



INDIAN INSTITUTE OF MANAGEMENT LUCKNOW

SHORT NOTICE E-TENDER

for

**RENOVATION OF ROOM NO. 204 FOR bMBA OFFICE
AT BODHIGRIH-I AND CREATION OF MINI
CONFERENCE ROOM NEAR DIRECTOR'S OFFICE
AT INDIAN INSTITUTE OF MANAGEMENT
LUCKNOW**



**INDIAN INSTITUTE OF MANAGEMENT
LUCKNOW**

Prabandh Nagar, IIM Road
Lucknow-226013

**E-TENDER
SHORT NOTICE**

**NOTICE INVITING TENDER FOR RENOVATION OF bMBA OFFICE AT
BODHIGRIH-I AND CREATION OF MINI CONFERENCE ROOM NEAR
DIRECTOR'S OFFICE AT INDIAN INSTITUTE OF MANAGEMENT LUCKNOW**

To:

M/s

**Sub.: SHORT NOTICE inviting E-Tender for Renovation of room no. 204 for bMBA office
at Bodhigrih-I And Creation of mini conference room near Director's office at IIM Lucknow.**

This is in reference to the advertisement published on the e-procurement & IIM Lucknow website NIT No.- IIML/PROJ/4506/2025
Date: 21.08.2025 for Renovation of room no. 204 for bMBA office at Bodhigrih-I and Creation of mini conference room near Director's
office at Indian Institute of Management, Lucknow, Prabandh Nagar, IIM Road, 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 Firms only) and free view NIT
is available on Govt. E-Procurement portal i.e. <https://eprocure.gov.in>. The firms are invited, on behalf of the Director, Indian
Institute of Management, Lucknow for the above works as per the details attached. The Institute invites you to participate and to send
your bids as per the attached SHORT NOTICE inviting E-TENDER.

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

Interested agencies are requested to sign in only with DSC online (new users may obtain, User-ID, password and Digital Signature).
The tender documents comprise of technical bid and a price bid. It is requested to download the Tender on acceptance of terms &
conditions. The all documents of this tender, Blank/ unfilled price bid to be Signed stamped, and uploaded in the technical bid.
Whereas the Price Bid may be filled in the prescribed M.S. Excel Macros format with Digital signed and uploaded on the E-Portal of
Govt. E-Procurement site i.e. <https://eprocure.gov.in> by using Digital Signature before the last date & time of submission as mentioned
in the tender SHORT NOTICE. The credentials as listed below shall be uploaded online.



Sd/-
Chief Administrative Officer
For Indian Institute of
Management Lucknow



1.0 Memorandum

Name of work	:	Renovation of room no. 204 for hMBA office at Bodhigrih-I and Creation of mini conference room near Director's office at Indian Institute of Management, Lucknow-226013
Earnest Money	:	Rs. 24,500 (Rupees Twenty-four thousand five hundred Only).
Tender Fee	:	NIL
Total Estimated Cost	:	Approximately (Inclusive of GST): = Rs. 12,10,268/-
Period of Contract	:	20 days from the issue of the LOI.
Date of issue of tender document	:	21.08.2025
Date Pre-Bid Meeting	:	22.08.2025
Last Date for submission tender document	:	26.08.2025
Date of opening of Technical Bid Opening	:	27.08.2025
Date of opening of 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 2 days from the date of the LOI issued.

Participating Tenderers are advised to visit the site before participating in the tendering process to see and clearly understand the Scope of work, Finishing and specifications requirements. Any request later for revising the rates/ scope of work/ specifications etc. on the grounds of misunderstanding by the contractor after the award of the work will not be accepted. The Technical and Financial bids should be uploaded only through the E-tendering process on CPP portal before the due date & time. If there is any query may contact on contact no. 0522-6696100

Sd/-

Chief Administrative Officer
For Indian Institute of Management Lucknow



BRIEF INFORMATION ON SCOPE OF WORK AND TIME LINES.

i. Overview:

- There is a requirement of Renovation of room no. 204 for bMBA office at Bodhigrih-I and Creation of mini conference room near Director's Office at IIM Lucknow. The size of room is
- The size of the bMBA office room to be renovated in office is Approx. 9.08 m x 4.14 m and Size of room to create mini conference room is 5.83 x 3.50 m. Currently, the room is vacant but there are office and classrooms adjacent to it where regular classes are being conducted. So Proper precautions while execution are needed to be taken. Any Noise, Dust etc. to be avoided. **At times/ Always there may be the requirement that the permission to work in the day is not allowed and the work has to be done during the non-working hours (early morning and late-night hours) and on Holidays so as to complete the work well within the stipulated time. The working Contractor should not claim for the extra time or Financial or any other compensation for working during these odd hours and Holidays.**
- If the contractor fails to complete the work within the stipulated time i.e. within 20 Days from the handing over of the rooms or fails to 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.
- As mentioned above, the building where work is to be done is classroom block. So the Contractor has to make the proper arrangement for the isolation of the site from public reach and make sure less noise and least Dust is generated during working hours.

ii. Scope of Work:

- The work would involve making cabins by creating partition with sliding door.
- Providing and fixing of tables, work stations, Book shelves, overhead cabinets etc. as per drawings and designs and structural requirement for the stability of the furniture.
- Laying conducting, creation of cable ducts, Pipe/ conduits, race ways etc. on the ceiling/ concealed in walls / concealed in Floor as per the requirement/ as per the Instruction of Engineer In charge.
- Extension/ laying new of the Electrical wiring and modular point, as per the Instruction of Engineer In charge.
- Thoroughly scrapping all the wall paints. Applying putty and acrylic emulsion paint.
- Providing and fixing of the wall paper as instructed by the Engineering-In-Charge.
- Proper wiring for LAN points, Wi-Fi Access points etc. as per the requirement in the room at the locations directed by the Engineer-In-Charge.
- Providing and fixing of vitrified tiles and skirting.



- Providing and fixing of the Roman blinds to the window.
- Electrical works as stipulated in detailed bill of quantity.
- Qty. in BOQ are estimated and not exact. It is suggested to first check the actual Qtys. of material required as per the actual measurements and then procure the material during the execution as any claim related to the procurement of excess/ less material based on BOQ Qty. will not be considered.

Eligibility Criteria

a) ANNUAL TURN OVER:

Average annual financial turnover during any Five years from the last 5 financial years in civil/ Interior/ Renovation works, ending 31st March 2023 of the previous financial year, should be at least Rs 6.05 Lacs. This Condition is Mandatory. The Bidder has to enclose documentary proof clearly indicating Turnover. In case the bidder attaches Chartered Accountant certificate for certifying the Turnover then the Certificate being submitted should be carrying UDIN (Unique Document Identification Number) generated by ICAI (Institute of Chartered Accountants of India)

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

c) The Bidder Should have Experience in execution of Interior works or renovation works of Auditorium/ conference Rooms/ Classrooms/ Restaurant dining/ Banquet/ Community hall/ Hotel Rooms/ Guest House Rooms in Any Government/PSU/ Autonomous Body such as IIM, IIT etc. or Should have executed Interior/ Renovation works in any Private restaurant / Hostels / Guest house /Organization in any of the last 5 financial years. **This Condition is Mandatory.**

c) EMD: Earnest Money Deposit as specified in NIT to be furnished in any of the following forms and shall be valid up to 90 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.

d) Tender cost (Non Refundable):

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

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 Chief Administrative Officer, Indian
Institute of Management, Prabandh Nagar, IIM
Road Lucknow (U.P.)-226013

e) EXPERIENCE:

- (i) Experience of executing the Interior works or renovation works of Auditorium/ conference Rooms/ Classrooms/ Restaurant dining/ Banquet/ Community hall/ Hotel Rooms/ Guest House Rooms with any Central or State Government/ Public Sector/ Autonomous Institution/ any Private restaurant / Hostels / Guest house /Organization 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 Interior/ Renovation works costing not less than Rs 4.84 Lakhs each.
 - OR
 - ii. Two completed contracts of Interior/ Renovation works costing not less than Rs 7.26 Lakhs each.
 - OR
 - iii. One completed contract of Interior/ Renovation works costing not less than Rs 6.68 Lacs each.
- This Condition is Mandatory

Note:

- (1) The work shall be completed as a whole. Partial value/ partial completion is not to be considered.
 - (2) The meaning of "Similar Work" for purpose of tender has been defined as "Experience in "Interior works of Auditorium/ conference Rooms/ Classrooms/ Restaurant dining/ Banquet/ Community hall/ Hotel Rooms/ Guest House Rooms".
- f) Copy of PAN/ GIR No. Registration certificate issued by income tax Authority. **This Condition is Mandatory.**
 - g) Copy of Certificate of GST number. This Condition is Mandatory
 - h) Constitution & legal status of firm :(Proprietary/ Partnership/ Limited): If the Bidder is Pvt. Ltd. Company then the memorandum of Article and Association and Authorization of the person signing the Bid has to be submitted. This Condition is Mandatory.
 - i) Intending parties are required to submit an undertaking that their firms have never been debarred / blacklisted by any Government/ Public sector department. And there is no criminal case on the Proprietor/ partners/ Any of the Directors in any Police station of any court of India. This undertaking is to be given in the following format:

Undertaking to be furnished by the intending Tenderers: -

I/ We declare and confirm that: -

- i) I/ we have never been blacklisted/ debarred from any Govt./ Public sector enterprises/ Autonomous Body/ IIM Lucknow in minimum last 5 years.
- ii) There is no Arbitration case/ legal case/ dispute of my firm with Indian Institute of Management Lucknow.
- iii) There is no criminal case on me/ and my partner/ board of directors is there in any court/ Police station of India.



- iv) All the information and attachments submitted in the tender document/ envelope are true and correct.
- v) There is no suppression or concealment of information / document with regard to execution of work during the last 05 years.
- v) 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.

- j) The Bidder is required to submit the Local Correspondence details of his Main/ Branch office at Lucknow so that any Official correspondence required can be done locally through registered post. This Condition is Mandatory.
- k) The Bidder are also required to inform email address which is regularly checked by the bidder for communications. This Condition is Mandatory.
- l) Registration with IIM/ PWD or other Organization: If any available with the Bidder. This Condition is not Mandatory.
- m) Valid Registration with Labor Dep't: If Applicable as per the applicable labor law. This Condition is not Mandatory.
- n) 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)



3.0 INSTRUCTIONS TO TENDERERS

- 3.1** 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.
- 3.2** Tender Documents shall be duly filled & uploaded within the last date of submission as mentioned in the tender NOTICE. Late tenders and conditional tenders shall not be accepted. The last date for receipt of Tender will not be extended under any circumstances, unless otherwise the date is declared a holiday for IIM Lucknow, in which case the next working day will be treated as the last date of receipt of Tender document.
- 3.3** Financial bid must be filled and submitted in the prescribed formats given on the CPP portal separately. A sample format of the Financial bid has been attached with the Technical bid just for the understanding of the bidders. This is required to be kept blank and just signed and stamped along with the other documents of this Tender. If filled in financial bid is found along with the Technical bid of this Tender, then the Tender shall be straight away rejected.
- 3.4** Tender must be valid for a minimum period of 120 days from the date of opening. If the Tenderers modifies his tender or revokes the same during this period, the tender may, at the discretion of IIM Authorities, be treated as non – bonafied and cancelled and earnest money will be forfeited.
- 3.5** This being a **percentage rate contract**, the rate quoted shall remain firm and errors if any in the extension / total shall be subject to corrections. The Estimated quantities/ Amount of Work involved stipulated above/ in the price bid are approximate and hence any reduction / increase thereof during the currency of the contract shall not vitiate the contract. The approximate estimate value of this work is indicated in NIT. This estimate is however no guarantee and is merely given as rough guide. If the work costs more or less, Tenderers will have no claim on that account.
It may be mentioned that the tender has many market rate items. Rates for these items are exactly the purchase rates (which includes the discount). So Bidders are suggested to Cautiously go through each and every item and its rates before quoting in the price Bid.
- 3.6** This is a Percentage Rate Tender. Percentage Rates to be quoted above or below the estimated cost shall be applicable to each and every item rate given in the price bid format. The rate quoted by the tenderer shall be the total sum of material & labor at the IIM Lucknow campus, Lucknow **including of GST.**
The rates given in BOQ are just reference rates and are inclusive of GST component applicable as on date. So whatsoever percentage below or above quoted by bidder shall be inclusive of GST @ 18% as applicable for each and every item. The reverse calculation of GST component from the overall billed amount will be done while processing the bill. GST TDS (CGST, SGST) of 2% shall also be deducted from each and every bill of contractor. (please read the BOQ items thoroughly as some requirements as per the site had been added in the item specifications of the BOQ).
In case there is variation occur in GST rates as per Govt. of India i.e if GST variation in rate is above 18% then additional percentage above 18% (Applicable rate% - 18%) shall be paid by the Institute and if GST variation in rate is reduced from 18% then the percentage difference below 18 % (18 % - Applicable Rate) will be recovered from the contractor.
- 3.7** 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 regards.
- 3.8** 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.

3.9 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.

- 3.10 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.

- 3.11 If a n y of t h e 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.

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

- 3.13 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.

- 3.14 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.

- 3.15 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.

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

- 3.17 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.

- 3.18 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.

- 3.19** 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.
- 3.20** 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.
- 3.21** 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.
- 3.22** 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.
- 3.23** 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).
- 3.24** The Tenderers shall download and sign the LETTER OF UNDERTAKING of the document and upload the same along with other documents.
- 3.25** 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.
- 3.26** 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..
- 3.27** 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.
- 3.28** 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.
- 3.29** These instructions to Tenderers shall be deemed to form an integral part of the contract to be entered for this work.
- 3.30 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.
In case there is variation occur in GST rates as per Govt. of India i.e if GST variation in rate is above 18% then additional percentage above 18% (Applicable rate% - 18%) shall be paid by the Institute and if GST variation in rate is reduced from 18% then the percentage difference below 18 % (18 % - Applicable Rate) will be recovered from the contractor.
- 3.31** 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.

- 3.32** 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.
- 3.33** 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.
- 3.34** 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 forfeit the EMD amount including any other action as deemed fit. The contractor / tenderer is also liable to be permanently debarred for participating in any tender process of IIM, Lucknow concerning to any type of work in future.

3.35 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 SHORT NOTICE and Instructions to Tenderers.
- (ii) Tender SHORT NOTICE and Instructions to Tenderers shall precede over Special condition.
- (iii) Special Conditions shall precede over General Conditions of Contract.

General Conditions of Contract are available on the IIM Lucknow web site and at the IIML office and shall be the part of the contract. Successful bidder will be required to submit the signed hard copy of the same After issuing of LOI to him before start of work.

In regard to the conditions, specifications, approved makes and mode of measurement not covered above, those contained in DSR 2023/ DAR 2023/ CPWD / Specification shall apply.

However, the Engineer-In-Charge shall be sole deciding authority with regard to the intention of the document and his decision in this respect shall be final and binding on the contractor.

- 3.36** 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.
- 3.37** It is expected the contractor possesses the Delhi Schedule of Rates 2023, DAR 2023, Latest CPWD Specifications, Latest CPWD works manual.
- 3.38** Rate quoted to include:
- a) Working hours as per office timings, over Time, Late night and early morning working.
 - b) Movement of men, material and stacking all as directed by the Engineer-in- Charge.
 - c) 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.
 - d) Removing of surplus materials and stacking all as directed by the Engineer-in-Charge.

- 3.39** Before tendering the tenderers are advised to inspect the site of work and understand the actual conditions & working timings etc. 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.

- 3.40 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.
- 3.41 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 also be converted to performance security. In case the Exemption has under MSME is given for EMD then 5 % of the contract value has to be submitted as performance security in form of DD/FDR/Bank Guarantee in favor of Director, Indian Institute of Management, Lucknow within 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 7 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 7 days of issue of LOI and if the contractor fails to get the agreement done within 7 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 20 Days of satisfactory completion of contract or the extended period of contract whichever is last.

The Chief Administrative Office
For Indian Institute of Management Lucknow



PART-A

(TECHNICAL BID)



TENDER Declaration

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

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

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

A sum of Rs. 24,500/- is hereby Deposited at call Receipt of a Scheduled Bank/Fixed deposit receipt of scheduled bank/ demand draft of a scheduled bank/ bank guarantee issued by scheduled bank as earnest money.

OR

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

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

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

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

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

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

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

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

Dated

Signature and Stamp of contractor/ Agency

Postal Address **



**PROFILE AND DETAILS OF
BIDDER**

(Required to be filled by the Bidder either handwritten or typed.)

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	2020-21	
ii	2021-22	
iii	2022-23	
iv	2023-24	
v	2024-25	



8.	Experience of executing the Interior or renovations works of Auditorium/ conference Rooms/ Classrooms/ Restaurant dining/ Banquet/ Community hall/ Hotel Rooms/ Guest House Rooms with any Central or State Government/ Public Sector/ Autonomous Institution/ Private any Private restaurant / Hostels / Guest house /Organization. Turnover in any of the last 5 last financial years ending 2024-25 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 is correct to the best of my knowledge. Further, my above firm and I/We have not been black listed / Disqualified/ debarred from any of the Government/ Semi Government/ PSUs or Any other agency.

Signature of the Bidder
Name of Bidder & Seal



DOCUMENTS TO BE SUBMITTED WITH TECHNICAL BID

- Duly signed and stamped tender document on each and every page.
- Proof of Payment of EMD: An MSME Certificate /EMD in shape of demand draft/ FDR/ NEFT made to IIML amounting to Rs 24,500/- (Rupees twenty-four thousand five hundred Only) drawn in favor of Director Indian Institute of Management Lucknow.

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

•PAN/ TAN/ GIR

•GST Registration details

- Experience certificates for the works completed in the last five years ending on 31.03.2025 clearly indicating the value of work, period of execution and satisfactory performance.
- Memorandum of Articles and Association in Case the Bidder is Pvt. Limited company.
- Signatory Authority Letter in case the Bid is signed by person other than proprietor/ partner/ Owner of the firm/ company
- Document to confirm the turnover during last 5 years i.e. 2020-21, 2021-22, 2022-23, 2023-24, 2024-25 along with Income Tax Returns.
- 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	07 Days
	Over all completion period of the Conference/ Meeting Room	20 Days

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: Renovation of room no. 204 for bMBA office at Bodhigrih-I and Creation of mini conference room near Director's office at IIM Lucknow.

4.2 OWNER

Indian Institute of Management, Prabandh Nagar, IIM Road, Lucknow-226013.

4.3 ENGINEER/ENGINEER-IN-CHARGE

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

4.4 SCOPE OF WORK

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

4.5 CONTRACT RATES

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

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

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The quantities mentioned in the Financial bid are tentative. The rates quoted in tender and as accepted by the



owner with or without modification shall hold good for any increase/decrease in quantities. Any of the items may be deleted as per directions of owner/Engineer-in-Charge.

4.6 LEVY/TAXES PAYABLE BY CONTRACTOR

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

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

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

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.

(iii) 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.

4.7 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.

4.8 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.

4.9 COMMENCEMENT DATE

The date of commencement of work shall be 02 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/ unnecessary held up/ disrupted because of any irregularity whatsoever, Engineer In charge/ Competent authority of IIM Lucknow upon serving a 7 days' SHORT NOTICE shall be get work done by other agency at the risk and cost of contractor and the Contractor will have no claim for compensation in this regard.

4.10 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.



4.11 AWARD OF WORK

Work will be awarded to L1 party.

If the contractor fails to complete the work within the stipulated time i.e. within 20 Days from the handing over of the room or fails to 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.

If successful tenderer fails to commence the work within 02 days (because of fault on his part) 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.

4.12 PERIOD OF CONTRACT

The period of contract shall be 20 days including all holidays, Saturdays & Sundays from the date of L.O.I.

4.13 SITE SUPERVISION

- a) Contractor will deploy one Diploma (Civil) Engineer having minimum 2 years' experience of supervision in similar jobs, at site during the actual course of work and having adequate computer skill. C.V. of the Diploma Engineer to be submitted and Approval of CV to be taken from the IIM before actual work starts at site.

- b) **PENALTY FOR NON-COMPLIANCE OF REQUIRED MANPOWER:**

A Diploma holder with minimum Two years' experience = minimum Rs. 20,000/- per month to the maximum value as decided by the Competent Authority.

4.14 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.

4.15 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.

4.16 RUNNING ACCOUNT BILL

The contractor shall prepare and submit the running account bills in 2 copies showing item wise quantities executed. Measurement of items completed in all respect only will be made.

Bidders have to continue the works uninterrupted in the pace required 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 by the contractor 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 etc.
- Internal inspections/ external inspections/ Third party test/ Other Quality Control reports (if Applicable) especially for the water proofing works etc.

4.17 SECURITY DEPOSIT



a) Performance Security:

The tender should be accompanied by 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 (in case 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. Performance security (EMD 2% + 3% of contract value) shall be released 20 days after satisfactory completion of the work.

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

4.18 TESTING OF MATERIALS

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.

- a) Regular mandatory test and any additional tests if required, shall be carried out in accordance with the procedure laid down in IS / as directed by Engineer-in-Charge by the contractor at his own cost.
- b) 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.
- c) The Contractor may specifically note that the testing shall be done in Govt. / Govt. (NABL) approved laboratory only.
- d) 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.
- e) 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.

4.19 INSPECTION AND TESTING

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

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

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

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

4.20 LABOUR CAMP

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



4.21 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.

4.22 SAMPLES

The Contractor has to get Approved the Sample of Tiles, False ceiling, fixtures, light, fan, Switches, Laminate, Chair upholstery, Foam, 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 deliberate to provide such samples for Approval within 03 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.

4.23 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 the right to get these removed at the cost of the contractor and the contractor shall have no claim whatsoever in this regard.

4.24 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.

4.25 DEFECT LIABILITY PERIOD

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

4.26 CORRESPONDENCE

All correspondence shall be addressed to:

The Chief Administrative
Office Indian Institute of
Management Prabhathi Nagar,
IIM Road, Lucknow - 226013
(U.P.)

4.27 JURISDICTION

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

4.28 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.

4.29 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.

4.30 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 locations. 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.

4.31 **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.

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

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

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

- a) If any extra item crops up during the work (Other than that given in the Work Order), the rate for such item shall be computed as per rates of CPWD/DSR-2023 with the same percentage above or below as is quoted by the Contractor in the Price Bid).
- b) Rates for items where rate is not available in DSR-2023 shall be derived from the similar item of nearest DSR. If not available in the nearest DSR then in the nearest District Schedule of Rates issued by the Uttar Pradesh PWD department. If the item is not found in DSR and District Schedule of rates, then the Percentage Rate from nearest available Schedule of rates of any Central/ Uttar Pradesh Government Department Shall be considered with whatever applicable Cost index plus or minus (If any as per relevant Circular from the department) on the schedule of rates considered.
- c) If direct working out is not possible as mentioned in a) & b) above, the contractor shall be paid on the basis of actual cost of material and labor plus cartage, T & P etc. cost plus 15% towards profit, supervision, overheads establishment etc. and applicable taxes as decided by the Competent Authority.
- d) In the case of substituted items (items that are taken up with partial substitution or in lieu of items of work in the contract), the rate for the agreement item (to be substituted) and substituted item shall also be determined in the manner as mentioned in the following para:
 - (i) If the market rate for the substituted item so determined is more than the market rate of the agreement item (to be substituted), the rate payable to the Contractor for the substituted item shall be the rate for the agreement item (to be substituted) so increased to the extent of the difference between the market rates of substituted item and the agreement item (to be substituted).
 - (ii) If the market rate for the substituted item so determined is less than the market rate of the agreement item (to be substituted), the rate payable to the contractor for the substituted item shall be the rate for the agreement item (to be substituted) so decreased to the extent of the difference between the market rates of substituted item and the agreement item (to be substituted).

4.35 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.

4.36 a. **For Site:** The Institute will provide free water and electricity for the work from existing point only for



site works. The material such as for the Necessary loose pipes and electric wire and plug, sockets etc., to be arranged by contractor themselves on their cost.

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.

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

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

4.39 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.



List of Approved Makes

Sl. No.	Item Description		Approved Brands / Manufacturers
A.	FLOORING		
	1	Vitrified Tiles	Nitco/ Kajaria or Equivalent
	2	Ceramic Tiles	Nitco/ Kajaria or Equivalent
	3	Tile Adhesive	JK super grip/ Engineer plus/ Ultratech/ pidilite (Roff)/ Kerokoll/iticate/ saint gobain (weler)
	4	Brick Masonry	Class 1 Bricks only
B.	PLY / BOARDS / LAMINATES / VENEERS		
	1	Commercial Ply wood/ Marine plywood	Conforming to relevant I.S. code i.e 303 for commercial and IS 710 for BWP approved Green Ply / Archidply, Kitply – 19mm /12mm/ 6 mm
	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	Veneers (3 to 4mm and paper veneers)	Greenlam/ Merino/ Equivalent As Approved.
	4	Laminate 0.8, 1mm & 1.5mm	Greenlam/ Merino/ ARchid Ply/ Surfica/ Century or Equivalent as Approved
	5	Foam Plastic board/ WPC Board	Astion Tesa/ poly green/ plasto green/ Equivalent As Approved.
	6	Wood Preservative	Termiseal
	7	Mirror/ Glass	Saint Gobain/ Modi Guard/ As Approved
C.	CIVIL		
	1	Cement (PPC)	ACC / Ultra Tech / Birla Samrat/ JK
	2	Adhesives	Pidilite
	3	Light Weight Concrete Blocks	Siporex
	4	Waterproofing Compounds	Pidilite (Dr. Fixit)/ Fosroc / Sika
	5	Pest Control Chemical	PGI/ 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
D	BLINDS		
	1	Vertical Blinds	Vista/Mac/Hunter Douglas/LIVIN or 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 spread resistance paint with 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.
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.





PART- B

(FINANCIAL BID)





FINANCIAL BID

Renovation of bMBA office at Bodhigrih-I and Creation of mini conference room near Director's Office at IIM Lucknow						
NOTE: This is a sample BOQ to understand the scope of work. All rates are inclusive of GST						
S. N.	DSR	DESCRIPTION OF ITEM	UNIT	QUANTITY	RATES	AMOUNT
		Civil, Painting, Furniture and Miscellaneous work for bMBA office				
		Cutting chases in brick masonry walls and concrete/ Mosaic floor for pipes/conduits/ raceways etc. for wiring works and networking/ Audio- video etc. works as per the drawing/design/ instructions of Engineer in charge 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) :				
		for upto 50 mm dia pipes/ conduits/ raceways etc.	Rmt	10.5	336	3528
		Minor repair work and painting of aluminium windows including repair of friction stay Tower bolt Handle etc. As per requirement to repair and complete the window.	SQM	3.68	400	1472
		Providing and fixing Mild steel Race ways of suitable size galvanized/ powder coated on Floor/ on ceiling suspended with suitable support for pass inn the cable bunch from podium/ Display to CP.U./ Projector	Rmt	10.5	200	2100
	11.41.2	Providing and laying Vitrified tiles in floor with different sizes (thickness to be specified by the manufacturer), with water absorption less than 0.08% and conforming to IS:15622, of approved brand & manufacturer, in all colours and shade, laid with cement based high polymer modified quick set tile adhesive (water based) conforming to IS : 15477, in average 6 mm thickness, including grouting of joints. Cost of grouting are included in the rates. Size of Tile 600x600 mm	SQM	39.90	1273.83	50825.82



11.46.2	Providing and laying Vitrified 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 brand & manufacturer, in all colours and shade, in skirting, riser of steps, laid with cement based high polymer modified quick set tile adhesive (water based) conforming to IS: 15477, in average 6 mm thickness, including grouting of joints Cost of grouting are included in the rates. Size of Tile 600x600 mm	SQM	3.20	1330.90	4258.88
M.R.	Providing and Making of Storage cabinet with drawers/ wall mount cabinets with shelves and Table with drawers and bookshelf with glass door as per the design/ drawing and instructions of Engineer In charge fabricated with Termite Proof and BWP Plywood of centuryplywood/ Greenply/ Archid ply/ Kitply, covering up with Mica/ laminate of 1mm thickness of Century/ greenlam /Archid/ Surfica/Airolam, with Nails, fevicol etc complete including the hardware and fittings such as Handle, Telescopic hinges, Telescopic Channels, locks, magnet etc. complete. Main Framing with 19/ 18mm and rest portion with thickness as per the design/ instructions of Architect/ Engineer in charge. For design details drawing is attached. This includes making cut-outs in the Table, buffer, fixing of the Electrical switch/ Socket, Desk Wire Cord Cable Grommets Hole Cover for Office PC Desk Cable Cord Organizer etc. Measurement of the Table / Cabinet will be taken in elevation i.e Length x Height only.	Sqm	13.65	15000.00	204750.00
13.47.1	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade: New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	SQM	157.50	140.30	22097.25
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 surface even and smooth complete.	SQM	157.50	127.96	20153.70
13.62.1	Painting with synthetic enamel paint of approved brand and manufacture of required colour to give an even shade :Two or more coats on new work over an under coat of suitable shade with ordinary paint of approved brand and manufacture	SQM	8.40	185.52	1558.37



MR	<p>Providing & Fixing of Premium Self-Adhesive decorative type Waterproof Wallpaper a versatile and high-quality roll covering provides excellent protection against moisture and stains as per Approved Design, Thickness, texture/ finish etc. including pasting it with the suitable additional Adhesive properly complete as per design/ drawings and instructions of Engineer.</p>	SQM	42.00	376.60	15817.20
	<p>Providing and fixing partition upto ceiling height, consisting of G.I. frame and required board, including providing and fixing of frame work made of special section power pressed/ roll form G.I. sheet with zinc coating of 120 gms/ sqm(both side inclusive), consisting of floor and ceiling channel 50mm wide having equal flanges of 32 mm and 0.50 mm thick, fixed to the floor and ceiling at the spacing of 610 mm centre to centre with dash fastener of 12.5 mm dia meter 50 mm length or suitable anchor fastener or metal screws with nylon plugs and the studs 48 mm wide having one flange of 34 mm and other flange 36 mm and 0.50 mm thick fixed vertically within flanges of floor and ceiling channel and placed at a spacing of 610 mm centre to centre by 6 mm dia bolts and nuts, including fixing of studs along both ends of partition fixed flush to wall with suitable anchor fastener or metal screws with nylon plugs at spacing of 450 mm centre to centre, and fixing of boards to both side of frame work by 25 mm long dry wall screws on studs, floor and ceiling channels at the spacing of 300 mm centre to centre. The boards are to be fixed to the frame work with joints staggered to avoid through cracks, Galvanised M.S. fixing channel of 99 mm</p>				



9.105.4	width (0.9 mm thick having two flanges of 9.5 mm each with zinc coating of 120 gms/sqm(both side inclusive)) to be provided at the horizontal joints of two boards, fixed to the studs using metal to metal flat head screws, including jointing and finishing to a flush finish with recommended jointing compound, jointing tape, angle beads at corners (25 mm x 25 mm x 0.5 mm), joint finisher and two coats of primer suitable for board as per manufacture's specification and direction of engineer in charge all complete 66mm overall thickness partition using 8mm thick double skin multipurpose cement board reinforced with cellulose fibre manufactured through autoclaving process (High pressure steam cured) as per IS : 14862 with suitable fibre cement screws	Sqm	12.6	1691.54	21313.404
M.R.	Providing & Fixing of Roman Blinds (Blackout) made up of Approved cloth, Design, colour texture/ finish etc. as per Architects choice. Having weight of 250 GSM complete with all accessories/ fittings, fixing etc. as per the instructions of Engineer In charge.	Sqft	84.00	207.00	17388.00
M.R.	Foam/Thermacol sheets sandwiched between board of false wall for noise cancelation. The sheet size: 1200 X 1800, 50MM thickness.	Sqm	12.60	353.05	4448.43
21.1	Providing and fixing aluminium work for doors, windows, ventilators and partitions with extruded built up standard tubular sections/ appropriate Z sections and other sections of approved make conforming to IS: 733 and IS: 1285, fixing with dash fasteners of required dia and size, including necessary filling up the gaps at junctions, i.e. at top, bottom and sides with required EPDM rubber/ neoprene gasket etc. Aluminium sections shall be smooth, rust free, straight, mitred and jointed mechanically wherever required including cleat angle, Aluminium snap beading for glazing / panelling, C.P. brass / stainless steel screws, all complete as per architectural drawings and the directions of Engineer-in-charge. (Glazing, panelling and dash fasteners to be paid for separately) :				
21.1.1.2	For fixed portion: Powder coated aluminium (minimum thickness of powder coating 50 micron)	Kg	272.45	435.33	118605.66



21.1.2.2	For shutters of doors, windows & ventilators including providing and fixing hinges/ pivots and making provision for fixing of fittings wherever required including the cost of EPDM rubber / neoprene gasket required (Fittings shall be paid for separately) Powder coated aluminium (minimum thickness of powder coating 50 micron)	Kg	81.04	520.24	42160.25
21.10	Providing and fixing double glazed hermetically sealed glazing in aluminium windows, ventilators and partition etc. with 6 mm thick clear float glass both side, having 12 mm air gap, including providing EPDM gasket, perforated aluminium spacers, desiccants, sealant (Both primary and secondary sealant) etc. as per specifications, drawings and direction of Engineer-in-charge complete.	SQM	29.46	4098.11	120730.32
	Providing and fixing factory made Aluminium glazed/wire mesh windows/ doors comprising of lead free Aluminium multi-chambered frame, sash and mullion/coupler (where ever required) extruded profiles having minimum wall thickness of 1.70 mm for Series R1 and R2 profiles and 2.10 mm for Series R3 and R4 profiles conforming to EN: 12608 in any shape, colour and design duly reinforced with galvanized mild steel section made of required shape & size as per CPWD Specification, Aluminium extruded glazing beads, interlocks and Inline sash adaptor (where ever required) of appropriate dimension, EPDM gasket, hardware, SS 304 grade fasteners of minimum 8 mm dia with countersunk head, comprising of matching polyamide PA6 grade sleeve for fixing frame to finished wall as per IS 1367 : Part 1 to 14, plastic packers, plastic caps and necessary stainless steel screws etc. Profile of frame, sash & mullion (if required) shall be mitred cut and fusion welded/mechanically jointed duly sealed at all corners, including drilling of holes for fixing hardware and drainage of water etc. After fixing frame the gap between frame and adjacent finished wall shall be filled with weather proof silicon sealant over backer rod of approved size and quality, all complete as per approved drawing conforming to CPWD specification & direction of Engineer-in-Charge. Section of steel reinforcement and cross sections of uPVC profiles to be as per design approved by Engineer-in-Charge.	0	0.00	0.00	0.00



	Wire mesh / Glazing of plain/ toughened/ laminated/ double glass unit with / without high performance coatings as per design requirements and conforming to IS: 3548 & IS: 16231 shall be paid separately.	0	0.00	0.00	0.00
9.147.B1.1	Two track two panels sliding door with Aluminium channel for roller track, wool pile, zinc alloy (zamak) powder coated handle on every panel along with multi-point locking system, adjustable nylon rollers with SS 304 body Using R3 series with frame (55 mm & above) x (40 mm & above) & sash (30 mm & above) x (74 mm & above). (Height upto 2.5 metre).	SQM	6.68	6647.17	44403.10
9.147.F2.1	Casement door double panel with French (False) Mullion with zinc alloy (zamak) 3D hinges, multi-point locking system with cylinder, zinc alloy (zamak) powder coated handles on both sides. Using R3 series with frame (55 mm & above) x (50 mm & above) & sash (55 mm & above) x (85 mm & above) & French (False) mullion (55 mm & above) x (60 mm & above). (Height upto 2.5 metre).	SQM	3.73	9761.08	36408.83
9.101.2	Providing and fixing aluminium hanging floor door stopper, ISI marked, anodised (anodic coating not less than grade AC 10 as per IS : 1868) transparent or dyed to required colour and shade, with necessary screws etc. complete: Twin rubber stopper	No.	1	59.33	59.33
9.100.1	Providing and fixing aluminium handles, ISI marked, anodised (anodic coating not less than grade AC 10 as per IS : 1868) transparent or dyed to required colour or shade, with necessary screws etc. complete : 125 mm	No.	10	54.33	543.30
9.96.2	Providing and fixing aluminium sliding door bolts, ISI marked anodised (anodic coating not less than grade AC 10 as per IS : 1868), transparent or dyed to required colour or shade, with nuts and screws etc. complete: 250x16 mm	No.	1	213.69	213.69
9.97.2	Providing and fixing aluminium tower bolts, ISI marked, anodised (anodic coating not less than grade AC 10 as per IS : 1868) transparent or dyed to required colour or shade, with necessary screws etc. complete : 250x10 mm	No.	4	94.42	377.68



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	No.	1	922.38	922.38
M.R.	Providing and fixing bright finished mortice lock with 4 levers pair of handles of approved quality for doors, with necessary screws etc. complete as per direction of Engineer-in-charge. Makes : Godrej, Harrison	No.	3	1400.00	4200.00
M.R.	P/F of White writing board of Size 8'X4'	No.	1	12000.00	12000.00
M.R.	P/F of Green writing board of Size 8'X4'	No.	1	12000.00	12000.00
	Civil, Painting, Furniture and Miscellaneous work for Creation of Mini-Conference room at Director's Office				
	Cutting chases in brick masonry walls and concrete/ Mosaic floor for pipes/conduits/ raceways etc. for wiring works and networking/ Audio- video etc. works as per the drawing/design/ instructions of Engineer in charge 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) :				
	for upto 50 mm dia pipes/ conduits/ raceways etc.	Rmt	5.25	336.00	1764.00
	50 to 75 mm dia pipes/ conduits/ raceways etc.	Rmt	5.25	513.25	2694.56
	75 to 100 mm and above upto 200 mm	Rmt	5.25	713.20	3744.30
	Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead. For thickness of tiles above 25 mm and up to 40 mm sqm	SQM	5.25	93.40	490.35
11.41.2	Providing and laying Vitrified tiles in floor with different sizes (thickness to be specified by the manufacturer), with water absorption less than 0.08% and conforming to IS:15622, of approved brand & manufacturer, in all colours and shade, laid with cement based high polymer modified quick set tile adhesive (water based) conforming to IS : 15477, in average 6 mm thickness, including grouting of joints. Cost of grouting are included in the rates. Size of Tile 600x600 mm	SQM	5.25	1273.83	6687.61



11.46.2	Providing and laying Vitrified 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 brand & manufacturer, in all colours and shade, in skirting, riser of steps, laid with cement based high polymer modified quick set tile adhesive (water based) conforming to IS: 15477, in average 6 mm thickness, including grouting of joints Cost of grouting are included in the rates. Size of Tile 600x600 mm.	SQM	2.10	1330.90	2794.89
	Minor repair work and painting of aluminium windows including repair of friction stay Tower bolt Handle etc. As per requirement to repair and complete the window.	SQM	6.30	400.00	2520.00
	Providing and fixing Mild steel Race ways of suitable size galvanized/ powder coated on Floor/ on ceiling suspended with suitable support for pass inn the cable bunch from podium/ Display to CP.U./ Projector	Rmit	5.25	200.00	1050.00
M.R.	Providing and Making of Storage cabinet / wall mount cabinets with shelves /with drawers and 10 seater Conference table as per the design/ drawing enclosed with tender documents and instructions of Engineer Incharge fabricated withTermite Proof and BWP Plywood of centuryplywood/ Greenply/ Archid ply/ Kitply, covering up with Mica/ laminate of 1mm thickness of Century/ greenlam /Archid/ Surfica/Aiolam, with Nails, fevicols etc complete including the hardware and fittings such as Handle, Telescopic hinges, Telescopic Channels, locks, magnet etc. complete. Main Framing with 19/ 18mm and rest portion with thickness as per the design/ instructions of Architect/Engineer in charge For design details drawing is attached. This includes making cut-outs in the Table, buffer, fixing of the Electrical switch/ Socket, Desk Wire Cord Cable Grommets Hole Cover for Office PC Desk Cable Cord Organizer etc. Measurement of the Table / Cabinet will be taken in elevation i.e Length x Height only.	Sqm	5.25	15000.00	78750.00
13.8	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	Sqm	75.60	156.05	11797.38



13.47.1	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade: New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 2.20 kg/10 sqm)	Sqm	75.60	140.30	10606.68
13.62.1	Painting with synthetic enamel paint of approved brand and manufacture of required colour to give an even shade: Two or more coats on new work over an under coat of suitable shade with ordinary paint of approved brand and manufacture	Sqm	6.82	185.52	1265.25
M.R.	Providing & Fixing of Premium Self-Adhesive decorative type Waterproof Wallpaper a versatile and high-quality roll covering provides excellent protection against moisture and stains as per Approved Design, Thickness, texture/ finish etc. including pasting it with the suitable additional Adhesive properly complete as per design/ drawings and instructions of Engineer.	Sqm	31.50	376.60	11862.90
MR	Providing & Fixing of Roman Blinds (Blackout) made up of Approved cloth, Design, colour texture/ finish etc. as per Architects choice. Having weight of 250 GSM complete with all accessories/ fittings, fixing etc. as per the instructions of Engineer In charge.	Sqft	69.30	207.00	14345.10
9.133.2.1	Providing and fixing, in position concealed G.I. section for wall panelling using board of required thickness fixed on the 'W' profile (0.55 mm thick) having a knurled web of 51.55 mm and two flanges of 26 mm each with lips of 10.55 mm, placed @ 610 mm C/C in perimeter channel having one flange of 20 mm and another flange of 30 mm with thickness of 0.55 mm and web of length 27 mm. Perimeter channel is fixed on the floor and the ceiling with the nylon sleeves @ 610 mm C/C with fully threaded self-tapping dry wall screws. Board is fixed to the 'W' profile with 25 mm countersunk ribbed head screws @ 200 mm C/C., all complete as per the drawing & directions of engineer-in-charge, the joints of the boards are finished with specially formulated jointing compound and 48 mm wide jointing tape to provide seamless finish. Multipurpose cement board reinforced with suitable fibre cement screw. 8 mm thick cement fibre board, Type- B, Category- III as per IS: 14862 : 2000	Sqm	31.50	1183.63	37284.35



M.R.	Foam/Thermacol sheets sandwiched between board of false wall for noise cancelation. The sheet size: 1200 X 1800, 50MM thickness.	Sqm	31.50	353.05	11121.08
9.74.1	Providing and fixing bright finished brass tower bolts (barrel type) with necessary screws etc. complete : 250x10 mm	Each	2.00	362.11	724.22
9.81.1	Providing and fixing bright finished brass handles with screws etc. complete : 125 mm	Each	4.00	210.45	841.80
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	1.00	922.38	922.38
MR	Providing and fixing of Brass/ Stainless Steel laser cut LOGO of IIM Lucknow with filled in permanent colours similar to that in IIM Lucknow Logo and as per Approved design and size with led strip light behind it of oval/ round shape approx. 1000mm length and 1000/750 mm ht. (As per architect).	Nos	1.00	25000.00	25000.00
DSR-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. meters and below	Nos	3.00	301.10	903.30
DSR-9.1.1	Providing wood work in frames of doors, windows, clerestory windows and other frames, wrought framed and fixed in position with hold fast lugs or with dash fasteners of required dia & length (hold fast lugs or dash fastener shall be paid for separately). Second class teak wood	Cum	0.05	117218.75	5860.94
DSR-9.20.1	Providing and fixing ISI marked flush door shutters conforming to IS :2202. (Part I) decorative type, core of block board construction with frame of 1st class hard wood and well matched teak 3 ply veneering with vertical grains or cross bands and face veneers on both faces of shutters.35 mm thick including ISI marked Stainless Steel butt hinges with necessary screws.	Sqm	2.20	2848.56	6266.83



21.3.3	Providing and fixing glazing in aluminium door, window, ventilator shutters and partitions etc. with EPDM rubber / neoprene gasket etc. complete as per the architectural drawings and the directions of engineer-in-charge. (Cost of aluminium snap beading shall be paid in basic item). With float glass panes of 8 mm thickness (weight not less than 20 kg/sqm)	Sqm	4.41	1382.03	6094.75
6.4.2	Brick Work with common burnt clay (non modular) bricks of class - 150 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	0.29	7466.88	2165.40
13.4.2	12 mm thick plaster with cement mortar in consisting of 1:6 cement and approved coarse sand. On smooth surface of wall.	Sqm	3.53	281.79	994.72
MR	Modification / Converting of existing wooden door into wooden siling door including labour, materials etc. whatever required to complete the job	Job	1.00	8000.00	8000.00
MR	P/F of PVC louvers of required, shape, shade and design on wall with nails, screws, adhesive etc. whatever required to complete the work	Sqm	7.35	2758.62	20275.86
	Electrical work for bMBA office and Creation of Mini-Conference room at Director's Office				
1.14	Wiring for circuit/ submain wiring along with earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface/ recessed medium class PVC conduit as required.				
1.14.1	2 X 1.5 sq. mm + 1 X 1.5 sq. mm earth wire	Mtrs	262.5	233.00	61162.50
1.14.2	2 X 2.5 sq. mm + 1 X 2.5 sq. mm earth wire	Mtrs	36.75	275.00	10106.25
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.				
1.21.1	20 mm	Mtrs	73.5	128.00	9408.00
1.21.2	25 mm	Mtrs	73.5	145.00	10657.50
1.21.3	32 mm	Mtrs	42	184.00	7728.00
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.				
1.24.1	5/6 A switch	Each	40	103.00	4120.00
1.24.4	pin 5/6 A socket outlet	Each	30	122.00	3660.00
1.24.3	15/16 A switch	Each	5	156.00	780.00



1.24.5	6 pin 15/16 A socket outlet	Each	5	197.00	985.00
1.24.6	Telephone socket outlet	Each	4	148.00	592.00
1.26	Supplying and fixing modular blanking plate on the existing modular plate & switch box excluding modular plate as required.	Each	25	40.00	1000.00
1.27	Supplying and fixing following size/ modules, GI box along with modular base & cover plate for modular switches in recess etc.as required.				
1.27.1	2 Module (75mmX75mm)	Each	10	298.00	2980.00
1.27.2	3 Module (100mmX75mm)	Each	7	327.00	2289.00
1.27.6	6 Module (200mmX75mm)	Each	7	402.00	2814.00
1.27.5	8 Module (125mmX125mm)	Each	7	454.00	3178.00
1.57	Supplying & fixing suitable size GI box with 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	3	727.00	2181.00
1.53	Supplying and drawing of UTP 4 pair CAT 6 LAN Cable in the existing surface/ recessed Steel/ PVC conduit as required.				
1.53.1	1 run of cable	Metre	21	57.00	1197.00
1.53.2	2 run of cable	Metre	15.75	96.00	1512.00
1.53.3	3 run of cable	Metre	10.5	134.00	1407.00
1.18	Supplying and drawing following pair 0.5 mm dia FRLS PVC insulated annealed copper conductor, unarmoured telephone cable in the existing surface/ recessed steel/ PVC conduit as required.				
1.18.1	1 Pair	Metre	31.5	31.00	976.50
1.18.3	4 Pair	Metre	21	54.00	1134.00



	1.1	<p>Supplying, installation, Testing & Commissioning of LED Recessed/ surface Down lighter (Round/ square/ Rectangular) SMD type of following body material with PMMA and prismatic diffuser and construction as per IS :10322 with driver as per the requirement with Driver efficiency >85%, Operating voltage AC 140-270 Volt, frequency 50/60 hz, Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection, THD < 10% , P. F. ≥ 0.95, IP20, CRI >80 , UGR (Unified Glare Rating) < 19, Flicker free (flicker should be below 5%), life time (LED, Driver & electrical circuitry), of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends, CCT 3000°K / 4000°K / 5700°K / 6000°K / 6500°K (As per ANSI Bin), SDCM (Standard Deviation Colour Matching) <3, Maximum power consumption should not more than the specified rating and Fixture shall be confirming to relevant BIS standards and trade mark certificate (T.C.).</p>				
		<p>Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing Complete in all respect i/c connections with 1.5 sq mm FRLS, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥105 and <120 lm/Watt output . LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-In-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 90°C)</p>				
	1.1.8	18 watt	Each	8	853.00	6824.00

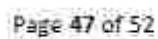


		Supplying, Installation, Testing & Commissioning of Panel light 2x2 ft. of following body material and construction as per IS : 10322 with driver as per the requirement with Driver efficiency >85%, Operating voltage AC 140-270 Volt. freq 50/60 hz. Operating temp range -15 deg to 40 deg centigrade, internal surge protection of 2.5 KV with Short & Open circuit protection, THD < 10% , P. F ≥ 0.95, IP20, CRI >80, UGR (Unified Glare Rating) < 19, Flicker free, (flicker should be below 5 %), life time (LED, Driver & electrical circuitry), of minimum 50000 Burning Hours with, 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K / 6000°K / 6500°K (As per ANSI Bin), SDCM (Standard Deviation Colour Matching) <3, Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard and trade mark certificate (T.C). Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing, complete in all respect i/c connections with 1.5 sq mm FRLS, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty.				
		System lumen efficacy ≥105 <120 lm/Watt output . LM79 & LM80 Test report from NABL lab for all testing required for LED fixtures as per BIS shall be submitted. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 90°C).				
	1.6.4	36 Watt	Each	6	2502.00	15012.00
	MR	Supply and fixing of BLDC wall mounted fan	Each	4	4000.00	16000.00
	MR	Supplying and fixing of CAT6 Data Socket, GI box along with modular base & cover plate for modular switches in recess etc.as required.	Each	4	850.00	3400.00
		Total inclusive of GST				1210268



DRAWINGS

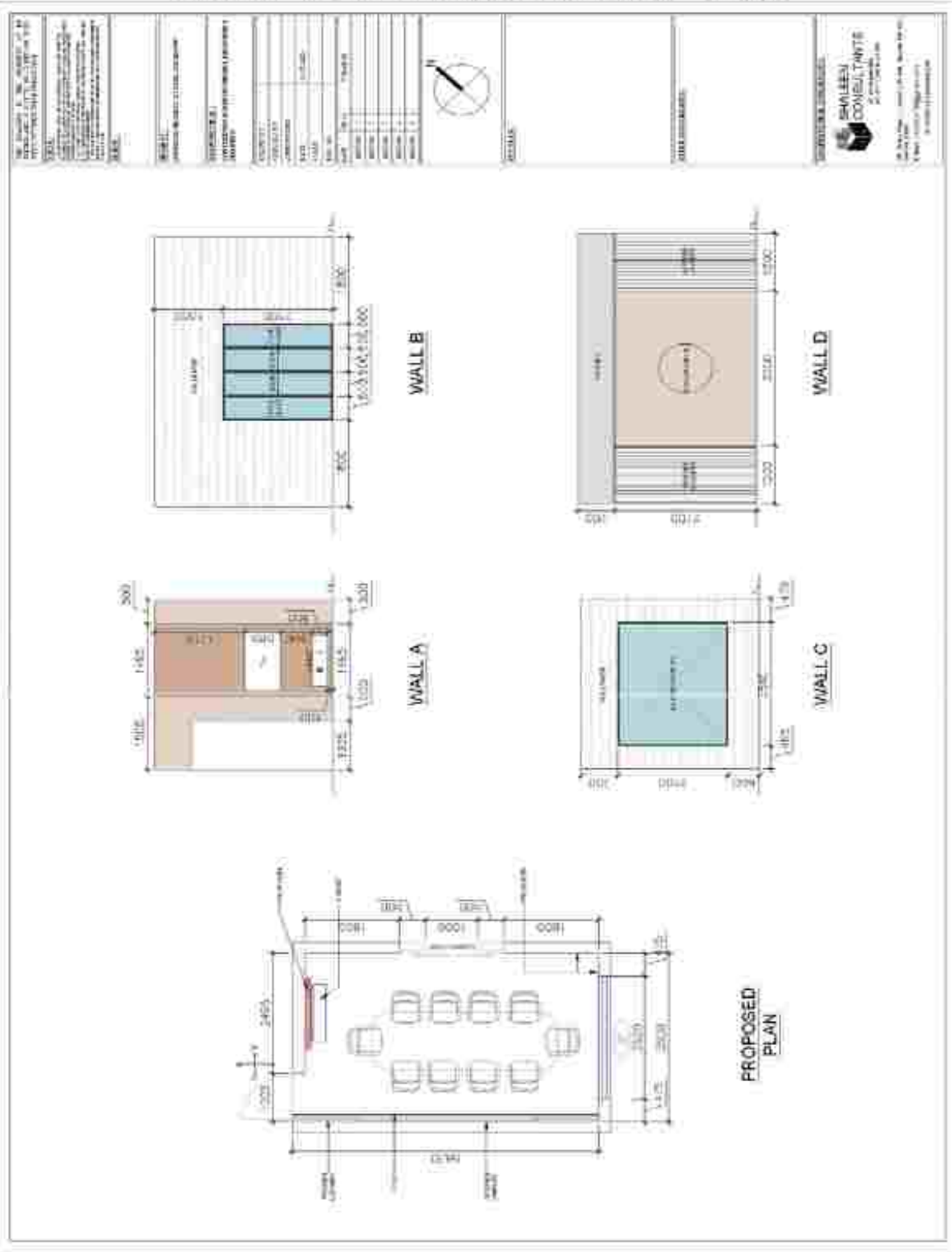
These Drawings are just indicative, there can be changes as per the site requirement/ structural requirement/ any design Revision. Contractor has to follow those revised drawing/ Design







Creation of Mini-Conference room at Director's Office Drawings



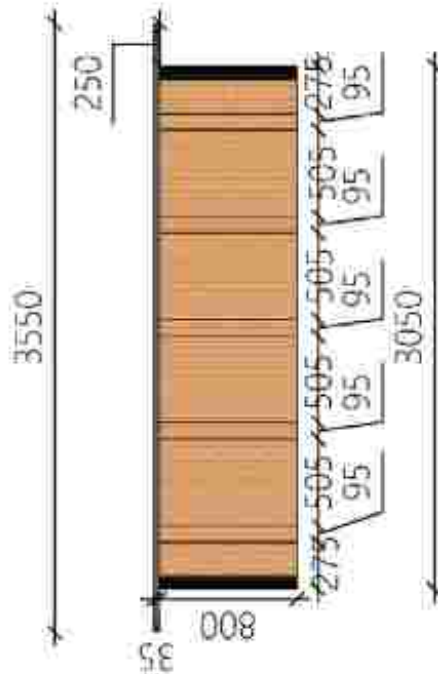


TABLE FRONT ELEVATION



THIS DRAWING SET SHALL BE STORED IN THE
DRAWING OFFICE AT THE PROJECT SITE
AND NOT BE LOANED TO ANY OTHER
OFFICE OR PERSON WITHOUT PERMISSION

NOTES:
1. ALL DIMENSIONS ARE IN METERS UNLESS
OTHERWISE SPECIFIED.
2. ALL DIMENSIONS ARE TO FACE UNLESS
OTHERWISE SPECIFIED.
3. ALL DIMENSIONS ARE TO FACE UNLESS
OTHERWISE SPECIFIED.

RULES:
INTERIOR MEMBERS OF TABLE
NOT SHOWN IN THE DIMENSIONS
THEREFORE INTERIOR SUPPORT
MEMBERS WILL BE QUOTED ON
THE SITE BY THE ENGINEER
AND NOTED

REVISIONS:
1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020

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AT 12/12/2020

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1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020

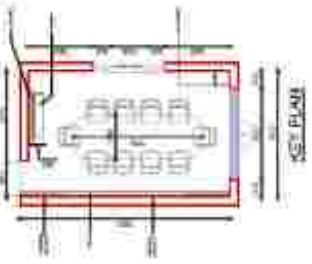
REVISIONS:
1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020

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1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020

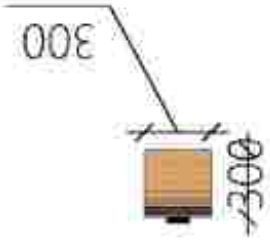
REVISIONS:
1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020

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1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020

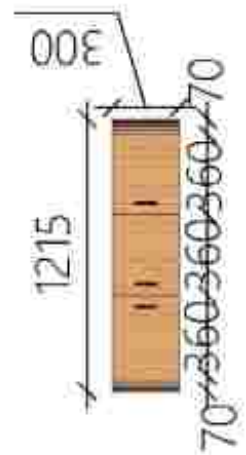
REVISIONS:
1. CABINET DRAWING, COUNTER TOP
AT 12/12/2020



CABINET PLAN



**CABINET SIDE
ELEVATION**



CABINET ELEVATION