TENDER DOCUMENT

TENDER No.: NRO/CON/779/666

FOR

DESIGN DETAILING AND EXECUTION OF FINISHING & FURNISHING WORKS
OF SOFTWARE TECHNOLOGY PARKS OF INDIA, NEW DELHI

VOLUME – II

ADDITIONAL CONDITIONS OF CONTRACT (ACC).
GENERAL CONDITIONS OF CONTRACT (GCC).
TECHNICAL SPECIFICATIONS & CONCEPTUAL PLAN.

ENGINEERING PROJECTS (INDIA) LIMITED
(A GOVT. OF INDIA ENTERPRISE)
Core-3, Scope Complex,
7, Lodhi Road, New Delhi-110003
TEL NO: 011-24361666, 24366226 FAX NO. 011- 24363426
ADDITIONAL CONDITIONS OF CONTRACT (ACC)

1.0 The following Additional Conditions of Contract shall be read in conjunction with General Conditions of Contract. If there are any provisions in these Additional Conditions of Contract, which are at variance with the provisions of General Conditions of Contract, the provisions in these Additional Conditions of Contract shall take precedence.

2.0 The Director General of Software Technology Parks of India (STPI) New Delhi, intends to finish & furnish their upcoming Head Quarter (HQ) office at 1st Floor, Plate B in Block No. I, East Kidwai Nagar, New Delhi. The area available for the project is 21,213 Sq. ft. and the carpet area is 13098 Sq. ft. approximately.

3.0 SCOPE OF WORK INCLUDED IN THE CONTRACT

The brief scope of work for design detailing and execution of finishing & furnishing of STPI-HQ included in this tender shall include (but not limited to) design detailing and execution of interior work and furnishing of the said building consist of Modular work stations, Cabins/Chambers, Conference Rooms, Record Rooms, Library, Crèche, Partition & Paneling, Modular Furniture & Chairs, Storage Cabinets, Plumbing work, False Ceiling, Flooring, Electrical works, AC Ducting, Fire Detection System, Data Network Cabling and Security System, Video Conferencing, dismantling, shifting, reinstallation of Video Conferencing & storages etc.

4.0 QUALIFICATION OF TENDERERS

To be eligible for this tender the Tenderers should fulfill the requirements for eligibility as mentioned in the Notice Inviting Tender (NIT) and should submit detailed data and credentials set out in the Tender. The tenderers are required to fulfill all the eligibility criteria as stipulated in NIT and elsewhere in the Tender documents. The price bid of tenderers who fulfill the eligibility criteria as per evaluation of EPI shall only be opened. The decision of EPI in this regard shall be final & binding on the tenderers.

5.0 DISQUALIFICATION

The tenderers may note that they are liable to be disqualified and not considered for the opening of Price Bid if;

a) Representation in the forms, statements and attachments submitted in the pre-qualification document are proved to be incorrect, false and misleading.

b) They have record of poor performance during the past 10 years such as abandoning the work, rescinding of contract for which the reasons are attributable to the non-performance of the tenderer, inordinate delay in completion, consistent history of litigation / arbitration awarded against the tenderer or any of its constituents or financial failures due to bankruptcy etc. in their ongoing / past projects.

c) They have submitted incompletely filled in formats without attaching certified supporting documents and credentials to establish their eligibility to participate in the Tender. If the tenderers attempt to influence any member of the committee. EPI reserves its right to take
appropriate action including disqualification of tenderer(s) as may be deemed fit and proper by EPI at any time without giving any notice to the tenderer in this regard. The decision of EPI in the matter of disqualification shall be final and binding on the tenderers.

6.0 The set of tender documents shall contain tender drawing.

7.0 SPECIFICATIONS

7.1 The work in general shall be carried out as per latest CPWD specifications New Delhi for Civil Works, Electrical works and Fire fighting (updated with correction slips issued up to last date of submission of tender) unless otherwise specified in the nomenclature of the individual item or in the particular specifications of concerned items of works.

7.2 For items not covered under latest CPWD specification, particular specification/nomenclature or nomenclature of the individual item, the work shall be done as per latest relevant BIS codes of practice.

7.3 In case specifications are not covered under Para 7.1 & 7.2 above the work shall be carried out as per the provisions of technical specification in the tender.

7.4 In case of non-availability of any specification in the above paras or any overlapping provisions, non-clarity on any issue, applicability of particular provision out of above, shall be decided by Engineer-in-Charge whose decision shall be final & binding on the contractor.

7.5 The Portland Pozzolona Cement (PPC) as per IS: 1489-1991 or ordinary Portland Cement (OPC) as per IS: 8112 shall be used on the works. The other provisions of clause 45.1 of GCC remain unchanged.

8.0 BRICK WORK

8.1 The bricks should be minimum class designation 75 conforming to IS 1077: 1992.

8.2 The rigid scaffolding of MS pipe and the supports shall be sound and strong, with horizontal MS pipes. The contractor shall be responsible for providing and maintaining sufficiently strong scaffolding so as to withstand all loads likely to come upon it.

8.3 All brick works shall be with the bricks of specified grade & source as approved by Engineer-in-Charge and no efflorescence due to salt water shall be allowed. The contractor shall have to give proper treatment in any such case and nothing extra shall be payable and the rates quoted shall be all inclusive.

9.0 GENERAL

9.1 Flooring works shall be executed as per the approved drawings/design & specifications. The pattern shown in the tender drawings, if any, can be modified as per the site requirements by Engineer-in-Charge within the proportions of the flooring materials to be provided and nothing extra whatsoever shall be payable over and above the rate quoted.

9.2 Plumbing & Sanitary work to be executed by licensed plumber and the plumbing scheme/drawing to be got approved from statutory authorities through the appointed licensed plumber
without any extra cost. The agency shall have to submit the valid license of plumbers before starting the work.

9.3 The contractor shall be responsible for all protection of sanitary, water supply, electrical fittings & fixture against pilferage, breakage during period of installation until the completion of work and handed over to EPI/owner.

9.4 The electrical works shall be executed only through licensed electrician and the agency shall have to submit the valid license of electricians before starting the work.

9.5 The illumination system shall meet the IGBC (Indian Green Building Council) design standard.

9.6 AC and fresh air interior shall meet the fresh air standards of ECBC (Energy Conservation Building Code) and BEE (Bureau of Energy Efficiency).

9.7 Contractor agrees and undertakes that the selection of equipment shall be energy efficient and the proposed materials to be used shall have least negative impact on the environment.

9.8 The project shall be commenced and completed by the contractor as per the timelines agreed hereto and as per the design, plans, specifications prepared by EPI and approved by the Owner and permissions, Permits, licenses obtained from the relevant authorities to carry out the project. Contractor agrees and acknowledges that the time is essence of this Project.

9.9 It will be the sole responsibility of contractor to obtain all statutory approvals/compliance required for construction / implementation of the project and completion clearance from the all relevant statutory bodies for plumbing, sewerage, sanitary and PHE work, fire department for fire protection, fire fighting, fire fighting installation, electrical works etc. and for all other services as included in the scope of contract etc. from the concerned department as required within the stipulated time frame. Liaison work on behalf of EPI/owner with the local bodies will also have to be done by the contractor. Nothing extra shall be payable to contractor on this account.

9.10 At the time of completion of the project, it shall be liability of the contractor to ensure that the EPI/Owner is handed over vacant and clear Construction site ready to use, with all necessary approvals and clearances from the concerned authorities, and that all the equipment, machines, materials etc. of contractor are duly removed 15 days before the date of handover of the construction site to EPI/Owner.

9.11 Contractor shall be liable and responsible to ensure and comply with:

9.11.1 Written jobsite safety and environmental manual(s).
9.11.2 Site order book at the Construction site.
9.11.3 Jobsite substance abuse policies and program
9.11.4 Compliance to national and/or local safety regulations
9.11.5 Any other rules or regulations introduced by the law time being in force with respect to the project.

10.0 Contractor shall ensure that extra deviated items should not executed unless approved by the EPI/Owner in writing in advance. A register for extra/ substituted items shall be maintained by Contractor. However, the cumulative value should be within the contract value.
11.0  Contractor shall ensure safety of structure by taking all necessary precautions and by not allowing excessive construction loads on the floors and shall avoid such other factors which will endanger the safety of the Construction Site structure during the execution of the Project.

12.0  Contractor shall ensure that safety of personnel working at Construction Site/inspecting the site by taking precautions by insisting compliance of safety code such as use of helmets, etc, that may be required for the executing the Project in the terms of this Project.

13.0  Contractor shall ensure that the salaries, wages, charges, fees, or any dues or liabilities including third party liability relating to the employees/workers/ officers/ engineers/ etc. employed by him, the Contractors even if the same are appointed/employed for this particular Project, are duly discharged and cleared in a timely manner. In no event shall the EPI/Owner be liable or responsible for any liability with respect to the same.

14.0  It is hereby agreed by Contractor that the EPI/Owner shall not be liable or responsible for any accident, loss, injury resulting in death or otherwise of any employees/workers/ officers/ engineers/ etc. employed by Contractors. That the EPI/Owner shall not be liable or responsible for any costs or expenses or damages of any kind whatsoever happening or accruing during the term of the Agreement or for execution of the Project at the Construction Site including without limitation loss to materials and equipments or injury to persons and / or property. Contractor shall fully indemnify, save, protect and hold the EPI/Owner harmless from and against the same. It is further agreed that the EPI/Owner shall be at liberty to and is hereby empowered to deduct costs, charges, expenses etc. that may arise out of or relate to any such claim or liabilities from the amounts/dues payable to Contractor.

15.0  Without any prejudice to the terms and conditions mentioned in the tender, all Bank Guarantees to be submitted by the Contractor will be in joint names of STPI and EPI, and either of the party shall have right to invoke the said guarantees in the event of default on the part of the contractor/ bidder.

16.0  Contractor shall ensure that no damage is caused to the infrastructure, pillars, beams, RCC at the construction site during carrying out the project work.

17.0  QUALITY CONTROL

17.1  Contractor shall monitor the quality of the works being executed for completion of the Project including the quality of the materials. Contractor shall control and maintain the quality as per IS/BIS codes and CPWD Manual/ Guidelines and as per the specifications, terms and conditions of this Tender and in accordance with the sound engineering practices.

17.2  Contractor shall conduct quality control tests and maintain the registers for mandatory tests to be conducted for all the materials before incorporation of the same in the execution of the Project at the Construction Site. EPI shall Inspect and approve the materials at the Construction Site as per the specifications and tests before the same are used in the execution of the Project at the Construction Site.

17.3  Contractor shall ensure that work proceeds and progresses as per provisions of this tender. All materials brought to the Construction Site shall be of approved quality and make. Rejected materials shall be removed from the Construction Site forthwith or before 10 days from the date of handover of the Construction Site to the EPI/Owner and work executed shall be of high standard, good workmanship and desired quality.
17.4 Contractor shall ensure that equipments and materials to be used for execution and completion of the Project under this Agreement shall be of energy efficient and have least negative impact on the environment.

17.5 Contractor shall ensure that the goods and materials procured for the performance of this Work are procured at most reasonable rate in appropriate quality and quantity as per the terms of this Tender.

17.6 Laboratory and other testing facilities shall be utilized for sound and quality performance of the Project and all arrangements for such facilities shall be made by Contractors being appointed under this Tender for execution and completion of the Project, at its own cost.

18.0 SITE CO-ORDINATION

Contractor shall be responsible to:

18.1 Attend periodic Construction Site meetings / meetings in the EPI/Owner’s office and discuss Construction Site conditions bottlenecks faced likely hindrances, time overruns, cost overruns and any other important matter along with solutions proposed. Contractor will be required to submit weekly reports with site photos concerning quality standard and progress of the Project to the EPI.

18.2 Co-ordinate with the EPI/Owner and all the Contractors in all matters including without limitation obtaining instructions, execution of the Project and maintaining all the necessary records with respect to the Project etc.

18.3 Perform and execute any other construction management task not specifically mentioned but relevant and necessary as per the market standards for the completion of the Project.

18.4 It is agreed by Contractor that he will not publicize or divulge to any third party any information with respect to the Project or the Owner. Provided that the name of the EPI/Owner shall only be used with the explicit prior written consent of the EPI/Owner.

19.0 PERSONNEL EMPLOYED/ DEPLOYED BY CONTRACTOR

19.1 Contractor shall be liable and responsible for ensuring that the persons of proven ability and adequately qualified shall only be employed and/or deployed at the Construction Site and work diligently and as per the provisions of this Tender.

19.2 In case, the EPI/Owner finds any such persons including Engineer/s not up to the mark, Contractor will have to withdraw him / them from the Construction Site and replace him / them by posting new one/s in his / their position.

19.3 The EPI/Owner reserves the right to remove such personnel and ask for a substitute of required caliber. Provided that the Project shall not be affected by appointment and/or replacement of the personnel required under this Agreement.

19.4 In case any person(s) employed at the Construction Site resign from their employment, Contractor shall immediately provide a substitute of equivalent caliber and qualification.
19.5 Contractor shall not make any changes in the personnel deployed by him on the Construction Site without prior permission of the EPI/Owner.

19.6 Contractor shall furnish the list of Engineers and Supervisors (Civil and Electrical) with details of their qualifications, experience, etc., to the EPI/Owner before employed or deployed the same on the Construction Site.

19.7 The EPI/Owner shall not be liable or responsible in respect of any life, health, accident, travel and any other insurance for any personnel deployed/employed by Contractor under this project.

19.8 Contractor undertakes to indemnify and hold the EPI/Owner free and harmless against any liability or responsibility arising or relating to personnel employed or deployed at the Construction Site by Contractor.

19.9 Contractor shall be responsible and liable for all direct or indirect damages or losses, to the EPI/Owner or the Construction Site on account of neglect of professional duty or conduct on the part of any Contractors, staff or Engineers or others employed/deployed under this Project.

19.10 Contractor undertakes that it does not have objection if any Engineering staff/ or others are employed/deployed by the EPI/Owner at its own cost at the Construction Site to carry out any work and duties allotted to such persons by the EPI/Owner, in respect of any work at the Construction Site or other areas outside the scope of Contractor works for overall surveillance, security and verification.

19.11 Contractor shall provide experienced manpower skilled and/or semi skilled at the Construction Site required for the completion of the Project.

20.0 PROCUREMENT OF MATERIALS

20.1 It shall be responsibility and liability of Contractor to purchase, procure, and supply all materials and manpower required for the execution of the Project.

20.2 The Contractor shall arrange necessary mock-up of all interior materials, soft and hard furnishings, modular work stations, cabins, tables chairs etc. and other products for the approval of EPI/Owner before procurement of the same. Nothing extra shall be paid on this account.

20.3 It is clarified that Contractor shall be responsible for ensuring the quality, quantity, and standard of the materials procured, purchased. Contractor warrants that the quality of the material shall be as per the normal industry standard. Contractor shall be responsible and liable for ensuring that the damaged, spoilt, defected or poor quality goods are returned.

20.4 The materials shall be stored at under the supervision and control of Contractor. The liability and responsibility for the safety and security of the material and protection against any loss, theft damage, fire etc. shall be that of Contractor only.

20.5 The EPI/Owner shall always remain the sole and absolute Owner of the materials and Contractor shall hold the material in its possession as a Custodian / Bailee for and on behalf of the EPI/Owner for the purpose of use and consumption at the Construction Site as per this Tender.
20.6 The EPI/Owner shall advise the Contractor on material accounting policies which shall be duly complied with by Contractor.

20.7 Contractor shall based on a consolidated statement verify the total quantity of material received, quantity of material consumed and the stock of material in store along with quantity and values, so as to issue to the EPI/Owner 'Utilization Certificate' on monthly basis.

20.8 The EPI/Owner on receipt of the said 'Utilization Certificate' may call upon Contractor to physically inspect the stock of the material in Contractor’s custody and possession which shall be duly allowed by Contractor forthwith without any hindrance. Contractor shall be liable for discrepancy if any in the statement and the physical stock or inventory.

20.9 Contractor hereby warrants that the said materials shall be used only for the purposes of this Contract work. Failing which Contractor agrees to indemnify and hold harmless the EPI/Owner.

20.10 Notwithstanding anything stated herein it shall be the responsibility and liability of Contractor to provide the EPI/Owner Work/Materials Guarantee for the quality of the material used in the Construction for a minimum period of 2 years or any such period as may be originally guaranteed by the manufacturer, whichever is more, starting from the date of Handover /taking Over Certificate.

21.0 DEFECT LIABILITY

21.1 Contractor shall Issue to the EPI/Owner ‘Preliminary Completion Report’ 7 working days prior to the completion of the Project. Based on said report and on being satisfied about the performance and quality of the Project the EPI/Owner or its authorized representative shall be at liberty to take the possession of the Construction Site. Provided after the receipt of the said report the EPI/Owner shall notify Contractor of all defects and shortcomings which may be pointed out by the EPI/Owner. Contractor shall be solely liable and responsible for removing the same within 7 days from notification by the EPI/Owner.

21.2 On successful execution / implementation of Project to the satisfaction of the EPI/Owner, and after rectifying any defects that may be notified by the EPI/Owner after receipt of the Preliminary Completion report Contractor shall handover the Construction Site to the person authorized by EPI/Owner. Accordingly 'Handing over / Taking over Certificate' shall be issued by the EPI/Owner to Contractor. It is clarified that EPI/Owner shall not be responsible or liable to make any payment whatsoever, including without limitation to labour charges, costs of material etc arising out of any defects attributable to non compliance, negligence or deviations from any terms and conditions of this Tender by Contractor.

21.3 It is agreed by the Contractor that the period of 12 months from the date of issuance of the Handing Over / Taking Over certificate, shall be the ‘Defect Liability Period’.

21.4 Upon the completion of the Project/ handing over of the Construction Site Contractor shall be responsible and liable for rectifying all defects, snags shortcomings etc. arising during the Defects Liability Period at its own cost. Provided the same shall be treated as urgent by Contractor and completed within reasonable time.
21.5 Contractor shall also carry out detailed periodic inspection during the Defect Liability Period and get rectified all the defects noticed during such inspection before the end of the Defect Liability Period.

21.6 Contractor shall be fully responsible for the quality of the materials and works, and of structural safety of the work.

21.7 Notwithstanding anything stated herein above, it shall be responsibility and liability of the Contractors and rectify any defects within the Defect Liability Period and/or within the warranty period of the works/materials.

21.8 In the event of the failure on the part of Contractor to rectify the defects whether notified in the Defect Liability Period or during the completion of the Project, within a reasonable period, the same may without prejudice to any other rights available to the EPI/Owner in law, be rectified by the EPI/Owner for and on behalf of Contractor and at the cost and expenses of Contractor after due notice to it.

21.9 In case, Contractor does not pay the amount as incurred by the EPI/Owner for rectifying the defects within 15 days from the notification by the EPI/Owner, the EPI/Owner shall have the right to deduct or set off the expenses and costs incurred by it in rectifying the defects as aforesaid from or against any amount due and payable or becoming due and payable by the EPI/Owner to the Contractor under this Tender including Performance cum Defect Liability Guarantee.

21.10 In case any costs or expenses for rectifying the defects or faults notified by the Owner are over and above the amount of the ‘Performance cum Defect Liability Guarantee’ furnished by Contractor to the EPI/Owner or is over and above the amounts payable and due to Contractor by the EPI/Owner, then the said costs or expenses shall be borne by Contractor.

21.11 Before receiving the amount towards the full and final settlement of all amounts due and payable, Contractor shall forward to the EPI/Owner all original guarantees / warranties in Contractor’s possession given by other agencies involved in the Project.

22.0 OBLIGATIONS AND SERVICES

Contractor shall ensure that the Agencies engaged by him under this Project undertake to provide the following facilities, services, and support during the term of this project including without limitation to the following, failing which Contractor shall be solely liable and responsible:

22.1 Contractor shall be liable and responsible for providing and employing all skilled, semi-skilled and unskilled labour / manpower / human resources, as may be required for the construction of the Construction Site as per the plans, specifications, amenities agreed in this Agreement.

22.2 Also the Contractors shall at its their own cost, liability and Responsibility engage and employ such professionals as may be required for completing the construction of the construction Site.

22.3 The responsibility of complying with all statutory regulations and/or any modifications thereof or any other law relating thereto and rules made there under from time to time, with respect to any skilled, semi-skilled and unskilled labour / manpower / human resources including but not limited to the professionals, employed by the Contractors, and of Complying with all the
statutory provisions including without limitation to execution of the Project as per the obtained licenses, designs, plans, specifications, payment of wages dues, submission of necessary returns, challans and declarations shall be that of the Contractors.

22.4 And whenever called upon by the EPI/Owner forthwith submit a copy of the same to the EPI/Owner and make available all the records for inspection irrespective of whether the same is submitted along with monthly expenditure report. Provided, making available by any Contractors the records or copies of the same to the EPI/Owner for inspection shall not absolve Contractors from any of its responsibility or liability with respect thereto.

22.5 The EPI/Owner shall not be liable for or in respect of any liabilities or damages or compensation payable to any skilled, semi-skilled and unskilled labour / manpower / human resources including but not limited to the professionals employed under the employment of the Contractors or any of their subsidiaries or their respective agents.

22.6 Contractor hereby agrees to indemnify and hold harmless the EPI/Owner against all such liabilities, damages, compensation and claims, proceedings, costs, charges, expenses whatsoever in respect thereof or in relation thereto including without limitation any third party claims, or claims relating to any accident or injury to any skilled, semi-skilled and unskilled labour / manpower / human resources.

22.7 Contractor hereby acknowledges and agrees that Contractor shall be solely responsible and liable for any breakdowns, replacements, repairs, maintenance, and all such analogous things for any such equipment, machineries tools etc. used by the Contractors.

22.8 It is agreed that the EPI/Owner shall not be liable for or in respect of any damages or compensation payable with respect to any use, act or omission with respect to any equipments machineries tools etc. used by the Contractors or any of their subsidiaries, respective agents etc. Contractor shall indemnify and keep indemnified the EPI/Owner against all such claims, proceedings, damages, Costs, charges, and expenses whatsoever in respect thereof or in relation thereto.

22.9 Contractor shall ensure that all the Contractors co-operate and coordinate with each other and with all agencies / technicians /professionals working at the Construction Site.

22.10 Contractor shall ensure that all the Contractors provide all the necessary guidance, supervision, advice and support as may be necessary for the execution and completion of the Project.

22.11 Contractor under the instructions from the EPI/Owner may direct any Contractors to remove any person employed by such Contractors for execution of the Project, who in the opinion of the EPI/Owner: persists in any misconduct, is incompetent or negligent in the performance of his duties, fails to conform with any provisions of this Tender, or persists in any conduct which is prejudicial to safety, health, or the protection of the environment.

22.12 Since it is a Lump-sum contract, the Contractor shall ensure that the Contractors carry out any specific works which are not listed in this Tender, but are incidental or otherwise essential for the execution of this contract shall be executed. No additional payment shall be made on this account.
22.13 Contractor shall ensure and comply with all the directions/ instructions issued by the EPI/Owner from time to time during the term of this Project. Non compliance of any instructions or directions by any of the Contractors shall amount to an event of default by Contractor.

22.14 It shall be the duty of the Contractor to execute the Project or any part thereof and providing allied services as per design and drawings specified by EPI and approved by the Owner.

22.15 It shall be the responsibility and liability of Contractor to complete work within the timelines agreed under this Tender.

22.16 It shall be the responsibility and liability of Contractor to ensure that electrical and fire alarms are installed as specified by the EPI/Owner.

22.17 It shall be the responsibility and liability of Contractor to check and ensure all safety norms as specified by EPI.

22.18 Contractor shall ensure that the building fire protection, electrical power, potable water and sewerage systems have been installed or modified as per the requirement of the EPI/Owner.

23.0 DURATION AND OTHER TERMS

23.1 If execution of the Project or Services is delayed or if Contractor fails to meet the timelines as stated under this Tender due to any reasons not attributable or in the control of Contractor then the same shall be promptly informed to the EPI/Owner in writing. The EPI/Owner may in its sole discretion after receiving such information give due consideration for the reason of the said delay and opt for extending any date/time line or Project milestone. Notwithstanding anything contained herein Contractor shall be liable to pay liquidated damages at the rate of 1% of the total contract value per month [or prorated per day] to the EPI/Owner for any delay caused by Contractor for the reasons solely attributable to Contractor, up to maximum 10 % of the contract value.

23.2 Further if the delay is attributable to the Contractor for the execution of the Project, contractor undertakes to pay Liquidated Damages as per the approved provisions of the contract. The amount of Liquidated Damages, penalties will be recovered/ realized from the contractor through encashment of BG, forfeiture of security or any other sum due to the contractor.

23.3 Contractor agrees that the time is the essence of this Tender and is also aware of the need / urgency of the EPI/Owner in having the Construction Site constructed in fully furnished space at the earliest within the construction timelines.

24.0 SUBCONTRACTING

Except as provided under this Tender, Contractor shall not be permitted to subcontract to third Parties, in full or in part, its obligations and rights as stated under this tender without taking the prior written permission of the EPI/Owner. Provided that it is agreed between the Parties that any such permission/sub contracting shall not absolve Contractor from its obligations, charges, liability, guarantees or warrantees etc. as stated under this Tender towards the EPI/Owner. Contractor shall be fully and solely liable and responsible for the proper and punctual fulfillment of the obligations of its Sub-Contractor just like for its own.
25.0 **LEGAL COMPLIANCES**

25.1 Notwithstanding anything contained herein, Contractor shall comply with all laws as may be required for performing this Agreement.

25.2 Notwithstanding anything contained herein, Contractor shall solely be responsible and liable for compliance with all Labour laws and laws applicable to laborers / employees / personnel working under this Agreement.

25.3 Notwithstanding anything contained herein, Contractor shall abide by all laws and restrictions applicable in respect of children, female and weaker sections of the society in respect of the laborers / workers working under this tender. No child labour or any labour in violation of applicable statute shall be employed. If female labour is engaged, Contractor shall make necessary provision for crèche, safeguarding small children and keeping them clear of the Construction Site of operations. No labour shall reside within the Construction Site. The movement of labour at the Construction Site shall be as per the safety regulations, norms and safety policies of the EPI/Owner.

25.4 Notwithstanding anything contained herein Contractor shall abide by laws relating to Minimum Wages Act / remuneration payable to the man power and shall ensure timely payment of contributions / compensations / outgoes under all labour laws including but not limited to Provident Fund, Family Pension Scheme, ESI, Gratuity, etc. in respect of the laborers / workers working under the Contract.

25.5 All disputes, charges, complaints, etc relating to the manpower working under / through the Contractors shall be properly addressed by Contractor at its own cost without any reference, recourse by and to the EPI/Owner.

25.6 Contractor shall keep the EPI/Owner always safe and indemnified against any legal actions, demand, claim, or expenses arising out of any violation of Labour Law / Statutory provision by the Contractor. The EPI/Owner has no privity of contract with any agent/contractor /labour or third party except Contractor, any claim of any labour, contractor, sub-contractor, employee, agent, licensee, supplier shall be the sole liability of Contractor and EPI/Owner is not even remotely liable in any manner.

25.7 Contractor specifically agrees that the EPI/Owner shall at its option have the right to recover / deduct / claim the amount of any contributions / dues / money if any paid by the EPI/Owner to the legal authorities in respect of laborers / manpower working under this Project.

26.0 **INDEMNIFICATION**

26.1 Contractor shall indemnify and hold the EPI/Owner harmless for any incidental special, or punitive damages whether occasioned due to breach of contract, tort (including negligence), breach of warranties, failure of essential purpose or otherwise and even if advised of the possibility of such damages, to the maximum extent permitted by applicable laws.

26.2 Contractor shall indemnify, defend and hold the EPI/Owner harmless from and against any and all liabilities connected with or arising out of:
26.3 any contribution / amounts paid under any laws, rules, regulations, demands from legal authorities in relation to laborers / man power employed / working / providing services under this tender by Contractor;

26.4 any mishap / injury / damage / loss to man power working for or through the Contractors under this project and;

26.5 any damage / loss caused to the EPI/Owner due to mishandling / act / negligence on the part of the Contractors or its/their representatives /agencies / manpower working for or through or under its/their instructions and;

26.6 any damage / loss / fault / complaint etc. in the Project arising during the guarantee / warranty period as envisaged herein above and;

26.7 any costs / legal consequences / legal actions / penalties / charges / damages as may be borne / suffered by the EPI/Owner due to non compliance / part compliance / breach of any of the legal provisions relating to laborers and / or man power including compliances and contributions under The Gratuity Act, Provident Fund, ESI/ Workmen's Compensation Act, Minimum Wages Act etc. / materials / equipments or any matter directly or indirectly related to the execution of the Project by Contractor and/or the Contractors and;

26.8 any costs / legal consequences / legal actions / penalties / charges / damages suffered by the EPI/Owner due to breach of any of the clauses of this Tender including but not limited to the Confidentiality cum Secrecy clause.

27.0 TERMINATION

27.1 In the event of the EPI/Owner being dissatisfied with the execution of the Project by the Contractors/ Agencies/ Entities appointed by Contractor, or if the Contractors/ Agencies/ Entities fail to comply with any of the terms, conditions or obligations of the Contract then the EPI/Owner shall send a written notice to Contractor informing the same.

Contractors/ Agencies/ Entities shall rectify the same within a period of 30 days or during such extended period as approved by the EPI/Owner thereafter. However, in the event, Contractors/ Agencies/ Entities fail to do so, the EPI/Owner shall have the right to terminate the Contract partly or full without giving any further notices in this regard and get the work executed at the risk and cost of Contractor.

27.2 In the event of failure/delay on the part of Contractors in executing the Project/Work, EPI shall arrange to get the works completed at the risk and cost of the Contractor in accordance with contract entered with the Contractor.

27.3 In case, the Owner decides to terminate EPI’s Agreement, all records including agreements with Contractors/ Agencies/ Entities pertaining to the execution of the Project/Work and accounts shall be handed over to the Owner/ Agency appointed by the Owner.

27.4 On expiry, termination, or determination of this Contract, Contractor shall ensure to remove all their property, persons, and belongings from the Owner’s Construction Site before 15 days from the date of Handover of the Construction Site to the EPI/Owner. It is clarified that the any property including without limitation to machinery equipment etc. persons, or belongings of the
27.5 Contractor hereby agrees that on expiry or termination of this Contract, shall return all documents, designs, plans, drawings, specifications, information, and property of the EPI/Owner back to the EPI/Owner without retaining any copy of the same. The Parties shall undertake joint inspection of the stock and inventory with respect to the materials. The EPI/Owner will settle the payment if any, of Contractor within 30 days from the date of handing over of the construction site to EPI/Owner. It is clarified that termination of this contract shall not absolve Contractor from its responsibility and/or liability towards the execution of the Project undertaken prior to such termination or cancellation.

27.6 Contractor shall maintain all the Guarantees & warranties as provided by Contractor under this Agreement for a period of 12 months after expiry or termination of this Agreement.

28.0 CONFIDENTIALITY

Contractor shall maintain strict confidentiality and secrecy in regard to all the plans, designs, specifications, information, documents, information, etc received from or in respect of the EPI/Owner and all such designs, specifications, information, documents, etc [hereinafter referred to as Confidential Information] shall always be owned by the Owner. Upon completion of the construction or determination of this project, Contractor shall return to the EPI/Owner all the Confidential Information, without retaining any copy of the same. The said clause of confidentiality and secrecy shall remain in force for ever.

29.0 AMENDMENT

No provision of this Tender will be amended, modified, discharged other than by the express written Agreement of the Parties hereto in writing. Any subsequent additions, modifications or deletions hereto shall be by prior written consent of all the Parties hereto and shall be annexed to this Tender by way of addendum.

30.0 CLAUSE NO.2.2.4 OF GCC STANDS MODIFIED AS UNDER:

If required, the contractor has to do site clearance, enabling works, barricading as per design approved by EPI and/or client at his own cost as per direction of Engineer-In-Charge and the contractor shall not be entitled for any extra payment whatsoever in this regard.

31.0 CLAUSE NO. 10.0 OF GCC STANDS MODIFIED AS UNDER:

As per payment terms.

32.0 MOBILIZATION ADVANCE:-

32.1 Interest bearing Mobilization Advance is applicable in this contract as per clause No. 8.0 of GCC. The recovery of Mobilization Advance shall be commenced after @ 10% work is completed and entire amount together with interest shall be recovered by the time 80% of work shall be completed.

32.2 Contractor shall instruct his banker’s to send the Bank Guarantee (BG’s), in duly approved format directly to EPI under registered post AD.
33.0 INSURANCE OF WORKS

The Insurance coverage as stipulated in General Conditions of Contract (GCC) clause no. 17, 18 and 19 shall be in the combined name of Software Technology Parks of India, EPI and the Contractor in such a manner that Owner/EPI/Contractor are covered during the period of construction of works and/or also covered during the period of defect liability for the loss or damage. All other conditions of clause 17, 18 & 19 shall remain same.

34.0 INSURANCE UNDER WORKMEN COMPENSATION ACT

The clause '18.0' at page 22 of General Conditions of Contract (GCC shall be replaced and read as under. Contractor is required to take insurance cover under the workmen compensation Act, 1923 amended from time to time from an approved insurance company and pay premium charges thereof. Wherever required by EPI/Owner the contractor shall produce the policy or the policies of Insurance and the receipt of payment of current premium. In the event of an accident, any workmen employed by the contractor for execution of the works, suffers an injury or death and is to be compensated under the provisions sub-section (1) of section 12, of the workmen's Compensation Act, 1923 by the contractor and if the contractor fails to compensate, the EPI / Owner shall be entitled to recover from the contractor the amount of the compensation so paid and, without prejudice to the rights of the EPI / Owner under section 12 sub-section (2), of the said Act. EPI / Owner shall be at liberty to recover such amount or any part thereof by deducting it from the security deposit or from any sum due to the Contractor whether under this contract or otherwise.

35.0 INDEMNITY AGAINST PATENT RIGHTS

The following Para shall be added to clause No. 20.0 of General Conditions of Contract as under: The Indemnity against Patent rights shall be in the Joint Name of Software Technology Parks of India and EPI.

36.0 LAW GOVERNING THE CONTRACT

The following para shall be added to Clause No. 24.0 of General Conditions of Contract as under:

The laws applicable to the contract shall be the laws in force in India. The courts of competent civil jurisdiction at New Delhi shall have exclusive jurisdiction for this contract.

37.0 FACILITES : GCC CLAUSE NO. 28.3 MODIFY TO THE EXTENT AS UNDER :

The contractor shall provide ‘Sign Board(s)’ as per design approved by EPI and/or Client.

38.0 SECURED ADVANCE AGAINST NON PERISHABLE MATERIAL : GCC CLAUSE NO. 35.0 STANDS DELETED & HENCE NOT APPLICABLE

39.0 PAYMENT TERMS : GCC CLAUSE NO. 37.0 MODIFIED TO THE EXTENT AS UNDER :

Ninety percent (90%) payment of certified bill on the basis of Priced BOQ shall be made to the contractor after statutory deductions and balance 10% shall be kept as retention money.
Retention money means 10% of Contract Value deducted from monthly bills and 50% of Retention Money shall be released on completion of works as per contract and balance 50% of Retention Money on expiry of defect liability period.

40.0 CLAUSE NO.69.0 OF GCC STANDS MODIFIED AS UNDER:

Since it is a lump-sump contract, hence no extra cost is applicable in this contract.

41.0 THE CLAUSE NO.72.1 OF GCC SHALL BE REPLACED AS UNDER :

The Contractor shall ensure adequate progress during the execution of work according to the detailed Bar Chart / PERT chart so that the activities are completed in the period allowed in the completion schedule as given at S. No. 42.0 of Additional Conditions of Contract (ACC). However, the Contractor shall also maintain monthly progress strictly in accordance with bar chart and / or detailed time schedule that will be worked out on the basis of completion schedule for various stages mentioned at Sl. No.42.0 of ACC. If the Contractor fails to maintain the above progress or to complete the work and clear the site on or before the contract or extended date of completion, he shall without prejudice to any other right or remedy of the EPI on account of such breach, pay as agreed compensation and not as penalty at the rate of one percent (1%) per every week of delay of the value of the work shown above if there is delay for a particular stage or the entire value of contract if the whole of the work is delayed. The total amount of compensation payable by the Contractor for delay in stage-wise completion or completion of the whole work shall not exceed 10% of the total contract value as awarded.

42.0 CLAUSE NO. 72.4.1 OF GCC STANDS MODIFIED AS UNDER:

Within 07 (Seven) days of date of Letter of Intent, the contractor shall submit a Time and Progress Chart (CPM/PERT/Quantified Bar Chart) and get it approved by the Engineer-in-Charge. The Chart shall be prepared in direct relation to the time stated in the contract documents for completion of items / scope of the works. It shall indicate the forecast (mile stones) of the dates of commencement and completion of various items trades, sections of the work and may be amended as necessary by agreement between the Engineer-in-Charge and the Contractor within the limitations of time imposed in the contract documents, to ensure good progress during the execution of the work. The physical report including photographs shall be submitted by the contractor on the prescribed format & the intervals (not later than a month) as decided by the Engineer-in-Charge. The compensation for delay as per clause 72.1 (revised as per ACC) shall be leviable at intermediate stages also, in case the required progress is not achieved to meet the time deadlines of the completion period and / or milestones of time and progress chart provided always that the total amount of compensation for delay to be paid under this condition shall not exceed 10% of the tendered value of work. In case entire work is completed within the total time period of completion or extended period of completion allowed, the compensation for delay due to not achieving progress at intermediates stage, if any, shall be refunded without any interest charges.

43.0 COMPLETION SCHEDULE

<table>
<thead>
<tr>
<th>S. No.</th>
<th>Period from the date of</th>
<th>Cumulative value</th>
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### Additional Condition of Contract

**Engineering Projects (India) Ltd.**

<table>
<thead>
<tr>
<th>No.</th>
<th>Start Description</th>
<th>as a percentage of total value of work to be completed, till the end of period specified under column no. 2</th>
<th>Description of work to be completed during the period specified under column no. 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>From the date of start up to the end of 1st month</td>
<td>15%</td>
<td>CIVIL &amp; MEP and placement of supply order</td>
</tr>
<tr>
<td>2.</td>
<td>From the date of start of 2nd month up to the end of 2nd month</td>
<td>40%</td>
<td>Modular work stations, partitions and paneling and other works. as per scope of works</td>
</tr>
<tr>
<td>3.</td>
<td>From the date of start of 3rd month up to the end of 3rd month</td>
<td>80%</td>
<td>Modular work stations, partitions and paneling, IT &amp; networking and other works as per scope of works</td>
</tr>
<tr>
<td>4.</td>
<td>From the date of start of 4th month up to the end of 4th month</td>
<td>100%</td>
<td>Final finishes, site clearing, Completion &amp; handing over including as built drawings and clearances from local authorities if any etc.</td>
</tr>
</tbody>
</table>

In case of mismatch in financial and physical progress as at col. No. 3 & 4 above at any milestone stage, the financial progress shall be considered for levy of compensation of delay, if any, under clause: 40.0 of ACC.

44.0  **ARBITRATION**: GCC Clause No. 76.0 stands deleted & hence, not applicable.

45.0  **QUALITY ASSURANCE PROGRAMME**

The following paragraph shall be added to clause no. 81.0 of General Conditions of Contract (GCC) as under:

The quality testing of materials are to be done as per the frequency of sampling & testing prescribed in relevant IS code of different items of works, all mandatory tests of materials shall be conducted at site laboratory and the tests being got conducted outside shall be got done through reputed laboratories like Regional Engineering College and IIT, Shri ram Test lab (Private Engineering College & polytechnic not allowed).

46.0  **PLANT & MACHINERY**

All plant & machinery required for execution of work shall have to be arranged by the contractor at his own cost. The contractor will not be allowed to take out equipments from the site without the written permission of Engineer-in-Charge.
Additional Condition of Contract
Engineering Projects (India) Ltd.

47.0 The final bill will be submitted by the contractor within 90 days from the date of acceptance of completion of work accompanied by the following documents:

   a) Completion certificate issued by the Engineer-in-Charge specifying the handing over of the work including list of inventories (fittings & fixtures).
   b) Computerized stage wise payment schedule.
   c) No claim certificate by the contractor.
   d) No claim certificate from the sub-agencies / vendors engaged by the contractor.
   e) ‘As built’ drawings.
   f) Periodical services and measurement books.
   g) Drawings for layout of underground cables and details showing location of sluice valves, electric cable joints etc.
   h) All operation and maintenance manuals.
   i) All statutory approvals from various state / central govt. local bodies, if required for completion & handing over of the work as included in scope of Contractor.
   j) Manufacture’s guarantee of various machines / equipments installed as part of works.

48.0 EPI is awarding this Contract on behalf of Software Technology Parks of India-New Delhi. In case M/s. EPI cease to be an agency for the project, the right and responsibility etc. of EPI in the Contract shall get transferred to STPI New Delhi or their nominated agency shall operate this Contract.

49.0 Contractor will be responsible to arrange day to day housekeeping as required at site as per instruction of Engineer in charge.

50.0 The work includes a number of specialized works to be executed as integral parts of the project by engaging specialized agencies as provided for in CPWD Works Manual 2016, to be approved by EPI/Owner.

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## GENERAL TECHNICAL SPECIFICATIONS

### S. No.

<p>| | |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td>1</td>
<td>Flooring</td>
</tr>
<tr>
<td>a)</td>
<td>Marble Flooring</td>
</tr>
<tr>
<td>Providing and laying machine cut, mirror polished Marble stone flooring, in required design (simple geometrical, abstract etc.) and in patterns in combination with Italian marble stones of different colors, shades and finished surface texture etc., in linear portions of the building, all complete as per the architectural drawings, with 18mm thick stone slab laid over 20mm (average) thick base of cement mortar 1:4 (1 cement : 4 coarse sand) laid and jointed with white cement slurry @ 4.4 kg/sqm including pointing with white cement slurry admixed with pigment to match the marbles shade including rubbing, curing and polishing etc. all complete as specified and as directed by the Engineer-in-Charge. (18mm thick Italian marble stone slab, Perlato, Rosso Verona, Fire red or Dark Emperadore etc.)</td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td>Wooden Flooring</td>
</tr>
<tr>
<td>Providing &amp; fixing 14mm thick solid natural hardwood (Junke’) flooring of approved color and species with SS Clips Include 20mm thick alkali resistant polytholyn sheet of density 28kg/m3 laid on existing floor to protect from moisture. The Job shall be completed including all hardwares, labour and melamine polish etc., as per instructions of the manufacturer and direction of the Engineer in charge</td>
<td></td>
</tr>
<tr>
<td>c)</td>
<td>Carpeting</td>
</tr>
<tr>
<td>Providing and laying Milliken modular carpet tiles of size 1mtr x 1mtr (Art media OP art design yarn) having pile thickness of 4.32mm (± 0.5mm) with total thickness including under lay as 9.4mm (± 0.5mm). The consumption of yarn shall be 915 gm/sqm. it should be CRI certified (Green Plus), this should be installed as per manufacturers specification including necessary adhesive etc., and properly brushed and cleaned surface and as per the instructions of Engineer in charge</td>
<td></td>
</tr>
<tr>
<td>d)</td>
<td>Vitrified Tile Flooring</td>
</tr>
<tr>
<td>Providing and laying vitrified floor tiles in different sizes (thickness to be specified by the manufacturer) with water absorption less than 0.08% and conforming to IS: 15622, of approved make, in all colors and shades, laid on 20mm thick cement mortar 1:4 (1 cement : 4 coarse sand), jointing with grey cement slurry @ 3.3 kg/sqm including grouting the joints with white cement and matching pigments etc. complete. (Size of tiles 1000 x 1000mm)</td>
<td></td>
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<tr>
<td>e)</td>
<td>Rubberized Flooring</td>
</tr>
<tr>
<td>Providing &amp; laying gym rubberized flooring tiles made of multi layered SBR rubber crumbs on bottom layer for better surface adhesion, bound together with high quality polyurethane based binder. The flooring shall be made of minimum 80% recycled content. the tiles should be of 22m thickness with size 495mm x 495mm and should have air pockets on bottom side for enhanced sound reduction and cushioning with minimum density of 0.98 ± 0.05 g/cm3, compressive stress (at 25% deflection) of 19 ± 2kg/cm2, force reduction of 24% ± 3% (relaxation after 30 min). when subjected to fire resistance test for cigarette burn, the tiles should not emit any smoke and should have CIT value of 20 ± 5. Tiles should be of internationally accepted standard, supported by export orders. tiles should be fixed with non corrosive rubber based adhesive as specified by manufacturer and instructions of Engineer In Charge</td>
<td></td>
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### 2 Partitions

<p>| | |</p>
<table>
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<tr>
<th></th>
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</thead>
<tbody>
<tr>
<td>a)</td>
<td>Wooden partitions with natural wood veneers and melamine polish</td>
</tr>
<tr>
<td>Providing and fixing natural wood veneer partition It includes 50x50x3mm mill finished aluminium tube frame work, covered on both sides with 10mm thick BWR ply and 4mm thick natural wood veneer of approved shade and pattern. The job shall be completed including all hardwares, natural teakwood molding where required and melamine polish on all exposed surfaces and as per directions of Engineer In Charge</td>
<td></td>
</tr>
<tr>
<td>b)</td>
<td>Frameless Toughened Glass partitions including S S Hardwares</td>
</tr>
</tbody>
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1 of 5
Providing & fixing 16mm thick Asahi/Saint Gobain toughened glass frameless partitions, having machine polished edges. It shall have SS top, bottom and locking arrangement hardwares of approved brand and design. Include door opening where necessary including SS handle of approved design and shape. The toughened glass shall have design/pattern on it Gap between two glass edge shall be filled with colorless silicon sealant. the job shall be completed including all hardwares and cleaning of glasses etc., and as per directions of Engineer In Charge

c) Lacquered glass partitions
Providing & fixing lacquered glass partition it shall be made up of 45x45x3mm thick mill finished aluminium tube covered on both sides of 12mm BWR ply with 6mm thick lacquered glass (of approved shade and pattern) on both sides. The edges of glass shall be machine polished and joined with colorless silico sealant where required. the job shall be completed including all hardwares and as per directions of Engineer In Charge

d) Paint work on all POP finished surfaces
Finishing with Deluxe Multi surface paint system for interiors and exteriors using Primer as per manufacturers specifications: (a) Two or more coats applied on walls @ 1.25 ltr/10 sqm over and including one coat of Special primer applied @ 0.75 ltr/10 sqm
Providing and applying white cement based putty of average thickness 1mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.

3 False ceiling

a) False ceiling in Clacium Silicate board
Providing 10mm thick plaster of Paris (gypsum anhydrus) ceiling up to a height of 5m above floor level, over first class kail wood strips 25x6 mm with 10mm gap in between and reinforced with rabbit wire mesh fixed to wooden frame ( frame work to be paid separately):

b) Specific design in POP
Providing and fixing false ceiling at all heights with integral densified calcium silicate reinforced with fibre and natural filler false ceiling tiles of size 595x595mm of approved texture, design and patterns having NRC (Noise reduction coefficient) of 0.50 (minimum) as per IS 8225:1987, light reflectance of 85% (minimum). non combustible as per BS:456 (part-4), fire performance as per BS: 476 (part 6 & 7), humidity resistance of 100%, thermal conductivity <0.043 W/m K as per ASTM 518:1991, in true horizontal level suspended on inter locking metal powder coated T-Grid of hot dipped galvanized iron section of 0.40mm thick on silhouette profile, rotary stitched double webbed white with 6mm reveal profile(white/black), comprising of main T- of size 15x42mm of length 3000mm, cross - T of size 15x42mm of length 1200mm and secondary intermediate cross T of size 15x42 mm of length 600mm to form grid module of size 600 x 600mm suspended from ceiling using galvanized mild steel items (galvanizing @ 80grams per sqm) i.e., 50mm long, 8mm outer diameter M-6 dash fasteners, 6mm dia fully threaded hanger rod upto 1000mm length and L-shaped level adjuster of size 85x25x2 mm, galvanized iron perimeter wall angle of size 22x19x0.40mm of length 3000mm to be fixed on periphery.

c) Glass ceiling for day lighting effect
Providing and laying glass ceiling. It shall have 50x50x3mm aluminium frame work at 450 centers on both sides covered with 12mm BWR Ply duly painted with approved colour and texture synthetic enamel paint on exposed surface. 6mm thick milky or equivalent glass shall be fixed/ hanged to the plywood at least with a gap of 12 to 15 cm to create space for electrical light to be fixed behind glass. The job is to be completed including all hardwares and with the opening mechanism of glass and lights. All as per directions of Engineer-in-Charge.

4 Wall panelling

a) Wooden wall panelling
Providing and fixing natural wood veneer paneling. It shall be made of 50x25x3mm thick mill finished aluminium tube fixed to wall covered on one face with 12mm thick BWR ply and 4mm thick natural wood veneer of approved shade and pattern. The job shall be completed with all necessary hardwares teakwood molding where necessary and melamine polish on exposed faces and as per directions of Engineer In Charge

b) Leather panelling
Providing & fixing Dark Harness leather paneling on wall with stitches on edges include 50x25x2mm mill finished aluminium tube frame work covered on one face with 12mm BWR ply 6mm thick poly foam and said leather all complete including all hardwares and finishes as per directions of Engineer in charge (Basic rate of Dark Harness Leather shall be at Rs. 2,000/- per Sqm)

c) Sound insulated fabric panelling
Providing & fixing sound insulated fabric paneling on wall Include 50x25x3mm mill finished aluminium tube frame work filled with 50mm thick glass wool of density 28kg/cum covered on one face with 12mm thick BWR ply 10mm thick poly foam and fabric with stitches etc., complete including all hardwares and finishes etc., as per the directions of Engineer in charge. (Basic rate of fabric shall be at Rs. 1600/- per metre)

d) Lacquered glass panelling
Providing and fixing lacquered glass paneling. It shall be made with 50x25x3mm thick mill finished aluminium tube fixed to wall and covered on one side with 12mm BWR ply and 6mm thick lacquered glass (of approved shade and pattern). The edges of the glass shall be machine polished and jointed with colorless silicon sealant where required. The job shall be completed including all hardwares and as per directions of Engineer In Charge

5 Storage

a) Wooden Storage
Dismantling, transporting and re-assembling to the new position from old office. It shall duly be repaired, painted/ polished as required. The job shall be completed including all hardwares, paint/ polish etc. and directions of the Engineer-in-Charge.

b) Godrej optimiser storage
Dismantling, transporting and re-assembling to the new position from old office. It shall duly be repaired, painted/ polished as required. The job shall be completed including all hardwares, paint/ polish etc. and directions of the Engineer-in-Charge.

6 Air-Conditioning

a) Ducting align with Slit grills and defusers (To be decided by each bidder based on their own design layout and tapping from existing 7 Nos. AHU’s)
Designing, providing and laying Ducts, along with air purifier in all fresh air inlets, units and supply/ return slit grills and diffusers, pantry, toilet exhaust fans, fusible link fire dampers, acoustic lining, speech privacy duct etc in the office area. There are existing 8 handling units from which the job is to be created for proper air distribution system with temperature range of 24oc ±1oc. All ducts shall be of G/I with proper insulation where required and grill/ diffusers shall be of powder coated aluminium.

7 Sanitary & Water Supply

a) Making provision for a toilet in D G Office area in terms of laying the soil/ waste pipe upto the existing main sewage line including the finishing of toilet i.e. sanitary fixtures and wall finishes etc. Providing and making a toilet in MD’s area size 10’x7’x8’ high. It shall include chasing of wall, cutouts in floor for copper water lines, soil waste pipes and laying them up to the main sewage/ sewer line. Including sanitary CP fixtures and showers etc., and chinawares of approved design of Duravit, Waterproofing of floor walls providing of wash basin counter including water heater (Geyser) Wall cladding with Vitrified Tiles and floor wash basin counter is Italian marble all complete as per design and direction of Engineer In charge (Basic cost of Vitrified tiles at Rs. 350/- Sft)

8 Lighting

a) General Lighting
Designing, providing and fixing general lighting layout with ‘Syska’ LED down lighters, recessed lights etc. to give a lighting level of 350 to 450 lux at all places in the office. The job shall be completed including all hardwares, modular switches/ sockets/ boxes 6 Amp and 16 Amp points, Raceways, DB with RCCB, Cable Tray, Earthing Stations, UPS with UPS Panel etc. of approved brand and as per directions of Engineer-in-Charge.

b) Display lighting
as above but for display lighting with proper lighting lamps.

c) Special lighting
9 Electrical & Telecommunication works
   a) Wiring and Cabling
   Designing, providing and laying Networking/ Telecommunication wiring/ Cabling in the office area with
   its termination at each seating and other required places. The wire/cable used shall be PVC insulated
   Cat-6 copper. Necessary access control to the closed cabins and main entrance / exit shall also be
   provided. The job shall be completed including all hardwares, modular switches, sockets of approved
   brand etc. and as per directions of Engineer-in-Charge.including Fixture & Instrumentsas per
   approved make.

10 Furnishings
   Roman Blinds
   Providing and fixing Hunter Douglas roller blinds catalogue no ‘Duette Powerise’ of approved colour
   and shade (on all external windows). The blinds shall be motorised with remote control. The job shall
   be completed including all hardwares and finishes etc and as per the direction of Engineer-in-Charge

11 Furniture
   a) Modular Furniture - Staff Work stations
   LINEAR WORKSTATION  Dimension: 1500mm X 750mm X 1200mm ht. Desk Base type workstation,
   having 1.5mm square section steel for high torsion, rigidity and compressive strength. Steel are
   treated with environmental friendly power coating of minimum 50 microns. Cast legs made from high
   strength and lightweight aluminium alloy grade ADC-12 with satin polished finish using die casting
   process, table top in 25mm Thk European E1 grade melamine-faced particle board with 2mm impact
   resistant PVC Edge Banding on all Exposed edges and modesty panel in 1 mm perforated metal sheet
   treated with environmental friendly power coating of minimum 50 microns. Main Screen in Tackable
   Fabric Screen / Side Screen in 9mm thick European E1 grade particle board, both side pasted with
   5mm thick durable plastic foam material made of Ethylene Vinyl Acetate (EVA) sheet, upholstered with
   fire resistance fabric, according to BS476 part 7 Class 1 standard. Screen bracket made from nylon
   for strength and wear resistance using injection moulding process with all assesseories like Name Plate,
   Sling Writing Board etc.

   MANAGER CABIN
   Main table - 1500mm L x 700mm D x 730mm ht, Side Storage - 900mm L x 450mm D x 730mm ht
   & Back Storage - 1500mm L x 450mm D x 730mm ht

   OFFICE CABIN - LAMINATE FINISH
   SIZE: As Per the Drawings  TABLE TOP : A rectangular top made of 38mm-thick Laminate.The
   edges are lipped with flat, straight massive wood profiles.

   b) Executive level work Stations
   Partition size - 2100+1800+750mm L X 1460mm ht. Thickness Outer panel 60mm & Inner 30mm Tile
   panel which are stacking system, Vertical Post: Aluminium extruded posts made from alloy grade 6063
   with a tensile 5 level of hardening. A uniformed thickness of 2mm is used on all structural elements.
   Surfaces are powder coated.Top tile 5TF : Tackable Fabric screen with accessory rail are covers with
   fire resistance fabric, according to BS476 part 7 class 1 standard. Bottom Tile 1E : Raceway cover
   below the table top with cutout provided according to sample shared CAST LEGS

   c) DIRECTOR OFFICE CABIN
   Made from high strength and lightweight aluminium alloy grade ADC-12 with satin polished finish using
die casting process & Brackets made from 1.5mm thick cold rolled steel and power coated. Side
Credenza : The structure is made out of 18mm thick melamine boards. The swing door panel are
made out of 18mm, and fitted by neccessary hardwares. Recessed handles, locking unit and unit on
levellers.Wire Management : Aluminium Trap door on work surface & Raceway cover above the table
top with cutout provided according to sample shared. Vertical trunking for running power & data cables
and table top in 25mm Thk European E1 grade melamine-faced particle board with 2mm impact
resistant PVC Edge Banding on all Exposed edges from the floor.

4 of 5
Main table - 1800mm L x 700mm D x 730mm ht
Side Storage - 900mm L x 450mm D x 730mm ht TABLE TOP : Table top made of 40mm-thick Veneer and covered with 0.6 to 0.8mm-thick natural veneer. The edges are lipped with flat, straight massive wood profiles and the edges are lipped with flat, straight massive wood profiles. UNDERSTRUCTURE : 1.5mm round tube section steel for high torsion, rigidity and compressive strength steel are treated with Supenvironmetal friendly Power Coated of minimum 50 micron. Aluminum Legs : Rectangular Falt tube Made from high strength and lightweight aluminium alloy grade ADC-12 with satin polished finish using die casting process.Side Credenza : Low-height cabinet consisting of two shelving units with wooden doors and two sides covered with a wooden top. The shelving units, sides and top are made of Veneer covered with 0.6 to 0.8mm natural veneer. The MDF thickness is 18mm for the shelving units and 40mm for the top. WIRE MANAGEMENT - Veneer trap door on wortop surface & underneath metal powder coated tray with socket plate provided with cutout according to sample shared & Vertibre vertical riser for power & data cables from the floor along with Veneer Mobile Pedestal 3 drawers : SIZE : 400W X 500D X 560H
Wooden drawer unit with three drawers and one pencil tray made of 22mm-thick Veneer covered with 0.6 to 0.8mm-thick natural veneer. The unit has built-in wood profile handles and movable castors and the drawers are equipped with Bloom runners.

Senior DIRECTOR CABIN
Main table - 2100mm L x 850mm D x 730mm ht, Side table - 1800mm L x 450mm D x 730mm ht

**d) DG Chamber Furniture**
Main table - 2400mm L x 850mm D x 730mm ht, Side table - 2000mm L x 450mm D x 730mm ht, Back Stogae - 2400mm L x 450mm D x 730mm ht A rectangular top made of 40mm-thick Veneer and covered with 0.6 to 0.8mm-thick natural veneer. The edges are lipped with flat, straight massive wood profiles & the edges are lipped with flat, straight massive wood profiles. UNDERSTRUCTURE : 1.5mm round tube section steel for high torsion, rigidity and compressive strength steel are treated with Supenvironmetal friendly Power Coated of minimum 50 micron and legs made of soft wood structure cladded in Veneer covered with 0.6 to 0.8 mm natural veneer with total thickness 40 mm. The edges are lipped with flat, straight massive wood profiles. Side & Back Credenza : Low-height cabinet consisting of two shelving units with wooden doors and two sides covered with a wooden top. The shelving units, sides and top are made of Veneer covered with 0.6 to 0.8mm natural veneer. The MDF thickness is 18mm for the shelving units and 40mm for the top. Wooden Veneer Mobile Pedestal 3 drawers : SIZE : 400W X 500D X 560H drawer unit with three drawers and one pencil tray made of 22mm-thick Veneer covered with 0.6 to 0.8mm-thick natural veneer. The unit has built-in wood profile.

**e) Furniture for VC and other Meeting Rooms**
Removing, transporting video conferencing system from old office and re-installation of the same in the new office. The job shall be completed including all hardwares, wiring, cabling etc. and as per the direction of Engineer-in-Charge.

**12 Miscellaneous items**
CCTV, P A System, Music etc. with digitization
Designing and providing of CCTV as per requirements including Dome/ Bullet Cameras the digitization system and 32" TV screens in the control room for camera viewing etc and as per the directions of Engineer-in-Charge.

**Special Notes:**
1.0 Each bidder may add or reduce items as per their own Schematic design proposal so as to plan and execute the project comprehensively fulfilling all office space requirements provided in the tender
2.0 3 best schematic designs will be shortlisted for next stage where these bidders shall be asked to detail out their design proposals and submited the same along with cost estimates for overall execution of the project