INDIAN INSTITUTE OF MANAGEMENT LUCKNOW

SHORT NOTICE E-TENDER

for

PROPOSED CIVIL AND ELECTRICAL WORK (EXCEPT INTERIOR WORKS) OF THE DIRECTOR'S CHAMBER, CONFERENCE ROOM AND ADJOINING AREA AT IIM LUCKNOW.

INDIAN INSTITUTE OF MANAGEMENT LUCKNOW

Prabandh Nagar, IIM
Road Lucknow-226013

PROPOSED CIVIL AND ELECTRICAL WORK (EXCEPT INTERIOR WORKS) OF THE DIRECTOR'S CHAMBER, CONFERENCE ROOM AND ADJOINING AREA AT IIM LUCKNOW.

To,

M/s

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Sub: Proposed Civil and Electrical Work (Except interior works) of the Director's Chamber, Conference Room and adjoining area at IIM Lucknow.

This is in reference to the advertisement published on the e-procurement & IIM Lucknow website NIT No.– IIML/PROJ/4661 Date: 27.11.2026 for Proposed Civil and Electrical Work (Except interior works) of the Director's Chamber, Conference Room and adjoining area at IIM Lucknow. -226013.
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 F i rms only) and free view NIT is available on Govt. E-Procurement p o r t a l i.e. **https://eprocure.gov.in**. T h e 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 SHORT NOTICE inviting E-TENDER.
The price Bid has been prepared using percentage-rate items for the 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.

Sd/-

Signature of Tenderer

Dean Infrastructure
For Indian Institute of Management

1.0 Memorandum

Name of work	:	**Proposed Civil and Electrical Work (Except interior works) of the Director's Chamber, Conference Room and adjoining area at IIM Lucknow.**
Earnest Money	:	**Rs. 33,975/-** **(Rupees Thirty-Three Thousand Nine Hundred Seventy-Five Only))**
Tender Fee	:	NIL
Total Estimated Cost	:	**Approximately Rs. 16,98,757/- (Inclusive of GST)** **(Rupees Sixteen Lakh Ninety-Eight Thousand Seven Hundred Fifty-Seven Only)**
Period of Contract	:	30 days from date of handing over of site.
Date of issue of tender document	:	27.11.2026@ 11:00 AM
Date Pre-Bid Meeting	:	30.11.2026@ 03:30 PM
Last Date for submission tender document	:	02.12.2026 @ 03:30 PM
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 5 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. It may be noted the work will be required to be executed late at night and in the early hours only.

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. 0522-6696100

Sd/-

Dean Infrastructure
For Indian Institute of Management Lucknow

2.0 BRIEF INFORMATION ON SCOPE OF WORK AND TIME LINES.

i. Overview:

There is a requirement of Proposed Civil and Electrical Work (Except interior works) of the Director's Chamber, Conference Room and adjoining area at Indian Institute of Management Lucknow as per details in the bill of quantities.

ii. Scope of Work:

1. Dismantling and removal of existing doors, door frames, shutters, flooring, brick masonry walls, cement concrete and other specified components as required for execution of the renovation work.
2. The work will be required to be executed late at night and in the early hours only.
3. Proper barricading, curtains/ green net, etc. should be installed to avoid any dust in the surrounding areas. Proper watering is needed to avoid inconvenience caused by dust particles from the dismantling process. The dismantled materials and debris/malwa should be removed on the same day, without causing any disturbance to the adjacent offices, during off hours/ as allowed.
4. The Contractor will have to work in Coordination and cooperation with other contractors already working/ may be given some additional work. No claim in this regard will be entertained.
5. Careful removal, segregation and stacking of serviceable dismantled materials at the designated location, and collection, loading, transportation and disposal of unserviceable debris at an approved dumping location.
6. Repairing and refixing existing door shutters and chowkhats, including necessary adjustments, replacement of hinges and fittings, and making the doors functional and properly aligned.
7. Providing and fixing decorative high-pressure laminate sheets on existing door shutters, including surface preparation, adhesive application, cutting, edge finishing and proper fixing as per the approved design.
8. Construction of brick masonry in cement mortar, including proper bonding, alignment, levelling, curing and finishing, as required for the renovation work.
9. Making new openings in existing brick masonry for doors, windows or other specified requirements, including cutting, removal of masonry and making good the adjoining surfaces.
10. Cutting chases in existing brick masonry walls for pipe installations and making good the affected surfaces with the specified cement concrete, plaster and pointing.
11. Providing and applying cement plaster of the specified thickness and mix on walls and other required surfaces, including surface preparation, levelling, curing and finishing.
12. Executing reinforced cement concrete work in specified structural and non-structural members, including mixing, placing, compacting, curing and finishing of concrete as required.
13. Providing and fixing reinforcement steel for RCC work, including straightening, cutting, bending, placing and binding in position as per the approved requirements.
14. Providing, erecting and removing necessary centering and shuttering for RCC work and cast-in-situ shelves, ensuring the required line, level, dimensions and surface finish.
15. Providing and laying approved vitrified/GVT/DGVT/ Full body vitrified floor tiles of the specified size, colour, shade and finish, including preparation of the base, cement mortar bedding, laying, alignment, jointing, grouting and final cleaning.
16. Providing and fixing vitrified/GVT/DGVT/ Full body vitrified tiles in skirting and stair risers, wherever specified, including cutting, edge finishing, proper alignment, jointing and grouting.
17. Providing and fixing approved ceramic glazed wall tiles of approved finish, make and texture (probably brick wall finish kind) in the specified areas, including preparation of the base, cement mortar bedding, cutting, alignment, jointing, pointing and cleaning. The contractor will have to get the sample approved first.
18. Removing existing distemper, paint and similar surface coatings from walls, including scraping, sanding and preparation of the substrate for subsequent finishing.
19. Providing and applying approved white cement-based wall putty to the specified thickness to achieve a smooth, even and uniform surface suitable for painting.

20. Providing and applying two coats of approved acrylic emulsion paint of the specified quality and VOC limits, including surface preparation, uniform application, matching of approved shades and additional coats wherever necessary to obtain a satisfactory finish.
21. Providing and fixing necessary door hardware, including mortice locks, lever handles, stainless-steel handles, tower bolts, hydraulic door closers, stainless-steel butt hinges and floor door stoppers, complete with screws and accessories.
22. Providing and fixing 12 mm thick frameless toughened glass door shutters of approved make and quality, including necessary holes, stainless-steel brackets, fixing accessories, alignment and adjustment for smooth operation.
23. Providing and fixing stainless-steel H-type handles and patch locks for glass doors, including all necessary fixing arrangements and accessories required for proper operation.
24. Providing and fixing a gypsum-board false ceiling using 12.5 mm thick boards with the specified galvanized metal framework, suspension system, channels, hangers, fasteners and perimeter sections.
25. Completing false ceiling joints with approved jointing tape and compound, including the specified finishing and primer application, and making necessary openings and cut-outs for light fittings, grills, diffusers and other services wherever required by the approved layout.
26. Providing and mixing waterproofing compound in cement plaster in the manufacturer's recommended proportion, wherever specified in the approved estimate.
27. Making good all surfaces affected by dismantling, masonry work, door installation, flooring, plastering, painting, false ceiling and other renovation activities, to the extent covered by the approved BOQ and applicable specifications.
28. Ensuring proper levels, alignment, dimensions, joint widths, surface finish and uniformity of flooring, wall tiles, painted surfaces, door shutters, glass doors and false ceiling.
29. Protecting existing buildings, furniture, electrical installations, equipment, fixtures and other services from damage during the execution of the work. Any damage caused by the contractor shall be rectified at the contractor’s cost, subject to the terms of the contract.
30. Maintaining cleanliness and safe working conditions at the site throughout execution, including removal of accumulated debris, protection of adjoining areas and proper storage of materials.
31. Coordinating with the authorised representatives of IIM Lucknow for carrying out the work in occupied office areas and ensuring minimum disturbance to institutional activities.
32. Arranging all necessary labour, materials, tools, tackles, machinery, transportation, handling and incidental requirements for satisfactory execution of the work, as applicable under the approved BOQ and tender conditions.
33. Obtaining approval of materials, makes, colours, shades, samples and technical details from the Engineer-in-Charge wherever required before procurement or installation.
34. Carrying out inspection and rectification of any deficiencies identified during execution, including correction of defective workmanship and replacement of rejected materials in accordance with the contract conditions.
35. Completing all finishing works, removing surplus materials and construction debris, cleaning the renovated areas and handing over the Director’s Chamber, Conference Room and workstations in a clean, safe and usable condition.
36. The scope of work comprises supply, installation, testing and commissioning (SITC) of the complete electrical and networking works for the repair and renovation of the Director's Chamber, Conference Room and adjoining area at IIM Lucknow. The work shall be carried out strictly in accordance with the enclosed Bill of Quantities, the approved drawings, CPWD (E&M) specifications, the relevant IS codes and the directions of the Engineer-in-Charge. All fresh circuits shall be drawn from the existing distribution panel located adjacent to the Director's Chamber. The tenderer shall quote for the complete work including all labour, materials, tools, plant, consumables and transport required for its completion. All materials used shall be ISI-marked / of approved make and shall conform to the relevant IS codes and CPWD specifications. Nothing extra shall be payable for any item incidental to and necessary for the completion of the work, whether or not specifically mentioned.
37. The work shall include supplying and drawing of FRLS / HFFR PVC-insulated copper conductor single-core cables of sizes 2×1.5, 3×1.5, 3×2.5 and 4×2.5 sq.mm in the existing surface / recessed steel / PVC conduit, including all terminations and connections. It shall further include supplying and fixing of medium-class PVC conduit of 20 mm, 25 mm and 32 mm sizes along with all accessories, in surface or recess, including cutting of the wall and making good the same to match the existing finish in the case of recessed runs.
38. The work shall include supplying and fixing of modular switches and socket outlets, namely 5/6 A switches, 5/6 A socket outlets, 15/16 A switches and 6-pin 15/16 A socket outlets, together with bell pushes, on the existing modular

plate and switch box, including all connections. It shall also include supplying and fixing of modular blanking plates and two-module stepped-type electronic fan regulators on the existing modular switch box, including connections. The work shall further include supplying and fixing of GI boxes along with modular base and cover plates of 2, 3, 6 and 12 module sizes for modular switches in recess, as required, and supplying and fixing of GI boxes with modular plate and cover, in surface or recess, incorporating a 25 A modular socket outlet and a 25 A modular single-pole MCB of "C" curve, including connections and painting.

39. The work shall include supply, installation, testing and commissioning of 1050 mm BLDC ceiling fans conforming to IS 374:2019, having a service value of not less than 5.1 CM/Min/Watt and an air delivery of not less than 150 CM/Min, complete with speed-control regulator, external connection in 1.5 sq.mm FRLS / HFFR copper cable and earthing, all as required.
40. The work shall include supplying and drawing of UTP 4-pair CAT-6 LAN cable in single, double and triple runs in the existing surface / recessed steel / PVC conduit. It shall also include supply, installation, testing and commissioning of CAT-6A copper Information Outlets (IO) with face plates, ETL / UL verified, with all copper cable and components sourced from the same OEM to ensure compatibility and interoperability, together with RJ-45 connectors for CAT-6 / 6A cables. The work shall further include supply, drawing, testing and commissioning of CAT-6A UTP 4-pair 23 AWG solid-copper cable in double and quadruple runs, of U/FTP, LSZH, non-plenum construction, UL / ETL verified, suitable for high-speed data networking supporting up to 10 Gbps over a 100 m channel.

41. All power cables shall be FRLS / HFFR PVC-insulated copper conductor of approved make, and all data cabling shall be CAT-6 / CAT-6A of a single OEM to ensure full compatibility and interoperability. Conduits shall be of medium-class PVC with all accessories, and recessed conduiting shall include wall-cutting and making good of the surface to match the existing finish. Modular switches, sockets, plates and boxes shall be ISI-marked / of approved make, and MCBs shall be of "C" curve as specified. Ceiling fans shall be of BLDC type conforming to IS 374:2019 with the specified service value and air delivery. All installation, testing, and commissioning shall be carried out in accordance with the CPWD DSR (E&M) specifications and the relevant IS codes, to the satisfaction of the Engineer-in-Charge.

All the detailed specifications are mentioned in the bill of quantities enclosed with this tender document. The contractors are advised to read all the specifications carefully before quoting the percentage rate.

3.0 Eligibility Criteria

a) ANNUAL TURNOVER:

Average annual financial turnover during any three years from the last 5 financial years ending 31st March 2026 of the previous financial year should be at least Rs 8.50 lakhs. **This Condition is Mandatory**. The Bidder has to enclose documentary proof clearly indicating Turnover, along with the balance sheet/ other supporting documents to justify the turnover. In case the bidder attaches a 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 Charted Accountants of India)

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

c) The Bidder Should have Experience in execution of Civil works except interior and renovation 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.

Bank Account No.	07231450000294
IFSC Code	HDFC0000723
Name of Bank &Type of Account	HDFC/Savings

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,

The Dean Infrastructure, Indian Institute of

Management, Prabandh Nagar, IIM Road

Lucknow (U.P.)–226013

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

This Condition is Mandatory

f) EXPERIENCE:

(i) Experience of executing the of Civil work (except interior and renovation works) 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 2025-26, 2024-25, 2023-24, 2022-23 and 2021-22 (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 work (except interior and renovation works) costing not less than Rs 6.80 Lakhs each.**

OR

ii. **Two completed contracts of Civil work (except interior and renovation works) costing not less than Rs 10.19 Lakhs each.**

OR

iii. **One completed contract of Civil work (except interior and renovation works) costing not less than Rs. 13.59 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 "Civil work except interior and renovation 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 a Pvt. Ltd. Company, then the Memorandum of Association and Articles of Association and Authorisation of the person signing the Bid have 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 against the Proprietor/partners/any of the Directors at any Police station or any court in 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 the 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 Lucknow, 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. In such case, later after award of the work the contractor is unable to give the local address then the work can be terminated even after award as per the decision of the Director. **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 Dept.: 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 L is not Mandatory for Technical Qualification.

b) Condition m & n 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 reference rates only and are inclusive of GST.

For items not included in the DSR rates, open marketplace rates are GST-inclusive. Item/Description/specification and sizes, etc., mentioned in the items of the BOQ can differ from the standard market item description or any DSR item. Bidders are advised to thoroughly read the BOQ item, understand the type and quantum of works against each item. No claim in reference to any particular DSR etc. will be entertained.

Also, thoroughly check the rates against each item before quoting your percentage rates on the BOQ rates given in the price bid. Any claim regarding the difference in BOQ description/specifications from that of the DSR item /rates will not be considered/entertained later.

4.1 Tender Documents shall be duly filled & uploaded by 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 the date is declared a holiday for IIM Lucknow, in which case the next working day will be treated as the last date for receipt of the Tender document.

4.2 In view of the unsatisfactory performance of the previous Civil AMC contractor during the contract period 2024–2026, the said contractors of 2024-26 AMC civil/ Painting shall not be eligible to participate in the present bidding process. Further, any firm/ company having any affiliation, association, partnership, common ownership, common directors/ partners, or the owner/ proprietor has any relationship with the previous Civil AMC contractor (2024–
2026), as determined by the Institute, shall also be ineligible to participate in the bid. If, at any stage of the tendering process or during the execution of the contract after award, it is found that the successful bidder has concealed such affiliation or is otherwise ineligible under this condition, the bid shall be rejected or, if the contract has already been awarded, the AMC shall be terminated forthwith, without prejudice to any other action available to the Institute under the tender conditions or applicable law.

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

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

4.5 This being a Percentage Rate 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, however, is not a guarantee and is merely a rough guide. If the work costs more or less, Tenderers will have no claim on that account. Quantities can vary to any extent. No claim for compensation in this regard will be entertained.

4.6 This is a Percentage Rate Tender. Percentage Rates quoted above or below the estimated cost shall apply to each and every item rate in the price bid format. The rate quoted by the tenderer shall be the total sum for materials and labour at the IIM Lucknow campus, Lucknow, including 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 include GST and all other Taxes/duties, etc. So bidders should carefully quote the percentage rates above or below in the price bid, considering that the 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).

The rates given in BOQ / are just reference rates and are inclusive of GST component applicable as on date with no correlation to any ruling/ memorandum given by CPWD or any state/ central govt. Department at any time of the contract relating to any cost index/ cost escalation/ relaxation etc. No claim by the contractor for any escalation/ relaxation/ cost index/ fuel etc. component addition will considered by the Institute during the contract period no matter what soever ruling/ policy is implemented by CPWD or any other department.

4.7 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.

4.8 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.

4.9 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.

4.10 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.

4.11 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.

4.12 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.

4.13 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.

4.14 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.

4.15 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.

4.16 Any tender which proposes any alterations to any of the conditions lay down or proposes any other conditions of any description whatsoever is liable to be rejected.

4.17 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.

4.18 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.

4.19 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.

4.20 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.

4.21 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.

4.22 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.

4.23 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).

4.24 The Tenderers shall download and sign the LETTER OF UNDERTAKING of the document and upload the same along with other documents.

4.25 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.

4.26 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..

4.27 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.

4.28 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.

4.29 These instructions to Tenderers shall be deemed to form an integral part of the contract to be entered for this work.

4.30 **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

(Applicable rate% -) shall be paid by the Institute and if GST variation in rate is reduced from

then the percentage difference below (- Applicable Rate) will be recovered from the contractor. The ref rates 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.

4.31 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.

4.32 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.

4.33 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.

4.34 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 forefeet 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.

4.35 **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 / DAR / 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.

4.36 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.

4.37 The Contractor is not allowed to sublet the works/ contract on back-to-back basis.

4.38 It is expected the contractor possesses the Delhi Schedule of Rates, DAR Latest CPWD Specifications, Latest CPWD works manual.

4.39 Rate quoted to include:

4.39.1 Working hours as per office timings, over Time, Late night and early morning working.

4.39.2 Movement of men, material and stacking all as directed by the Engineer-in- Charge.

4.39.3 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.

4.39.4 Removing of surplus materials and stacking all as directed by the Engineer-in-Charge.

4.40 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.

4.41 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.

4.42 The successful tenderer shall submit additional Initial Performance security of 3% of Contract Value 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. The performance security should be submitted within 05 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 07 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 05 days of issue of LOI and if the contractor fails to get the agreement done within 05 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 of satisfactory completion of contract which is 30 days or the extended period of contract whichever is last.

Sd/-
Dean Infrastructure
For Indian Institute of Management Lucknow

PART-A

(TECHNICAL BID)

TENDER Declaration

I/We have read and examined the Percentage Rate 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 33,975/- 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)

S.no.	Description	Details to be filled by the Bidder.
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.	2025-26	
ii.	2024-25	
iii.	2023-24	
iv.	2022-23	
v.	2021-22	

8.	Details of Civil works except interior and renovation works executed with Government/PSU/ Autonomous Body/ Private limited firm (which has achieved more than 100 cr. turnover in any of the last 5 last financial years ending 2025-26 as per the published Annual Financial report of the company)	
	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 **Rs. 33,975/- (Rupees Thirty-Three Thousand Nine Hundred Seventy-Five Only)** drawn in favor of "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
- Turnover Certificate
- Local Address

- 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. 2025-26, 2024-25, 2023-24, 2022-23, 2021-22 along with Income Tax Returns.

- 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

S.no.	Mile stones	Period of Completion months from the date of LOI.
a.	**Submission of Performance Security**	**05 Days (without penalty) + 2 Days (with Levy of penalty @ 1 % of Performance security value per day)**
b.	**Execution of Agreement**	**05 Days**
	Over all completion period	**30 days from the date of handing over of each site**

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**:
Proposed Civil and Electrical Work (Except interior works) of the Director's Chamber, Conference Room and adjoining area at Indian Institute of Management Lucknow.
Owner- Indian Institute of Management, Prabandh Nagar, IIM Road, Lucknow-226013.

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

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

4.3 **SCOPE OF WORK**

A detailed description of the scope of work is provided in the NIT above and the 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 sstatutory 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 heights for every item

The quantities mentioned in the financial bid are tentative. The rates quoted in the 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 PAYBLE 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 the last stipulated date of receipt of the tender, including any 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 5 days from the date of issue of the Letter of Intent. The contractor shall have to submit Performance Guarantee as stipulated above within 05 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/unnecessarily held up/ disrupted because of any irregularity whatsoever, Engineer In charge/ Competent authority of IIM Lucknow upon issuing/serving a 07 days' SHORT NOTICE shall get work done by other agency at the risk and cost of contractor 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. 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 L-1 party.

If the contractor fails to submit the performance Security/ Execute the Agreement within the stipulated period / fails to complete the work within the stipulated time i.e. within 45 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.

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 30 days including all holidays, Saturdays & Sundays from the date of handing over of site.

4.12 **SITE SUPERVISION**

a) Contractor will deploy Diploma (Civil) Engineer and Billing Engineer (as per requirement of bill)

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. Since, it is the responsibility of the contractor to submit the running/ Final bill, contractor must submit the Running/ Final bill with full measurement, abstract etc. as per IIML format in time. IIML Engineer will check the bill. IIML will not be responsible for delay in submission of correct bill by the contractor The bills shall be submitted within one week from the date of completion of work failing which contractor has to give the reasons for delay or non-submission. Measurement of items completed in all respect only will be made. In case later in any running bill or final any discrepancy is found then the corrected actual value can be recovered/ added as the case may be.

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 05 days of award of work. The performance security (3%+2%) shall be released after 60 of satisfactory completion of contract which is 45 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 after the satisfactory completion of defects liability period of the work. The Defect liability period will be 12 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 the 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 5 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 tests and any additional tests, if required, shall be carried out in accordance with the procedure laid down in IS / as directed by the 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 necessary to carry out such inspections and 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 the manufacturer's test certificate of the material used (wherever applicable).
All works generally conform to relevant I.S. Code. Any work that does not conform to the Applicable I.S.

code shall be redone at the contractor's expense.

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 arrangements for 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 Tiles, False ceiling, fixtures, light, fan, Switches, Laminate, Foam plastic/WPC Boards, Paint, Carpenter and other Hardware fittings, wooden flooring and other finishing items before providing and fixing of these materials in the Rooms. The contractor may submit such samples for Approval within 07 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**

12 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:

Dean Infrastructure Indian
Institute of Management
Prabandh Nagar, IIM Road,
Lucknow – 226013 (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 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 mobilisation advance will be paid to the contractor.

5.2 Escalation: No cost escalation shall be paid in any case because of an increase in the cost of raw material or delay in the work for 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 labour 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) a n d 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. Materials such as necessary loose pipes, electric wire, plugs, sockets, etc., are to be arranged by the contractor at their own 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, r i s k a n d c o s t 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

Proposed Civil and Electrical Work (Except interior works) of the Director's Chamber, Conference Room and adjoining area at IIM Lucknow.

ESTIMATE/BOQ

S. N.	DSR 2023 item no.	DESCRIPTION OF ITEM	UNIT	QUANTITY	RATES	AMOUNT
A		**Civil Work**				
1	15.12.1	Dismantling doors, windows and clerestory windows (steel or wood) shutter including chowkhats, architrave, holdfasts etc. complete and stacking within 50 metres lead: Of area 3 sq. metres and below	Each	4.00	367.20	1468.80
2	14.85	Dismantling/ removing the door fittings, Repairing the door (If required) with available dismantled door/Door board pieces/ Board and Refixing of repaired door shutters to existing door frames, including replacement of hinges with screws, fittings etc. as required, all complete as per the direction of the Engineer-in-charge. Laminate and new fittings fixed will be paid saperately.	Each	4.00	429.10	1716.40
3	15.7.4	Demolishing brick work manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in-charge. In cement mortar	Cum	16.31	2060.20	33608.04
4	15.2.1	Demolishing cement concrete manually/ by mechanical means including disposal of material within 50 metres lead as per direction of Engineer - in - charge. Nominal concrete 1:3:6 or richer mix (i/c equivalent design mix)	Cum	1.00	2434.25	2434.25
5	15.23.2	Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead.	Sqm	116.89	73.40	8579.83
6	15.25	Dismantling stone slab flooring laid in cement mortar including stacking of serviceable material and disposal of unserviceable material within 50 metres lead.	Sqm	116.34	266.45	30997.59

7	14.4.1	Making the opening in brick masonry including dismantling in floor or walls by cutting masonry and making good the damages to walls, flooring and jambs complete, to match existing surface i/c disposal of mulba/ rubbish to the nearest municipal dumping ground, all complete as per direction of Engineer-in-Charge. For door/ window/ clerestory window	Sqm	8.40	1264.35	10620.54
8	6.4.2	Brick work with common burnt clay F.P.S. (non modular) bricks of class designation 7.5 in superstructure above plinth level up to floor V level in all shapes and sizes in : Cement mortar 1:6 (1 cement : 6 coarse sand)	Cum	8.00	9105.95	72847.60
9	17.61.3	Cutting chases in brick masonry walls for following diameter sand cast iron/centrifugally cast (spun) iron/ PVC pipes and making good the same with cement concrete 1:3:6 (1 cement: 3 coarse sand :6 graded stone aggregate 12.5 mm nominal size), including necessary plaster and pointing in cement mortar 1:4 (1 cement: 4 coarse sand): Diameter 32/ **40mm upto 100 mm.**	Meter	100.00	336.00	33600.00
10	13.4.2	12 mm cement plaster of mix: 1:6 (1 cement: 6 coarse sand)	Sqm	168.00	343.65	57733.20
11	14.3	Fixing existing chowkhat in existing opening in brick/ RCC wall including repairing of chowkhat by welding, fixing and making hold holdfastner etc. whatever required. dash fasteners/Chemical fasteners of appropriate size (3 nos on each vertical member of door chowkhat and 2 nos on each vertical member of window chowkhats), including Cost of dash /hold fasteners/ chemical fastener/ welding.	Each	4.00	217.10	868.40
12	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) : 3 graded stone aggregate 20 mm nominal size).	Cum	2.00	11505.50	23011.00
13	5.22A.6	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.5.22A.6 Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	240.00	107.85	25884.00
14	5.9.4	Centering and shuttering including strutting, propping etc. and removal of form for : Shelves (Cast in situ)	Cum	5.00	927.25	4636.25

15	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	50.00	263.95	13197.50
16	13.21	Extra for providing and mixing water proofing material in cement plaster work in proportion recommended by the manufacturers	Per bag of 50 Kg cement used in the mix	11.00	22.10	243.10
17	11.41A.3.5	Providing and laying Vitrified/ GVT/ DGVT/ Full body/ Matt/ Glossy as per the shape and design Approved by the Engineer Incgarge floor tiles in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to IS: 15622, of approved make, in all colours and shades, laid on 20mm 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., complete. **Size of Tile 1200x1800 mm or as approved**	Sqm	233.23	2838.5	662014.41
18	11.41A.3.5	Providing and laying Vitrified/ GVT/ DGVT/ Full body/ Matt/ Glossy tiles as per shape and design approved by Engineer-in-charge in different sizes (thickness to be specified by manufacturer), with water absorption less than 0.08 % and conforming to I.S. 15622, of approved make, in all colours & shade, in skirting, riser of steps, over 12 mm thick bed of cement mortar 1:3 (1 cement: 3 coarse sand), jointing with grey cement slurry @ 3.3 kg/ sqm including grouting the joint with white cement & matching pigments etc. complete. **Similar matching with floor or as approved**	Sqm	20.62	2838.5	58531.29
19	8.31	Providing and fixing Ist 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. **Size of Tile 300x600 mm or as approved**	Sqm	161.00	1267.95	204139.95

20	15.56	Removing dry or oil bound distemper, water proofing cement paint and the like by scrapping, sand papering and preparing the surface smooth including necessary repairs to scratches etc. complete.	Sqm	558.96	54.65	30547.05
21	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 coat	Sqm	558.96	137.45	76828.76
22	13.80	Providing and applying white cement based putty of average thickness 1mm of approved brand and manufacture over the plastered wall surface to prepare the syrface even and smooth complete.	Sqm	558.96	156.05	87225.37
23	9.127.2	Providing & Fixing decorative high pressure laminated sheet of plain / wood grain in gloss / matt/ suede finish with high density protective surface layer and reverse side of adhesive bonding quality conforming to IS : 2046 Type S, including cost of adhesive of approved quality. 1.0 mm thick. Laminate to be fixed on existing door constructed as per Above item with proper grooves etc. as per the drawing/ design/ instructions of the Engineer In charge. 1.0 mm thick	Sqm	8.40	897.30	7537.32
24	9.88	Providing and fixing chromium plated brass/ Stainless steel 100 mm mortice latch and lock with 6 levers and a pair of lever handles of approved quality with necessary screws etc. complete.	Each	4.00	998.35	3993.40
25	9.165.1	Providing and fixing bright /matt finished Stainless Steel handles of approved quality & make with necessary screws etc all complete.125 mm	Each	8.00	119.20	953.60
26	9.74.1	Providing and fixing bright finished brass tower bolts/ Stainless Steel (barrel type) with necessary screws etc. complete : 250x10 mm	Each	8.00	441.60	3532.80
27	9.83	Providing and fixing aluminium die cast body tubular type universal hydraulic door closer (having brand logo with ISI, IS : 3564, embossed on the body, door weight upto 35 kg and door width upto 700 mm), with necessary accessories and screws etc. complete	Each	4.00	1124.85	4499.40
28	9.70.1	Providing and fixing IS : 12817 marked stainless steel butt hinges with stainless steel screws etc. complete : 125x64x1.90 mm	Each	12.00	118.20	1418.40
29	9.82	Providing and fixing bright finished brass/ Stainless Steel hanging type floor door stopper of Approved shape and design with necessary screws, etc. complete to the satisfaction of engineer In charge.	Each	4.00	121.65	486.60

30	RA	Providing and fixing 12 mm thick frameless toughened glass door shutter of approved brand and manufacture, including providing and fixing with S.S brackets of required size and making necessary holes etc. for fixing required SS brackets all complete as per direction of Engineer-in-charge	Sqm	6.50	3998.22	25988.45
31	RA	Providing and fixing Stainless steel glass door H-Type Handle of size 45.7x3.2x5.5 cm of approved brand and manufacture, including providing and fixing and making necessary holes etc. for fixing required fittings, all complete as per direction of Engineer-in-charge	Pair	4.00	2146.88	8587.52
32	RA	Providing and fixing steel patch lock to lock swing for glass door of approved brand and manufacture, including providing and fixing and making necessary holes etc. for fixing required fittings, all complete as per direction of Engineer-in-charge	Nos	4.00	2969.21	11876.84
33	12.45.1	Providing and fixing false ceiling at all height including providing and fixing of frame work made of special sections, power pressed from M.S. sheets and galvanized with zinc coating of 120 gms/sqm (both side inclusive) as per IS : 277 and consisting of angle cleats of size 25 mm wide x 1.6 mm thick with flanges of 27 mm and 37mm, at 1200 mm centre to centre, one flange fixed to the ceiling with dash fastener 12.5 mm dia x 50mm long with 6mm dia bolts, other flange of cleat fixed to the angle hangers of 25x10x0.50 mm of required length with nuts & bolts of required size and other end of angle hanger fixed with intermediate G.I. channels 45x15x0.9 mm running at the spacing of 1200 mm centre to centre, to which the ceiling section 0.5 mm thick bottom wedge of 80 mm with tapered flanges of 26 mm each having lips of 10.5 mm, at 450 mm centre to centre, shall be fixed in a direction perpendicular to G.I. intermediate channel with connecting clips made out of 2.64 mm dia x 230 mm long G.I. wire at every junction, including fixing perimeter channels 0.5 mm thick 27 mm high having flanges of 20 mm and 30 mm long, the perimeter of ceiling fixed to wall/partition with the help of rawl plugs at 450 mm centre, with 25mm long dry wall screws @ 230 mm interval, including fixing of gypsum board to ceiling section and perimeter channel with the help of dry wall screws of size 3.5 x 25 mm at 230 mm c/c, including jointing and finishing to a flush finish of tapered and square edges of the board	Sqm	45.00	1355.80	61011.00

		with recommended jointing compound , jointing tapes , finishing with jointing compound in 3 layers covering upto 150 mm on both sides of joint and two coats of primer suitable for board, all as per manufacturer's specification and also including the cost of making openings for light fittings, grills, diffusers, cutouts made with frame of perimeter channels suitably fixed, all complete as per drawings, specification and direction of the Engineer in Charge but excluding the cost of painting with :12.5 mm thick tapered edge gypsum plain board conforming to IS: 2095-(Part I) : 2011 (Board with BIS certification marks) .				
B		**ELECTRICAL WORK**				
1	1.17	Supplying and drawing following sizes of FRLS/HFFR PVC insulated copper conductor, single core cable in the existing surface/ recessed steel/ PVC conduit as required.				
2	1.17.2	2 X 1.5 sq. mm	Mtrs	40	77	3080
3	1.17.3	3 X 1.5 sq. mm	Mtrs	80	104	8320
4	1.17.12	3 X 2.5 sq. mm	Mtrs	50	148	7400
5	1.17.13	4 X 2.5 sq. mm	Mtrs	20	189	3780
6	1.21	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.				
7	1.21.1	20 mm	Mtrs	30	151	4530
8	1.21.2	25 mm	Mtrs	50	168	8400
9	1.21.3	32 mm	Mtrs	30	209	6270
10	1.24	Supplying and fixing following modular switch/ socket on the existing modular plate & switch box including connections but excluding modular plate etc. as required.				
11	1.24.1	5/6 A switch	Each	30	121	3630
12	1.24.4	pin 5/6 A socket outlet	Each	20	168	3360
13	1.24.3	15/16 A switch	Each	20	176	3520
14	1.24.5	6 pin 15/16 A socket outlet	Each	20	219	4380
15	1.24.8	Bell push	Each	7	159	1113
16	1.26	Supplying and fixing modular blanking plate on the existing modular plate & switch box excluding modular plate as required.	Each	25	40	1000
17	1.25	Supplying and fixing two module stepped type electronic fan regulator on the existing modular plate switch box including connections but excluding modular plate etc. as required.	Each	6	402	2412

18	1.27	Supplying and fixing following size/ modules, GI box along with modular base & cover plate for modular switches in recess etc.as required.				
19	1.27.1	2 Module (75mmX75mm)	Each	10	354	3540
20	1.27.2	3 Module (100mmX75mm)	Each	7	384	2688
21	1.27.4	6 Module (200mmX75mm)	Each	12	462	5544
22	1.27.6	12 Module (200mmX150mm)	Each	4	614	2456
23	1.57	Supplying & fixing suitable size GI box wih modular plate and cover in front on surface or in recess including providing and fixing 25 A modular socket outlet and 25 A modular SP MCB, "C" curve including connections, painting etc. as required.	Each	5	727	3635
24	1.53	Supplying and drawing of UTP 4 pair CAT 6 LAN Cable in the existing surface/ recessed Steel/ PVC conduit as required.				
25	1.53.1	1 run of cable	Metre	40	57	2280
26	1.53.2	2 run of cable	Metre	40	96	3840
27	1.53.3	3 run of cable	Metre	40	134	5360
28	9.2	Brush Less Direct Current (BLDC) Fan without Remote 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%, suitable for operation with regulator for speed control and all remaining accessories including safety pin, nut bolts, washers, temperature rise=75 0C (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.				
29	9.2.2	1050mm, service value ≥ 5.1 CM/Min/Watt, air delivery 150 CM/Min (Minimum)	Each	6	2560	15360
30	39.15	Supplying, Installation, Testing and commissioning of CAT6A Copper Information Outlet (IO) with face plate of color as per site requirement, should have ETL/UL verification program certificate for compliance with ANSI/TIA-568.2-D. All copper Cable and Components should be from same OEM to maintain compatibility and interoperability etc. complete as required.	Each	12	302	3624

31	39.16	Supplying, Installation, Testing and commissioning of RJ45 Connector for CAT 6/6A Cables. RJ45 modular plug supports 4 twisted pairs, 8 positions, 8 connectors. Housing: PC, UL94V-2, transparent color, Use for 24- 26 AWG stranded wires etc. complete as required.	Each	24	9	216
32	39.18	Supplying, drawing, Testing and commissioning of Cat6A UTP 4 pair, 23 AWG solid copper cable in existing conduit/ on surface, U/FTP, LSZH, Non-Plenum, Horizontal (solid) Cable suitable for high speed data networking application supporting upto 10Gbps over a 100 meter channel. The 4 Unshielded Twisted Pairs (UTP) cable with color coded insulation for easy identification should have FLAME PROPERTIES i.e. Flammability Test - IEC 60332-1, Smoke Density - IEC 61034, LSZH standards compliance: ANSI/TIA-568 C.2, ISO/IEC 11801, IEEE 802.3an, RoHS. Delay Skew should be < 45NS. The outer Cable Diameter should be 7.5 + 2 mm. Cable should have been tested and verified by UL/ ETL etc. complete as required.				
33	39.18.2	2 Run of cables	Meter	40	124	4960
34	39.18.4	4 Run of cables	Meter	60	224	13440
Grand Total Inclusive of GST						**1698757.00**

LIST OF APPROVED MAKES

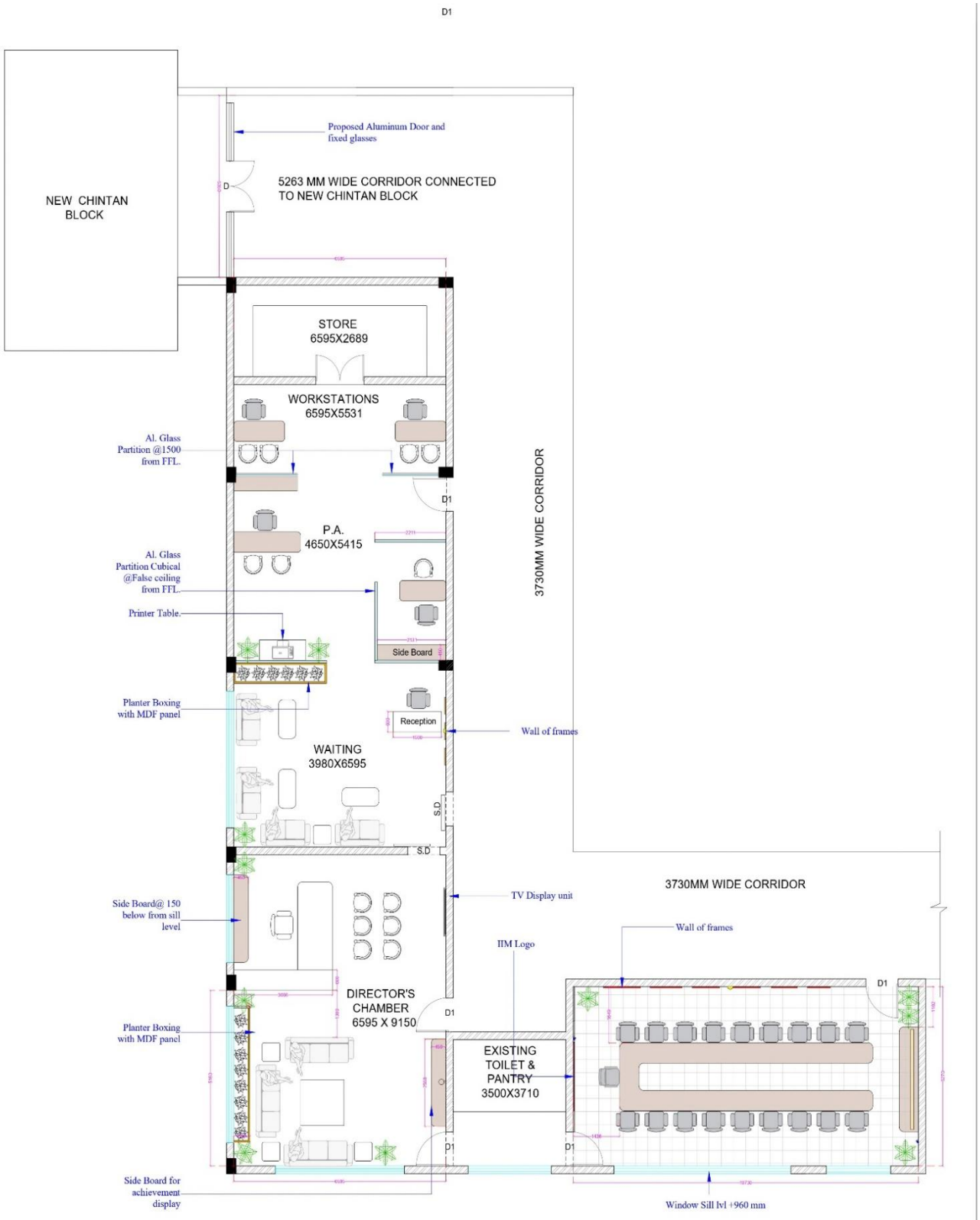
List of Approved Makes

Sl. No.	Item Description	Approved Brands / Manufacturers	
A.	FLOORING		
	1	Vitrified Tiles	Nitco/ Kajaria or Equivalent as Approved .
	2	Kota stone	as Approved.
	3	Tile Adhesive	JK super grip/ Engineer plus/ Ultratech/ pidilite (Roff)/ Kerokoll/liticrate/ saint gobain (weler) Equivalent as Approved
	4	Brick Masonry	Class 1 Bricks only
B.	PLY / BOARDS / LAMINATES / VENEERS		
	1	Commercial Ply wood	Conforming to IS 303 approved Century/ Green Ply / Archidply, Kitply - 12mm/ 6 mm Equivalent as Approved
	2	Boiling Water Proof Block Board.	Conforming to I.S. 1659, Green ply/ Archidply/ Kitply/ Century/ Samrat Plywood Limited/ SRG Ply & Boards/ National Plywood Industries Limited/ Archid Ply/ As approved.
	3	Marine-grade, Boiling water proof (BWP) plywood	Conforming to IS 710 approved Century/ Green Ply / Archidply, Kitply - 12mm/ 6 mm Equivalent as Approved
	4	Veneers (3 to 4mm and paper veneers)	Greenlam/ Merino/ Equivalent As Approved.
	5	Laminate 0.8, 1mm & 1.5mm	Greenlam/ Merino/ ARchid Ply/Surfica/ Century or Equivalent as Approved
	6	Foam Plactic board/ WPC Board	Astion Tesa/ poly green/ plasto green/ Equivalent As Approved.
	7	Wood Preservative	Termiseal
	8	Mirror/ Glass	Saint Gobain/ Modi Guard/ As Approved
C.	CIVIL		
	1	Cement (PPC)	ACC / Ultra Tech / Birla Samrat/ JK /Equivalent as Approved
	2	Adhesives	Pidilite /Equivalent as Approved
	3	Light Weight Concrete Blocks	Siporex/Equivalent as Approved
	4	Waterproofing Compounds	Pidilite (Dr. Fixit)/ Fosroc / Sika/Equivalent as Approved
	5	Pest Control Chemical	PCI/ Godrej/ as Approved
	6	White Cement	Birla White/ JK White/ As Approved
	7	Wall Putty	JK/Birla/Tata/ Asian/ As Approved
	8	Galvanized/ Stainless Steel Anchor fastners	Shakti/ Arrow/ Hilti/ Fissure/ As Approved.

	9	Dash Fastner, Expansion Bolts	Hilti/ Fissures/ Dev Ashish/ As Approved
	10	Steel	Tata/ Jindal 550 D, 500D
D	Polycarbonate Sheet		
	1	Sheet	Lexan, makrolon, PC lite as Approved
E	PAINTS		
	1	Primer	Asian/ Berger/ Nerolac/ Dulux/ As Approved
	2	Lustre/Enamel Paint	Asian/ Berger/ Nerolac/ Dulux/ As Approved
	3	Luxury Emulsion with Teflon surface protector, Water beading technology, Antimicrobial, Flame spead resistance paint wi th 5 years warranty.	Asian Paint/ Equivalent As Approved
F	FALSE CEILING		
	1	Gypsum Board False Ceiling (Moisture and Fire Resistant)	Saint Gobain (Gyproc) / Armstrong/ As Approved.
	2	Calcium Silicate Grid Ceiling	Saint Gobain (Gyproc)/ Armstrong/ As Approved -
	3	Grid Channel/ Tee/ Angle/Flat etc.	Saint Gobain (Gypframe)/ Armstrong/ As Approved -
G	MISCELLANEOUS		
	1	Door Closer	Dorma/ DORSET/OZONE/ Godrej/As Approved
	2	Insulation material	Nitrile rubber
	3	Aluminum Sections	Jindal/Hindalco
	4	Sun Protective Films	3M
	5	Door Hardware	Dorma / Geze/ Godrej/ As Approved
	6	Cabinet, Wardrobe, Drawer Hardwares and Fittings	Haffle/ Dormakaba/ Dorset/ Hettich/ ozone/ Ebco/ Godrej/ Equivalent as Approved
	7	Door Lock	Dormakaba/ Godrej/ equivalent as Approved.
	8	Mild sheet	Tata/Jindal
H	ELECTRICAL		
	1	Isolators, Change Over switches	Havells
			BCH
			Siemens
			Schneider
			ABB
			Equivalent as Approved.
	2	BLDC Fan and Exhaust Fan and Wall mounted fans	Atom berg
			Crompton
			Havell's

			Bajaj
			Usha
			Equivalent as Approved.
	3	Cables	
	4	Instrumentation	CII
			NICCO
			Asian (RPG)
			Polycab
			Lapp Kabel
			Universal
			RR Kabel
			Equivalent as Approved.
	5	House Wiring	Polycab
			Finolex, Havell's
			KEI
			Equivalent as Approved.
	7	Lighting systems	Philips/ Wipro/Anchor/ Havell's/ Bajaj/ Crab Tree/ Equivalent as Approved.
	8	Modular switches for commercial / residential installations	ABB/Legrand/Anchor Roma/Havell's/ Equivalent as Approved.
	9	Terminals	Elmex/ Wago/ Phoenix/ Equivalent as Approved.
	10	Conduits and accessories	Lapp Kabel/ BEC/ AKG/ Steel craft/ Equivalent as Approved.
	11	Cable lugs	Dowells/ Jainson/ Equivalent as Approved.
	12	Cable glands	Baliga/ comet/ SMI/ Equivalent as Approved.
	13	Luminaries	Philips/ Jaquar/ Havell's/ Bajaj/ Anchor/ Equivalent as Approved.
	14	DATA Cables	Tyco / AMP/ Equivalent as Approved.
	15	Call Bell	Anchor/ Havell's/ Equivalent as Approved.

DRAWINGS



DIMENSION PLAN

The Drawing is only reference purpose.