



THE ORIENTAL INSURANCE COLIMITED
Mumbai Regional Office No 1
"Oriental House"
2nd floor, 7, J. T. Road,
Mumbai – 400 020
Tel No. 22820369
CIN – U66010DL1947GO1007158

**TENDER FOR THE PROPOSED
FURNITURE , CIVIL & ELECTRICAL WORK**
IN FLAT NO. 4 OF IMM BUILDING, OPP. REGAL CINEMA, COLABA, MUMBAI

FOR THE ORIENTAL INSURANCE CO.LTD.MRO 1 ,
ORIENTAL HOUSE, 2ND FLOOR,
7,J.TATA ROAD, CHURCHGATE, MUMBAI.

: PART-I :
: TECHNICAL BID :
: Envelope No. I:

ARCHITECT : **RASHMIN BHANDARE**
Shanta Kunj, D.S.Babrekar Marg,
Gokhale Road (North), Dadar,
Mumbai-400028.
Tel : 9892067458

Date of Pre Bid Meeting : 29/02/2016 at 3.00 p.m.

Date of Tender Submission : 08/03/2016 before 3.00 p.m.

Earnest Money Deposit (E.M.D.) : Rs.41,000/- (Favouring The Oriental Insurance Co.Ltd.)
Tender Fee : Rs.1500/- (Favouring The Oriental Insurance Co.Ltd.)

Total No. of pages : Technical Bid : 27 Nos

: 1:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

PROPOSED FURNITURE ,CIVIL & ELECTRICAL WORK IN FLAT NO.4 OF IMM BUILDING,COLABA, MUMBAI.

: Appendix Showing the Important Schedules :

- 1.Date of commencement of Work : 10 days after issue of work order / tender acceptance or handing over site whichever is later.
2. Date of completion of Work : 5 weeks from date of commencement.
3. Earnest Money deposit : ..Rs. 41,000/- to be paid along with the Tender
4. Security Deposit : ..Rs 82,000/- (includes Earnest Money Deposit)
5. Defect Liability period : 12 months after completion of work,
5. Retention Percentage : 10% of cost of the works executed + Security Deposit
6. Refund of Retention Money : To be refunded to the contractor thirty days after the end of Defects Liability period.
7. Penalty for delay in work (Liquidated Damages) : Rs. 1000/- per day subject to max. 10% of the in Completion of work contract amount.
8. Minimum Value of work for Interim Bills. : Rs. 10,00,000/- (RUPEES TEN LACS ONLY)
9. Deviation limit : 20 %
10. Period for honoring Interim Certificate : Within 15 days of issue of Certificate from Architect
11. Period of Final Measurement : 15 days after virtual completion of work
- 12.Period of honoring Final Certificate : 30 days from the date of issue of Certificate
13. Income Tax deduction : At prevailing rate from each bill
14. Tender validity period : 6 Months from the date of work order.

: 2:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

PROPOSED FURNITURE ,CIVIL & ELECTRICAL WORK IN FLAT NO.4, OF IMM BUILDING,COLABA, MUMBAI.

: IMPORTANT :

The Contractor should satisfy himself that no paper or document from this Sealed Document is missing while submitting this tender consisting of 1 to 27 pages

Tender issued to

.....
.....
.....

Issued by :

The Dy.General Manager
The Oriental Insurance Co.Ltd. MRO1,
Oriental House,2nd Floor,
7,J.Tata Road,
Churchgate,
Mumbai.

....3....

Seal & Signature of the contractor

Rashmin Bhandare
Architect

.. NOTICE INVITING THE TENDER ...

ESTIMATED VALUE OF WORKS : 16.07 Lacs

We herewith request you to please quote the competitive rates for the above work.

Tender Form can be downloaded from the Company's website: www.orientalinsurance.org.in Those contractors who download the Technical & Financial Bid from Company's web site should remit Tender Fee of **Rs.1500/- by D.D** favouring **THE ORIENTAL INSURANCE COMPANY LIMITED** alongwith the EMD. **Your tender shall reach to COMPANY'S office not later than 3.00 p.m. on 08 /03/ 2016 along with Earnest Money Deposit(E.M.D.) of Rs.41,000/- by way of Demand Draft (NO CHEQUE IS ACCEPTED) favouring The Oriental Insurance Co. Ltd. (payable at Mumbai only)** for proper execution of contract. The earnest money deposit will not bear any interest. The earnest money deposit will be forfeited in the event of any evasion refusal or delay in the part of the tenderer to sign and execute the contract on acceptance of his tender. The money deposit without any interest will be returned to the tenderer whose tenders are not accepted. We are enclosing herewith the tender document. You shall please base your rates after verifying the site conditions etc.

Earnest money converted into security deposit if tender is accepted. The security deposit will form the part of the performance guarantee, which shall not bear any interest. The amount will be refunded to you on completion of the defects liability period. The entire job is to be completed within 16 weeks from the date of work order.

Tenders are invited into two bid system i.e. "Technical bid" and "Financial bid".

The tender should be submitted in the following manner and shall contain detailed documents as listed below **Envelope no. 1 Part I** (Technical Bid) General Conditions of Contract, Appendix , Non Relationship certificate & E.M.D.of Rs.41,000/-

Envelope no. 2 Part II (Financial Bid) – Specifications ,Schedule of quantities.

The "Financial bid" shall be contained in a closed sealed envelope no. 2 superscribed as "**Financial bid**". The financial bid shall contain (**Schedule of Quantities**) duly filled in by the intending tenderers. This shall form the part of the agreement.

Envelope no. 3

Both the sealed envelopes of "technical bid" and "financial bid" should be kept in this third envelope and the sealed envelope superscribed with the name of work on the top of envelope PROJECT for Furniture, Civil & Electrical works in Flat No.4 of IMM Building, Colaba., Mumbai and shall be deposited in the sealed tender box at Estate Dept , The Oriental Insurance Company Ltd.Mumbai Regional Office No.1, Oriental House,2nd Floor, 7,J.Tata Road, Churchgate, Mumbai. Mumbai **on or before 08 /03/ 2016 not later than 3.00 pm**. The tender received in any manner other than prescribed above shall be summarily rejected. The company will not accept any responsibility for the tender lost in transit. The tenderer's are advised to visit, inspect Carefully the site.

At first instance technical bid shall be opened . The technical bid will then be evaluated on the basis of documents/information furnished as also if necessary, after physical examination of the tenderers office/workshop & projects successfully executed by them. The criteria followed by the company will be at its sole discretion and will not be open to question. The contractors who shall qualify in the technical bid will only be eligible for the opening of their financial bid Date of which shall be intimated to all technically qualified bidders.

....4.....

Seal & Signature of the contractor

Rashmin Bhandare
Architect

Kindly note that

- a) Unsealed Technical Bid & Financial Bids will not be accepted.
- b) Any Tender received in any manner other than prescribed above shall be summarily rejected.
- c) Any Tender after the due date & time shall not be considered.
- d) E.M.D. will be refunded without any interest to all unsuccessful tenderers after award of the work subject to the relevant provisions in the tender documents.
- e) Any false information furnished by the contractor shall lead to the forfeiture of the earnest money.
- f) Canvassing whether directly or indirectly in connection with the tender is strictly prohibited and the tenders submitted by the contractors who resort to canvassing in any form would be liable to rejection.
- g) The tenderer shall unconditionally accept terms & conditions of the company. Conditional offer shall be summarily rejected.
- h) IF THERE IS ANY TOTALING ERROR OR ANY ITEM IS LEFT OUT TO QUOTE ENTIRE TENDER WILL BE REJECTED WITHOUT ASSIGNING ANY REASON THEREOF.**

THE ORIENTAL INSURANCE CO. LTD. RESERVES THE RIGHT TO ACCEPT ANY, IN PART OR IN FULL OR REJECT ALL TENDERS WITHOUT ASSIGNING ANY REASON THEREOF.

The rates mentioned in the tender are inclusive of **All duties / taxes / levies / octroi / transport / VAT/ Service Tax / charges etc.** and shall remain firm till the entire completion of the work, no escalation in price will be payable for what - so ever reason.

Tender notice shall form the part of the contract.

Thanking you

Yours faithfully,

Encl : as above.

...5...

Seal & Signature of the contractor

Rashmin Bhandare
Architect

PROPOSED FURNITURE ,CIVIL & ELECTRICAL WORK IN FLAT NO.4 OF IMM BUILDING,COLABA, MUMBAI.

: PART - I : : TECHNICAL BID :

: Envelope No.I : TECHNICAL BID :

Date of Pre Bid Meeting : 29/02/2016 at 3.00 p.m.

Date of Tender Submission : 08 /03 / 2016 before 3.00 p.m.

ARCHITECT : **RASHMIN BHANDARE**
Shanta Kunj, D.S.Babrekar Marg,
Gokhale Road (North), Dadar,
Mumbai-400028.
Tel : 9892067458

Total No.of pages : Technical Bid : 27 Nos

....6..

Seal & Signature of the contractor

Rashmin Bhandare
Architect

FORMAT TO BE FILLED UP, SIGNED BY THE AUTHORIZED SIGNATORY AND SUBMITTED TO THE ORIENTAL INSURANCE CO.LTD.MRO 1 IN SEALED COVER SUPERSCRIBING THE NATURE OF WORK AS TENDER FOR FURNITURE ,CIVIL & ELECTRICAL WORK IN FLAT NO.4 OF IMM BUILDING ALONG WITH E.M.D.OF RS.41,000/- FAVOURING THE ORIENTAL INSURANCE CO.LTD. and also TENDER FEE DD OF RS.1500/- SEPERATELY

The intending contractors should submit the following details in the technical bid duly contained in closed sealed Envelope no. 1 superscribed as "Technical bid":

1. Name of the organization :
2. Address of the Office with Tel / Email / Fax
3. Year of establishment :
4. Status of firm (whether company / firm/ proprietary) :
5. Copy of Permanent Account No (PAN) : (Submit copy of Latest IT Return Chalan)
6. Copy of Registration with Work contract Tax Dept.
VAT / TIN / Service Tax No.
(Submit copy of Latest VAT & ST Return Chalan with Registration Certificate from Sales Tax Dept.)
7. Average Annual Financial Turn over. Balance sheet duly certified by the Chartered Accountant shall be submitted for the last 3 Financial years ending 31st March of the previous year. The turn over should be at least 30% of the estimated cost of the Proposed Project.
(Submit copy of Latest IT Return Chalans for last 3 years , Proffit & Loss Account and Certificate from C.A. for Turn Over of last 3 years)
8. Name & address of Bankers :
Proof of Financial capacity (Proof from bankers for execution of the projects within a period of 5 weeks)
- 9) **Relationship with the Employees** :A Non-relationship Certificate is required to be submitted as per the following format alongwith the Technical Bid. The Estate Dept of MRO 1 (OICL) will debar the parties from tendering having relatives working in **THE ORIENTAL INSURANCE CO.LTD.** in any capacity.: **Participation of near relatives of Employees in the tender / execution of works:**

I / We / Our organization
including our Partners / Share holders / Directors hereby certify that none of my / our relative (s)
is / are employed in **THE ORIENTAL INSURANCE CO.LTD .**
In case at any stage if it is found that the information given by me /us is false/ incorrect .
THE ORIENTAL INSURANCE CO.LTD .shall have the absolute right to take any action
as deemed fit without any prior intimation to me /us.

...7....

Seal & Signature of the contractor

Rashmin Bhandare
Architect

10) **Completion certificate of successful completion of similar works** from the client shall be submitted. The works executed during last 3 years ending last day of month previous to the one in which applications are invited should be either of the following.

- a.) One similar completed works costing not less than the amount equal to 80% of the estimated cost
i.e.(Rs,12.86 Lacs) **OR**
- b.) Two similar completed works costing not less than the amount equal to 50% of the estimated cost.
i.e.(Rs.8 .04 Lacs) **OR**
- c) Three similar completed works costing not less than the amount equal to 40% of the estimated cost.
i.e. (Rs.6.42 Lacs)

DEFINITION OF "SIMILAR WORK" means FURNITURE ,CIVIL & ELECTRICAL WORK ONLY

11) **Latest Workman's Insurance Policy Number with copy thereof**

12). **Details of projects in hand with names of the clients, address & phone nos.**

13).**Earnest money of Rs. 41000/- (FORTY ONE THOUSAND ONLY /-)** In the form of Demand Draft from a bank in favour of "**The Oriental Insurance Co. Ltd.**". payable at Mumbai The Earnest Money will be refunded without any interest to all the unsuccessful tenderers after the award of the work subject to the relevant provisions in the tender documents. Any false information furnished by the contractor shall lead to the forfeiture of the earnest money.

Note :

- 1) Submit the relevant papers in order
- 2) Please ensure that all relevant papers are attached separately along with this format
- 3) Incomplete format will be rejected
- 4) Contractor will be liable for Rejection /Disqualification / Termination of the contract if found having given the false information at any stage of selection / execution of work etc. Company reserves the right to reject any contractor without giving any reason.
- 5.) Any concealment of fact or misrepresentation will make the Technical Bid VOID.
- 6) Before commencement of the work the following undertaking to be submitted by the contractor on letterhead I / We / Our organization
including our Partners / Share holders / Directors hereby certify that our Company is not blacklisted by any Public Sector Undertaking and / or having dispute with any Public Sector Undertaking In case at any stage if it is found that the information given by me /us is false/ incorrect .
THE OREINTAL INSURANCE CO.LTD. .shall have the absolute right to take any action as deemed fit without any prior intimation to me /us

....8....

Seal & Signature of the contractor

Rashmin Bhandare
Architect

: CONTRACTOR' S LETTER :

Date:

SUB: TENDER FOR PROPOSED FURNITURE ,CIVIL & ELECTRICAL WORK IN FLAT NO.4, OF IMM BUILDING,COLABA, MUMBAI.

Dear Sir,

This has reference to the invitation for the tender of the above work. We are interested to carry out the work as contractors and offer herewith to execute the work under contract at the rates mentioned in the schedule of quantities hereinafter . We have quoted the rates on verifying the site conditions.

I/We have examined , studied and read all the specifications & conditions in detail . We have also read all the tender papers and hereby agree to carry out to work accordingly . **We also enclose D.D. of Rs 41,000/- (Rupees Fourty one Thousand only)) as E.M.D.and Rs.1500/- (Rupees One Thousand Five Hundred only) as Tender Fee favouring THE ORIENTAL INSURANCE CO.LTD. payable at Mumbai only.**

I/We also assure you and agree to carry out execute , finish the entire job **WITHIN 5 WEEKS** from the date of commencement of work. Further we also agree to start the work **within Immediately** of the issue of letter of intent / work order.

Thanking you & assuring you of our best services .

Yours faithfully ,

Signature of the contractor.

Seal & Address

Date.

: 9 :

: GENERAL CONDITIONS OF CONTRACT :

1. Contractor shall fill the tender in English .
2. They shall inspect the site in advance and ascertain themselves with all the rules and regulations of the premises with regard stair-cases , entrances etc .
3. Contractor shall carry out the work strictly as per the plans and drawings and as per the specifications and instructions .
4. The site shall be kept neat and clear of debris , saw dust nails, creams , plaster of paris broken tiles shall be removed from site after the work is over and the premises shall be available absolutely clean.
5. The work of Electrical Installations, water supply & other related civil works shall be carried out simultaneously and co-ordinated properly by the contractor , and through experts licensed personal .
6. All quantities are probable quantities and subject to revision , subtraction , addition or omission as per the choice of the owners and no extra claim will be entertained . On account of addition , omission , subtraction and /or revision . The payment shall be made on actually executed quantities for the respective items .
7. The contractor shall be responsible for the injury to their workmen and damages to the entire property / adjoining properties etc. And the contractor shall insure their All workmen according to the " Workmen's Compensation Act" and comply with E.S.I.C. Act or any other acts related to labourers as applicable in India.
8. The rate quoted for various items , shall include all the taxes ,such as works contract tax general tax , octroi , royalties ,duties , transport charges ,that are applicable on any item and the quoted rates shall be final price for individual item and shall be firm through out the duration of the contract .
9. The contractor shall give guarantee for the work executed and shall be responsible for the defects occurred during the period of 12 months after the completion and shall rectify the same at his own cost . The deposit will be returned to him on completion to the fullest satisfaction of the Architect .
10. The extra items rates shall be finalized with the Architect in advance and shall be based on the rates quoted already. The final decision regarding the extra item rates will be with be with architects and shall be binding on both the parties.
11. Work shall be carried out under the supervision and direction of appointed Architect.
12. The Architect or his authorized representative shall have access to the site of the successful tenderer during the execution of the entire work etc. so as to ensure themselves of the quality of material and workmanship .
13. In case of non-completion of work within the stipulated time and such extended time as may be agreed upon by the owner in writing in advance , contractor will be liable for penalty @ Rs .1000/-per day for the delayed period .
14. The retention amount at 10 % will be deducted from every bill and will be returned to his on completion AFTER DEFECT LIABILITY PERIOD OF 12 MONTHS as certified by the Architect.

: 10:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

15. The item rate specifications are indicative , the contractor will have to carry out the work in accordance with the drawings technical specifications / or other conditions laid down in the tender documents and to the full satisfaction of the Architect & owner .

16. The total of the alternate items and items included for rate purpose only are not to be included in the summary above .

17. SALE TAX / VAT/ SERVICETAX/ OCTROI / TRANSPORT and other Relevant Taxes , wherever applicable shall be included in the tender rate of the item quoted

18. The Contract is neither a fixed lump sum contract , nor a piece work contract , but it is a contract to carry out the work in respect of the entire work to be paid for , according to actual measurement taken at site and the tender rates contained in the Schedule of Rates and Probable Quantities .

19. The Contractor whose tender is accepted shall enter into a regular Contract Agreement with the Owner embodying these conditions ,in addition to the tender documents with Schedule of Rates and probable quantities and specifications .

20. The Contractor must obtain for himself on his own responsibility for taking all relevant permissions from B.M.C. (Mumbai Municipal Corporation) , Heritage Committee or any other STATUTORY AUTHORITY at his own expenses. Also all the information which may be necessary for the purpose of completing a tender and for entering into a contract and must examine the drawings and must consider and inspect the site of work and acquaint himself with all local condition , means of access to the work nature of the work and all matters appertaining thereto . No allowance shall be made to him for lack of full knowledge of the conditions .

ITEM NO.20 ABOVE MEANS THAT LIAISONING WORK AT CONTRACTOR'S COST FOR TAKING NECESSARY PERMISSION FROM :

- a) Asst. Engineer (Bldg. & factories) B.M.C. A ward regarding civil work with addition & alterations. So also furniture work.
- b) B.M.C. ward Hydraulic dept. water & sanitary works .
- c) B.M.C. ward Malaria dept. for erection of Sintex water tank.
- d) Higher capacity meter from B.E.S.T. also carrying out other formalities.
- e) Other local authorities.
- f) Stability certificate from structural Engineer

PLEASE ALSO NOTE THAT NO EXTRA ALLOWANCE SHALL BE MADE TO THE CONTRACTOR FOR LACK OF FULL KNOWLEDGE OF THE CONDITIONS. ONLY OFFICIAL RECEIPT PAYMENTS WILL BE MADE BY THE ORIENTAL INSURANCE CO.LTD. ALSO WRITTEN PERMISSIONS ARE REQUIRED BEFORE COMMENCEMENT OF THE WORK

21. The Architects and Designers reserve to themselves the right of altering nature of work or adding to or omitting any items of work or having portions of the same carried out without prejudice to the contract .

22. The calculations made by the tenderer should be based upon the probable quantities of the several items of work furnished for the tenderer s convenience in the Schedule of Quantities , but it must be clearly understood that the contract is not a lumpsum contract that neither the probable quantities ,nor the value of the individual items nor the aggregate value of the entire tender will form part of the contract and that the owner does not in any way assure the tenderer or guarantee that the said probable quantities are correct or that the work would correspond thereto .

: 11:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

23. The contractor shall submit the bills for payments along with detailed statement showing the actual works carried out under different heads .Minimum value of the work for interim payment shall be **Rs. 10,000,00/- (Rupees Ten Lacs only)** All quantities in the bill should be in cumulative. All measurements should be in order of tender sequence.

24.The contractor shall have a competent supervisor on the site all the time.

25.The contractor and his authorized representative will attend all the meeting with the owners whenever called for and the decision taken in the meeting will be binding on the contractor.

26. The Schedule of Quantities is liable to alterations by omission deductions or additions at the discretion of the Architect . Each item shall contain not only the rates but also the value of each item of work entered in a separate column and all the items should be totaled up in order to show the aggregate value of the entire tender. All corrections in the tender scheduled shall be duly attested by the dated initials of the tenderer .Corrections which are not attested entail the rejection of the tender .

27. The Contractor has to make his own arrangement for purchase of all materials including cement .The owners will not be responsible for making any arrangement for procuring these materials.

28.Time shall be considered as the essence of this contract and the Contractor hereby agree to commence the work soon after the Contract is signed and to complete the entire work within stipulated period .

29.The contractor will not be paid any advance against the material brought at site.

30.No escalation in the rates will be allowed under any circumstances, time should be considered as essence of the contract.

31.No accommodation for the labourers will be allowed within / outside the building compound.

32.Execution of extra items shall be carried out prior to approval of Rate with rate analysis
From the owner / Architect on the basis of the following guidelines:
Actual cost of material + Actual cost of labour + 20% as overheads & profit.

33.MR. RASHMIN BHANDARE is the Architect for this entire project. The Contractor has to take approval of SAMPLE & MAKE from him and complete the entire civil repair & water supply work to the ENTIRE SATISFACTION OF ARCHITECT.

34. The contractor at his own cost shall take out Contractor's All Risk Insurance including Third party insurance from an approved Insurance Company in the joint names of THE ORIENTAL INSURANCE CO.LTD. & the contractor for the execution of the said works up to the end of the DEFECTS LIABILITY PERIOD. The policies with receipts in respect of premium paid shall be deposited with the Company. If the contractor fails to do so the OICL may itself insure the same and deduct the sum from the contractor's bill.

: 12:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

35. The Award of Contract or the Rejection of contract will be made during the Tender validity period stated in the Appendix.
- a. After all contract formalities are satisfied and the work order is issued, the successful tenderer shall execute the contract agreement within the time stated in the conditions. The contract agreement shall be executed in the form stipulated by the owner.
 - b. If the Tenderer receiving the Notice of Award fails or refuses the Contract Agreement within the stated time limit or fails or refuses to furnish bond as required herein, the Owner may cancel his award and the Tender security deposit will be forfeited.
 - c. A council, partnership or other consortium acting as the Tenderer and receiving the Award shall furnish the evidence of its existence and evidence that the office signing the contract agreement and bonds for the Council partnership or other consortium acting as Tenderer is duly authorized to do so. No extra shall be paid for any minor alterations made in specification while the work is in progress.
36. Contractor shall be given electricity free of cost at one point. The contractor has to make his own arrangement for taking it up to using place at his own expenses.
37. Water shall be provided by the owner in emergency only. However the contractor shall make his own arrangement for supply of water for civil repair works by erection of Sintex Tank. Water connections for repair works from B.M.C. or tanker water with Malaria Dept. permission shall be arranged by the contractor at his own cost. Sample test to be carried out at contractor's cost.
- 38 While carrying out waterproofing of overhead water storage tank alternative arrangement to be made with all necessary temporary plumbing connections for the supply of water to ALL FLOORS during the entire work schedule.
39. The contractor is responsible for all the materials on site (finished or unfinished). Any loss or damage cause to the materials incidental or otherwise shall be borne by the contractor.
40. The contractor shall make adequate arrangement of watchman to protect the materials brought by the contractor at site and ensure the safety ,breakage and theft of materials fixed or unfixed by him.
41. In case of non completion or delay in completion of the work or removal of defects in time. The owner shall be free to appoint another agency to get the job done at the contractor's risk & cost.
42. The contractor shall give proper instructions and understanding to their workmen to behave properly with other labourers / staffs working in the premises in order to seek their co- operation without disturbing each other while carrying out the work.

: 13:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

43. VALIDITY OF THE RATES QUOTED IN THE TENDER IS 6 MONTHS FROM THE DATE OF WORK ORDER TO THE CONTRACTOR. In the case of stoppage of work due to circumstances beyond the clients control such as war, riot, emergencies, forced majors or natural calamities etc. The contractor shall be liable to commence the remaining portion of the work immediately on receiving the instructions for commencement of work without claiming any extra amount or increase the tender rates. This is applicable for the period of 6 months from the date of work order issued to the contractor.

44. The contractor shall use bamboo / metal scaffolding for the said work and jute or plastic sheets for covering purposes.

45. Any concealed work will be required to be inspected by Architect / Engineer or his representative , before it is to be covered and contractor shall give sufficient notice to inspect such works. However , if contractor or his man cover up the work before inspection of Architect / Engineer or his representative , the same will be needed to be exposed by the contractor at his own risk if so demanded by Architect / Engineer or his representative.

46. Any of the skilled or unskilled workers at site found not up to the standard or undesirable will be required to be forthwith removed by the contractor.

47. For working beyond normal working hours of 9a.m. to 6 p.m. owners permission will be necessary.

48. If for any reasons the contractor suspends the work for a period more than two weeks, then the Owner and Architect can terminate the contract unconditionally. The responsibility in such case for the loss , damage , liquidated damages etc. to the Company will be solely on the shoulders of the contractors i.e. The Company will carry out the remaining works at the risk and cost of the contractor.

49. Income tax will be deducted at source (T.D.S.) from each bills.

50 Principal here means The Oriental Insurance Co.Ltd.. and Architect here means Mr. Rashmin Bhandare

51. Material and mix test for quality and strength will be required to be done by the contractor as and when required and the cost of the same will be bore by the contractor.

: 14:

Seal & Signature of the contractor

4.0 SPECIAL CONDITIONS OF CONTRACT :

The following clauses be considered as in extension and not in limitation of the obligation of the contractor.

4.1.0 **Tender Stipulations :**

4.1.1 Sealed tenders should be addressed to the owner : The Dy.General Manager, The Oriental Insurance Co.Ltd., M.R.O.1 , Oriental House,2nd Floor, 7,J.Tata Road, Churchgate, Mumbai.
and sent to the office of the Owners.

4.1.2 No tender will be received later than at 3.00 p.m. on / /2016

4.1.3 Tenders will be opened in presence of the Contractors.

4.1.4 The tender shall remain valid for acceptance by the Owners for a period of 6 months from the date of opening of the tender which period may be extended by mutual agreement and the tenderer shall not cancel or withdraw the tender during this period.

4.1.5 Tender documents are required to be signed by the person or persons submitting the tender on token of his / their having acquainted himself / themselves with all conditions and stipulations of tender as laid down. Tender with any of the documents not signed will be rejected. certified copies of registration certificates, partnership deed and power of attorney will have to be furnished when the tender is to be considered for acceptance.

4.1.6 The tenderer shall not make any alteration or amendments in the scope of works, specifications and descriptions as incorporated in these tender documents. Tenders, which propose such alteration/s addition/s and/or propose any sort of conditions, will be liable for rejection.

The tenderers are not expected to include any conditions contrary to tender provisions. However, if it is necessary to include certain conditions, the same should be submitted in a separate sealed cover. No conditions etc. should be put in envelope containing price tender. The covers should be suitably super scribed indicating the containing the contents.

4.1.7 The tender must be filled in English and all entries must be made by hand and written in ink. If any of the documents are missing or unsigned, the tender will be considered invalid.

Initials of the tenderer must attest all erasures and alterations made while fillings the tender. Over writing of figures is not permitted, failure to comply with any of these conditions will render the tender void. No advice of any change in rate or conditions after the openings of the tender will be entertained.

4.1.8 The Owners do not bind themselves to accept the lowest or any tender and reserve to themselves the right to accept or to reject any or all the tenders, either in whole or in part without assigning any reasons for doing so.

Rashmin Bhandare
Architect

- 4.1.9 The tenderer must obtain for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of submitting the tender and for entering in the contract, and must examine the work and acquaint himself with all local condition means of access to the work, nature of the work and all matters appertaining thereto. The description of all items of work shall be deemed to contain all details of carrying them out in the context of this tender and no extra claim will be acceptable and paid.
- 4.1.10 Every tenderer shall furnish along with his tender Latest income tax clearance certificate and information regarding the Income Tax Circle/ward/district in which he is assessed for Income Tax.
- 4.1.11 All drawings and copies of tender documents shall be returned to the architects if the tender is not submitted. In case tender is submitted, the drawings and the balance copies of tender, if any, shall be returned to the Architects.
- 4.1.12 The tenderer shall quote his most competitive rates against all the items of work of the schedule of probable quantities and rates. In case, the amount shown in the last column as stated by the tenderer differs from the product of the quantity and rates filled in, the amount that may work out as based on the rates will be taken as correct.
- 4.1.13 The tenderer before quoting his rates shall take due cognizance of the relevant costs of simultaneously working several agencies at the sites, the extent of interference in his work under execution, the execution, phasing programming and providing of facilities such as scaffolding working and include the same in his rates and no extra on such amount shall be payable to the employer.

4.2.0 Contractual :

- 4.2.1 The contract document shall consist of the Articles of Agreement, General Conditions of Contract, Special Conditions of Contract, Preliminaries, General Specifications, Special Specifications if any, Bill of Quantities, Letters of Guarantee along with (where applicable) the Tender Notice, Letter Submitting Tender, it's annexure, etc. including all modifications thereof as incorporated in the document before the execution and the Contract Drawings prepared and instructions given by the architect from time to time. These form the Contract. The contract document is complementary. What is called for in any one shall be as binding as if called for by all.
- 4.2.2 (a) The Owner (Employer) : **The Oriental Insurance Co. Ltd.**, M.R.O.1, Oriental House, 2nd Floor, 7,J.Tata Road, Chuhgate, Mumbai.
(b) The Contractor/The successful tenderer : _____
(c) The Architect : **Rashmin Bhandare**, Shanta Kunj, D.S.Babrekar Marg, Gokhale Road (North),Dadar, Mumbai - 400028.
Are those mentioned such as in the agreement and shall include their legal representatives, assigns or successor. They are treated throughout the contract document as if each were of the singular number and masculine gender.

Rashmin Bhandare
Architect

- 4.2.3 Within **fourteen** days of the receipt of intimation from the Architects / Owners of the acceptance of his/their tender, the successful tenderer shall be bound to implement the contract by signing an agreement, but the written acceptance by the Owners/Architects of the tenders will constitute a binding agreement between owners and the person so tendering whether such formal contract is/is not subsequently entered into.
The successful tenderer shall not wait for the agreement to be prepared and signed for compliance of conditions mentioned elsewhere in this tender. Non-compliance of any of the terms for will not be acceptable.
- 4.2.4 Date of commencement/Completion :
The Contractor shall be allowed admittance to the site on/from the "Date of Commencement" which shall be Immediately from issue of intimation of acceptance of the tender. He shall thereupon and forthwith begin the works and shall regularly proceed with and complete the same on or before the "Date of Completion" which shall **5 calender weeks** form the date of commencement.
- 4.2.5 The successful tenderer is bound to carry out any items of work necessary for the completion of the job, if instructed by the architects, even if such items are not included in this tender/contract. The Architects will issue instructions in writing, in respect of such additional items and their quantities.
- 4.2.6 (a) The Contractor shall fulfill the requirements of the EMPLOYEES STATE INSURANCE ACT, 1948, applicable to all states, towards their employees and keep all the required record regarding the same for inspection by the Authorities Concerned at any time. The Contractor shall indemnify Owners / Architects, any claim or legal action arising out of the said Act due to the failure of non-compliance of the provisions of the said Act and the penalty of any other amount levied by the authorities, shall be recoverable from the payments due to the Contractor,
- (b) The Contractor shall comply with the provisions of the APPRENTICES ACT, 1961, and the Rules & Order issued there under from time to time. Failure to do so will be in a breach of the Contract and the Architects/Owners may in his discretion cancel the Contract. The Contractor shall also be liable for any pecuniary or other liabilities arising on account of any violation by him of the provision of the Act.
- 4.2.8 Contractor to Conform to Local Regulations :
The Contractor shall conform to the provisions of any Act of the Legislature relating to the works, and to the Regulation relating to the works, and to the Regulations and Bye-laws of any Authority, and of other Companies and/or Authority with whose systems the structure is proposed to be connected.

The Contractor shall bring to the attention of the Architect all notices required by the said Acts, Regulations or Bye-laws to be given to any Authority and pay to such Authority, or to any Public Office all fees that may be properly chargeable in respect of the works, and lodge the receipt with the owners.

The contractor shall pay and indemnify the Owner against liability in respect of any fees or charges (including any rates and taxes) legally demandable under any act of parliament/state legislature, instrument, rule or order or any regulation or byelaw or any local authority in respect of the work.

The Contractor shall indemnify the owners against all claims in respect of patent rights, and shall defend all actions arising from such claims, and shall himself pay all royalties, license fees, damages, cost and charges of all any every sort that may be legally incurred in respect thereof.

Rashmin Bhandare
Architect

4.2.9 Contractor responsible for bad work :

The Contractor shall set out the works and shall be responsible for the true and perfect setting out of the same and for the correctness of the positions, levels, dimensions and alignment of all parts thereof. If at any time any error in this respect shall appear during the progress of the works or within the defect liability period from the completion of the works, the Contractor shall at his own expense rectify such error to the satisfaction of the Architect.

4.2.10 Contractor liable for Damage done :

The Contractor shall be responsible for all injury to persons, animals or things, and for all structural and decorative damage to property which may arise from the operation or neglect of himself or of any of his employees, whether such injury or damage arise from carelessness, accident or any other cause whatever in any way connected with the carrying out of the Contract. This shall be held to include, inter alia, any damage to building, whether immediately adjacent or otherwise, and any damage to roads, streets, foot-paths, bridges or ways as well as all damage caused to the buildings and works. The Contractor shall indemnify the Owner and the architect and hold him harmless in respect of all and any expenses arising from any such injury or damage to persons and/or property as aforesaid and also in respect of any claim made in respect of injury or damage under any Acts of Government or otherwise and also in respect of any Award of compensation of damages consequent upon such claim.

The Contractor shall indemnify the Owner and the architect against all claims which may be made against one or both by any member of the public or other third party in respect of anything which may arise in respect of the works or in consequence thereof and shall at his own expense arrange to effect and maintain until the virtual completion of the contract, an approved Policy of Insurance in the joint names of Owners, architects and Contractor. The Contractor shall also similarly indemnify the Owner against all claims which may be made upon the Owner whether under the workmen's compensation Act or any other statute and shall at his own expense effect and maintain, until the virtual completion of the Contract, with an approved Office a Policy of Insurance in the joint names of the Owner and the Contractor against such risks and deposit such policy or policies with the Architect from time to time during the currency of the Contract.

The Contractor shall be responsible for anything, which may be excluded from the Insurance Policies above referred to, and also for all other damages to any property arising out of and incidental to the negligent or defective carrying out of this Contract. He shall also indemnify the Owner/Architect in respect of any costs, charges, or expenses arising out of claim or proceedings and also in respect of any award of or compensation of damage arising there from.

The Owner with the concurrence of the Architect shall be at liberty and is hereby empowered to deduct the amount of any damage, compensation, costs charges and expenses arising or accruing from or in respect of any such claims or damage from any or all sums due or to become due to the Contractor.

4.2.11 The Contractor (the successful tenderer) must not assign the contract. He must not sublet any portion of the contract, except with the written consent of the Architects.

4.2.12 Child Labour :

The Contractor shall employ no child labour less than 14 years of age on the work. No workman of the contractor shall reside within the site except authorised guards.

Rashmin Bhandare
Architect

4.2.13 Dismissal of incompetent or misbehaving employee :

The Contractor shall on the request of the Architect immediately dismiss from the works any person employed thereon by him who may in the opinion of the Architect be incompetent or misconducts himself and such person shall not be again employed on the work without the permission of the Architect.

4.2.14 The Calculations made by the tenderer should be based upon probable quantities of the several types of work which are furnished for the tenderer's convenience in the schedule of probable quantities, but it must be clearly understood that the contract is not a lumpsum contract and that neither the probable quantities nor the value of the individual items nor the agreement value of the entire tender will form part of the contract and the Employer does not in any way assure the tendered nor guarantee that the said probable quantities are correct or that the work would correspond thereto.

4.2.15 Bills :

All bills shall be submitted in triplicate along with detailed measurements sheets duly checked by site engineer/clerk of works. Bills shall be typed in English with double spacing. Incomplete, illegible, adhoc or irrelevant bills shall not be accepted / rejected by the Architects.

4.2.16 Extra items : The rates for varied / deviated or extra items to be worked out on the rates quoted in the tender for the similar items. Wherever it is not possible to base the rates for varied / deviated or extra items on the tender quoted rates then the rate analysis is to be submitted by the Contractors as under and get the same approved before execution of the work.

At Actual per unit :	
cost of materials :	: Rs
Add for Labour charges	: Rs
Add for Taxes, Transportation, if any,	: Rs
Add for Miscellaneous expenses, if any,	: Rs
Sub Total	: Rs
Add for towards Contractor's overheads and profit	: Rs
Total :	: Rs
Final rates arrived by rounding of the Total.....	: Rs/unit

Contractors are requested to note that no extra items or deviated item of work to be executed without taking prior permission from Employer / Architects. If the extra items or deviated items of work is executed without taking prior permission, Employer / Architects shall not be held responsible for the payment of such works executed. Contractors will have to submit all the particulars including purchase bills / price list for the materials along with the rates analysis for verification of item rates.

4.2.17 The contractor carrying out the above work shall jointly plan and work out a program for the execution of the work with Architect.

4.2.18 Various items of works shall be measured as per the mode of measurement standards specified. In case any standards are not specified herein anywhere, the standards as prescribed by the Indian Standards Institute will be followed. The decision of the Architect in this regard shall be final and binding.

Rashmin Bhandare
Architect

4.2.19 Along with the final bill, the contractor shall submit to the architect drawings, sketches and all necessary information for preparing "as built" drawings to be given to the owner for record.

4.3.0 **Work :**

4.3.1 In the event of rain / storm or other weather conditions arising, the Contractor shall always have in readiness on the site required quantity of protective material/s such as tarpaulins for the protection of the works if required. Due to above-mentioned circumstances should any work be damaged the contractor shall make good the same at his cost as directed by the Architects.

4.3.2 **Access to work :**

The Owner, the Architect and their respective representatives shall at all reasonable times have free access to the works and / or to the workshops, factories OR other places where materials are lying or from which they are being obtained, and the Contractor shall give every facility to the Owner, the Architect and their representatives necessary for inspections and examination and test of the materials and workmanship. No person except the representatives of Public Authorities and those authorised by the Employer of the Architect shall be allowed on the works at any time.

4.3.3 **Removal of unwanted material from site :**

The Architect shall, during the progress of works, have power to order in writing from time to time removal from the works within such reasonable time or times as may be specified in the order, of any materials which in the opinion of the Architect are not in accordance with the specification or not required for work under contract. The Contractor shall forthwith carry out such order, at his own cost. In case of default on the part of the Contractor to carry out such order, the Owner shall have the power to employ and pay other persons to carry out the same; and all expenses consequent or incidental thereto as certified by the Architect shall be borne by the Contractor, or may be deducted by the Owner from any money due or that may become due to the Contractor.

4.3.4 **Use of premises for other work :**

The Owner with the concurrence of the Architect reserves the right to use the premises and any portions of the site for the execution of any work not included in this Contract which he may desire to have carried out by other persons, and the Contractor is to allow all reasonable facilities for the execution of such work but is not required to provide any plant or materials for the execution of such work except by special arrangement with the Owner such work shall be carried out in such manner as not to impede the progress of the works included in the Contract and the Contractor is not to be responsible for any damage or delay which may happen to or occasioned by such work.

4.3.5 **Protections of trees and shrubs :**

Trees and Shrubs designated by the Architect shall be protected from damage during the course of the work and the earth level shall not be changed within three feet of such tree. Where necessary such trees and shrubs shall be protected by means of temporary fencing.

4.3.6 **Protection and cleaning :**

The Contractor shall protect and preserve the work from all damage or accident providing any temporary roof, window and door coverings, boxing or other construction as required by the Architect. This protection shall be provided for all property adjacent to the sites as well as on the site. The Contractor shall properly clean the work as it progresses and shall remove all rubbish and debris from the site from time to time as is necessary and as directed. On completion the Contractor shall ensure that the premises and / or site are cleaned surplus materials debris, sheds etc. removed, areas under floors cleared of rubbish gutters and drains cleared, so that the whole is left fit for immediate occupation or use and to the satisfaction of the Architect.

Rashmin Bhandare
Architect

4.3.7 Work Programme :

The Contractor on starting the work shall furnish to the Architect a program for carrying out the work stage by stage in stipulated time. A graph or chart on each individual work shall be maintained showing the progress week by week.

4.3.8 Contractors field organization and Equipment :
Engineer-in-Charge :

The Contractor shall constantly keep on the work site during the entire period of contract one or more qualified and competent Engineers-in-Charge who will be responsible for the carrying out of the works. Any directions or instructions given to him by the Architect shall be deemed to have been issued to the Contractor.

4.3.9 Equipment :

The Contractor shall provide and install all necessary hoists, ladders, scaffolding, tools, tackles, plants, all transport for labour materials and plant necessary for the proper carrying on execution and completion of the work to the satisfaction of the Architect.

4.3.10 Watchman :

The Contractor shall make his own security arrangements to guard the Site and premises at all times, at his own expense. The security arrangements shall be adequate to maintain strict control on the movement of material and labour. The contractor shall extend the security arrangements to guard the material stored and / or fixed on the premises by the Sub-Contractors.

4.3.11 Storage of Materials :

The Contractor shall provide, erect and maintain proper sheds for the storage and protection of the materials etc. and also for the execution of pre-requisite work, which may be required on the Site.

4.3.12 Sanitary Conveniences :

The Contractor shall provide and erect all necessary sanitary convenience for the Site-staff and the workmen, maintain in a clean orderly condition and clean and deodorize the ground after removal.

4.3.13 Scaffolding, Staging, Guardrails :

The Contractor shall provide scaffolding, staging, guardrails, temporary stairs that shall be required during construction. The support for the scaffolding, staging, guardrails and temporary stairs shall be strong, adequate for the particular situation. The temporary access to the various parts of the Building under construction shall be rigid and strong enough to avoid any chance of mishaps. The arrangement proposed shall be subject to the approval of the Architect.

4.3.14 Safety Code :

The Contractor shall strictly comply with the provision of Safety Code as follows :-

- (a) There shall be maintained a readily accessible place first aid appliances including adequate supply of sterilized dressings and cotton wool.
- (b) An injured person shall be taken to public hospital without loss of time, in case where injury necessitates hospitalization.
- (c) Suitable and strong scaffolds should be provided for workmen for all works that cannot safely be done from ground.
- (d) No portable single ladder shall be over 5 meters in length. The width between the side rails shall not be less than 30 cm. (clear) and the distance between two adjacent 'rungs' shall not be more than 30 cm. When an unsecured ladder is used, an attendant shall be engaged for holding the ladder.
- (e) The excavated material shall not be placed within 1.5 meters of the edge of the trench or half of the depth of trenches whichever is more. All trenches and excavations shall be provided with necessary fencing and lighting.

Rashmin Bhandare
Architect

- (f) Every opening in the floor of a building or in a working platform shall be provide with suitable means to prevent the fall of person or materials by providing suitable fencing or railing whose minimum height shall be one meter.
- (g) No floor, roof or other part of the structure shall be so overloaded with debris materials as to render it unsafe.
- (h) Workers employed on mixing and handling materials such as asphalt, cement mortar or concrete and lime mortar shall be provided with protective footwear and rubber handgloves.
 - (i) Workers engaged in welding works shall be provided with welder's protective eye-shields and gloves.
- (j) (1) No paint containing lead or lead products shall be used except in the form of paste or ready-made paint.
 - (2) Workers should be supplied suitable facemasks for use when the paint is applied in form of spray or surface having lead paint dry rubbed and scrapped.
- (k) All equipments, tools, Hoisting machines and tackle including their attachments, anchorage, ropes and supports shall be in maintained in perfect condition and inspected by the contractors engineer every week.

4.3.15 Shop Drawings :

The contractor shall depute adequate number of experienced staff with the necessary equipment required for preparing 'SHOP DRAWINGS' if and when required, giving working details to suitable scales such as working details shall be prepared by the contractors from time during execution of the work as may be required by the Clerk-of-work / Architect without any extra cost to the employer and shall be approved by the Architect / Clerk-of-work before undertaking any particular item of work.

4.3.16 Temporary Barriers :

The contractors shall at his cost erect temporary barriers between the area of work and that in use by the owners / occupants as and when directed by the architects. These barriers shall be such as to prevent dust and rabbit to cross over to the area in use as well as to provide protection to people.

4.3.17 Protection Screen :

The contractors shall at his cost erect all necessary protection scaffolds, nets, screens as approved by the architects particularly on the exterior face of the building to adequately protect the lower floors and people / property on the ground during the progress of work.

Rashmin Bhandare
Architect

4.4.0 Financial Conditions : (Explanation to Appendix)

4.4.1 Earnest Money Deposit :

Intending tenderer shall pay as earnest money a sum of **Rs. 41,000/- (Fourty one Thousand Only)** which amount should be drawn by a Pay order / Demand Draft in favor of The Owners. A tender that is not accompanied by earnest money will not be considered. The earnest money will be returned to the tenderers if his tender is not accepted, without any interest. The earnest money deposit of the successful tenderer will be adjusted towards the security deposit payable per below. The Earnest money will be forfeited if the contractor fails to start the work and / or fails to enter into agreement and / or fails to pay security deposit.

4.4.2 Security Deposit :

The successful tenderer shall immediately on the receipt of the acceptance of the tender by the owners, deposit with the Owners, a sum equal to **Rs. 82,000/- (Eighty two Thousand Only)** as security deposit, including the earnest money deposit of **Rs. 41,000/- (Fourty one Thousand Only)** for the proper execution and the due fulfillment of the contract. The security deposit may be given in form of bank guarantee or fixed deposit with any Nationalised Bank with the receipts duly discharged in favor of owners. No interest shall be paid to the contractors for this deposit. The contractor shall, however, be entitled to any interest accrued on their Fixed Deposit.

4.4.3 Retention :

In addition to the money paid as Security Deposit, as additional security for the fulfillment of the contract 10% of the value of the work done will be deducted from each payment made against running account bills to the contractor until limit of Retention per Memorandum (appendix). This amount will be released by the owners on issue of final completion certificate by the architects towards compliance of all conditions of contract by the contractor including attending all defects noted during the defects liability period. The earnest money deposit, the security deposit and the retention money of the successful tenderer will be forfeited if he fails to comply with any of the conditions of the contract.

4.4.4 Penalty For Delay In Work (Liquidated Damages) :

In case the Contractor fails to complete the work under contract in the specified period he shall pay or allow to the Owner the sum named in the Appendix / Memorandum as "Liquidated Damages" @ the rate of **Rs. 1,000/- (Rupees One Thousand Only)** per day for the period during which the said works shall so remain incomplete and the Owner may deduct such damages from any moneys due to the Contractor.

4.4.5 Defects Liability Period :

Any defect, shrinkage, settlement, or other faults which may appear within the "Defects Liability Period" stated in the Appendix / Memorandum of this tender or, if none stated, then within **12 months** after the virtual completion of the works; arising in the opinion of the Architect from materials or workmanship not in accordance with the contract shall upon the directions in writing of the Architect, and within such reasonable time as shall be specified therein, be amended and made good by the Contractor, at his own cost and in case of default the Owner may employ and pay other persons to amend and make good such defects, shrinkage, settlements or other faults, and all damages, loss and expenses consequent thereon or incidental thereto shall be made good and borne by the Contractor and such damage, loss and expenses, shall be recoverable from him by the Owner or may be deducted by the Owner upon the Architect's Certificate in writing from any money due or that may become due to the contractor or the Employer may in lieu of such amending and making good by the Contractor deduct from any moneys due to the contractor a sum, to be determined by the Architect equivalent to the cost of amending such work.

Rashmin Bhandare
Architect

4.4.6 Virtual Completion Certification :

The works shall not be considered as completed until the Architect has certified in writing that they have been virtually completed and the Defects Liability Period shall commence from the date of such Certificate.

4.4.7 Insurance Policies :

The Contractor after receiving the intimation of acceptance of his tender by the Owners, shall take out following INSURANCE POLICIES from an office approved by the architect in the joint names of the Owner and Contractor (the name of former being placed first in the Policy). The policies shall be kept valid until the virtual completion of the Contract. The contractor shall deposit the Policy and receipts for the premiums with the Architect **before commencing the work.**

i) All Risks Insurance Policy to cover Completed work, material and equipment brought at site from Fire, Theft / Burglary.

ii) Third Party Insurance Policy :- For accidental loss or damage caused to the property of other persons and For fatal or non-fatal injury to any person other than Insurer's own employees or workmen of employees of the Employer of the Works or Premises or other Firms connected with any other construction work thereon, or member of the Insurer's family or of any of the aforesaid; directly consequent upon or the solely due to the construction of any property described in the Schedule.

iii) Workmen's Compensation Insurance per Local regulations.

4.4.8 Electricity for construction

The rates quoted in Tender shall also include charges for electric power. The contractor shall draw power from available sources at site only for general lighting and use of minor equipment only and shall pay for the electricity consumed. The contractor will have to make all arrangements, cable-works, protection, fittings and fixtures etc. from the supply point to the various locations are required.

4.5.0 Material :

4.5.1 Material used on the works shall be tested for quality / strength by the Contractor at his own cost at Institute or testing laboratory as directed by the Architects. The Contractor shall arrange to get the materials tested for quality if directed by the Architects prior to use in the work.

4.5.2 The successful tenderer should make his own arrangements to obtain all the material required for the work. The contractor shall have to pay all Sales Tax, Octroi or any other duty levied by the Govt. or Public bodies.

4.5.3 Prior to commencing work or any part of work, the contractor shall confirm having at site the specified materials required for each item of work having make firm arrangements for timely supply of such materials. If any specified item is not available, the Architects must be advised immediately.

4.5.4 Contractors shall procure samples of all items listed in schedule of quantities. The samples shall be submitted to Architects office for approval. The work for the bulk quantities shall be commenced only after approval of the samples by the Architects / Owners / Bank.

NOTE : Samples of material out of the list stated above will be submitted within 21 days of intimation of acceptance of tender for joint approval by the Architects and Owner prior to placing order for the material.

Rashmin Bhandare
Architect

5.0 DRAFTS OF LETTERS OF GUARANTEE :
(To be made on the required amount STAMP PAPER)

5.1.0 (for SECURITY DEPOSIT)

1. In consideration of the (owners).....(hereinafter called the 'Owner') having agreed to accept a Bank Guarantee in lieu of Initial Security Deposit payable at the rate of% of the contract amount of Rs. i.e. Rs. (Rupees only) by M/s. (hereinafter referred to as the said 'Contractor'), under the terms and conditions of tender No..... dated and work Order Ref. No. dated for the (Contract Work)

We the Bank of having Registered Office at (hereinafter referred to as 'The Bank') at the request of M/s the said contractor do hereby undertake to pay to the (owners) an amount not exceeding the above said amount of guarantee, against any loss or damage caused to or suffered or would be caused to or suffered by the (owners) by reason of any breach by the said contract of any of the terms and conditions contained in the said Work Order.

2. We Bank ofdo hereby undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from (owners) stating that the amount claimed in due by way of loss or damage caused to or would be caused to or suffered by (owners)..... by reason of breach by the said contractor any of the terms and conditions contained in the said Work Order. Any such demand made on the bank shall be conclusive as regards the amount due and payable by the bank under this guarantee shall be restricted to an amount not exceeding the above said amount of guarantee.
3. We undertake to pay (owners) any money so demanded notwithstanding any dispute / disputes raised by the contractor in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the contractor shall have no claim against us for making such payment.
4. We, Bank of , further agree that the guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said work, i.e., shall continue to be enforceable till dues of (owners) under or by virtue of the said work order have been fully paid and it's claims satisfied or discharged till (owners)..... certifies that the terms and conditions of said work order have been duly & properly carried out by the said contractor & accordingly discharges this guarantee.
5. We, Bank of , further agree with (owners) that (owners)..... shall have fullest liberty, without our consent and without affecting in any manner our obligations hereunder, vary any of the terms and conditions of the said agreements or to extend time of performance by the said contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by (owners)..... against the said contractor, and to forbear or enforce any of the terms and conditions relating to the said agreement, and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance act of omissions on the part of the (owners)..... or any indulgence by (owners)..... to the said contractor by any such matter or thing what so ever which under the law relating the sureties would, but for this provision, have effect of so relieving us.
6. This guarantee will not be discharged due to the change in the constitution of the bank or of the contractor.
7. We, Bank of , lastly undertake not to revoke this guarantee during it's currency except with the previous consent of (owners)..... in writing.

Notwithstanding anything contained herein above, liability under this guarantee is restricted to Rs..... (Rupees only.) This guarantee shall be valid upto & unless a claim / demand is made on us within a period of three months from the date of expiry of the bank guarantee, we shall be discharged of all our liabilities hereunder.

Place :

Dated :
: 25 :

Seal & Signature of the contractor

Rashmin Bhandare

Architect

: ARTICLES OF AGREEMENT:

ARTICLES OF AGREEMENT made the
day of between
the (hereinafter called "the Employer") of the one part and
.....
(hereinafter called "the Contractor") of the other part.

WHEREAS the employer is desirous of providing Furniture,Civil ,Electrical work in their
Flat No.4 , IMM Building, Opp. Regal Cinema, Colaba, Mumbai. and has caused Specifications
describing the work to be done to be prepared by the Employer or his Architect.

AND WHEREAS the Contractor has agreed to execute upon and subject to the Conditions set forth herein
and in the correspondence attached hereto and to the Conditions set forth in the Special Conditions and in
the Schedule of Quantities and Conditions of Contract (all of which are collectively hereinafter referred to
as "the said Conditions") the works described in the said Specifications and included in the said Schedule of
Quantities at the respective rates therein set forth amounting to the sum as therein arrived or such other sum
as shall become payable thereunder (hereinafter referred to as "the said Contract Amount").

NOW IS HEREBY AGREED AS FOLLOWS :-

1. In consideration of the said Contract Amount to be paid at the time and in the manner set forth in the said Conditions, the Contractor shall upon and subject to the said Conditions execute and complete the work shown upon the said Drawings and described in the said Specification and the Schedule of Quantities.
2. The Employer shall pay the Contractor the said Contract Amount, or such other sum as shall become payable, at the times and in the manner specified in the said Conditions.
3. The said Conditions and Appendix thereto and the correspondence attached hereto shall be read and construed as forming part of the Agreement and the parties hereto shall respectively abide by, submit themselves to the said Conditions and the correspondence and perform the agreement on their part respectively in the said Conditions and the correspondence contained.
4. The plans, agreement and documents mentioned herein shall form the basis of this contract.
5. This Contract is neither a fixed Lump sum Contract nor a Piece Work Contract, but is a Contract for manufacture, supply and assemble at site to be paid for according to actual quantities at the rates contained in the Schedule of Rates and Probable Quantities or as provided in the said Conditions.
6. The Employer reserves to itself the right of altering the items to be supplied by adding to or omitting any items without prejudice to this contract. However, the Contractor shall not be entitled to any payment for the works done exceeding the tender quantities unless specifically approved in writing by the Architect.
7. Time shall be considered as the essence of this Contract and the Contractor hereby agrees to commence the work from tenth day after the date of issue of formal work order as provided for in the said conditions and to complete the entire supplies within Forty Five days subject nevertheless to the provisions for extension of time.
8. All payments by the Employer under this Contract will be made only at Mumbai.

Rashmin Bhandare
Architect

9. All disputes arising out of or in any way connected with this Agreement shall be deemed to have arisen at Mumbai and only Courts in Mumbai shall have the jurisdiction to determine the same.

10. That the several parts of this Contract have been read by the Contractor and fully understood by the Contractor.

IN WITNESS WHEREOF the Employer and the Contractor have set their respective hands to these presents and two duplicates hereof the day and year first hereinabove written. (If the Contractor is a partnership or an individual).

Signature Clause

SIGNED AND DELIVERED by the
by the
hand of

Shri
(Name & Designation)

in the presence of

1)
Address

2)
Address

Witnesses

SIGNED AND DELIVERED by
.....
in the presence of

1)
Address

2)
Address

If the party is a Partnership firm
or an individual should be signed by
all or on behalf of all the partners.

**TENDER FOR THE PROPOSED
FURNITURE , CIVIL & ELECTRICAL WORK**
IN FLAT NO. 4 OF IMM BUILDING, OFF REGAL CINEMA, COLABA, MUMBAI

.
FOR THE ORIENTAL INSURANCE CO.LTD.MRO 1 ,
ORIENTAL HOUSE, 2ND FLOOR,
7,J.TATA ROAD, CHURCHGATE, MUMBAI.

**: PART-II :
: FINANCIAL BID :
: Envelope No. I:**

ARCHITECT : **RASHMIN BHANDARE**
Shanta Kunj, D.S.Babrekar Marg,
Gokhale Road (North), Dadar,
Mumbai-400028.
Tel : 9892067458

Date of Pre Bid Meeting : 29 /02/ 2016 at 3.30 p.m.

Date of Tender Submission : 08/03/ 2016 before 3.00 p.m.

Total No. of pages : Financial Bid : 28 Nos (Include BOQ & Reference Drawing)

: 1:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

: IMPORTANT :

The Contractor should satisfy himself that no paper or document from this Sealed Document is missing while submitting this tender consisting of 28 pages

Tender issued to

.....
.....
.....

Issued by :

The Dy.General Manager
The Oreintal Insurance Co.Ltd. MRO1,
Oriental House,2nd Floor,
7,J.Tata Road,
Churchgate,
Mumbai.

: 2 :

Seal & Signature of the contractor

Rashmin Bhandare
Architect

: RECOMMENDED BRANDS :

NOTE :

The Contractor shall quote for the best of the materials as specified below with ISI mark wherever applicable. The Contractor shall obtain prior approval from the Employer / Consultant before placing order from the Specific materials agencies. In case of non-availability of any of the approved / specified materials / agency during / the execution of works. The owner / consultant may approve suitable equivalent brand / agency and his decision shall be final and binding on the contractor and the price variation if any shall be adjusted accordingly.

- | | | |
|-----|--|---|
| 1. | Cement (43 Grade) | :ACC, L & T, Narmada / Roffe/ Ambuja |
| 2. | Sand | : River sand |
| 3. | Epoxy resin + hardner | :Hindustan ciba geigy / Dr Beck |
| 4. | Integral Waterproofing Compound | :Impermo, Roffee, Pidiproff |
| 5. | Super Plasticiser | :Supercon 100 / Conplast 211 |
| 6. | P.V.C. Pipes & Fittings | :Supreme, Prince |
| 7. | C.I. Pipe & Fittings | :Neco |
| 8. | G.I. Pipes | :Tata / Zenith |
| 9. | G.I. Fittings | :Kirti Brand / Unik |
| 10. | Taps & Valves
Chromium plated fittings & Fixtures | : ISI Jaguar |
| 11. | Polysulphide sealant | :Choksi Chemicals |
| 12. | Wall tiles | :Kajaria / Johnson / Bell / Varmora |
| 13. | White Cement | :J.K. / Birla |
| 14. | Non slippery Floor tiles | : Bell / Euro / Asian / Varmora / Johnson |
| 15. | Toilets Fittings | : Nycer / Paryware / Hindware |
| 16. | Exterior Emulsion Paint | : Asian / Nerolac / 9-Flex |
| | 16.1 Viitrified Floor Tiles | : Kajaria,Johnson. |

: 3:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

17.	Synthetic Enamel Plastic emulsion/ Oil Bond distemper	:	Nerolac, Berger, Asian, ICI
18.	Exterior Paint	:	Excel / Apex / 9 Flex
19.	Waterproof Coating	:	POLYALK WP of Sunanda Chemicals.
20.	Cables ISI	:	Polycab / Asian / CCI
21.	MCB & DB	:	M.D.S. / HAGER / Seimens
22.	PVC insulated wires ISI	:	V Plast / Sundeeep / Polycab / Pyroflex / Vinay
23.	Wooden Screws	:	Nettlefolds
24.	S.F.U.S. with fuses (H.R.C.)	:	Crompton / L & T
25.	E.L.M.C.B. (RCCB)	:	M.D.S. / HAGER / Seimens
26.	Telephone wiring	:	Delton / Finolex / Vinay
27.	Conduits	:	Precision (ISI) / Circle arks
28.	Cable Luggs	:	Dowells
29.	Cable gland	:	Braco / Comet / H.M.I.
30.	Spot light	:	Geminy Global / Liberty
31.	Fan Regulator	:	Anchor
32.	Switch board	:	Sunwood
33.	Switch & Sockets	:	Anchor/ Vinay (Corum)
34.	Casing capping	:	Precision
35.	Ind. Switch socket	:	MDS / Crompton
36.	Fixtures, Fittings etc.	:	Philips / Crompton / Wipro

: 4:

Seal & Signature of the contractor

Rashmin Bhandare
Architect

SR. NO.	MATERIAL	APPROVED MANUFACTURERS / SUPPLIERS
01.	Glass	Modi guard float glass, pilkington.
02.	Aluminium false-ceiling	Supersil
03.	Glass wool	Fiber glass pilkington
04.	Fire Retardant Paint	Fire Tard
05.	Wood Preservative	Bison by British Paints, Termiseal by PCI
06.	Locks	Godrej, Vision, Laxmi, Vijayan.
07.	Door closer / Floor springs	Garnish, Everite, Harden. Note : Written consent of manufacturer along with operational warranty must be obtained with reference to the location, size, thickness and weight of the door, Bank / Architect reserve to deduct the entire cost of this item from virtual completions. Certificate if the fixture does not perform expected.
08.	Chairs	Wodcarver, Methodex Urotech, Vtotech.
09.	Paint	ICI (Dulex – duco), Asian Paints, Goodless Nerolac.
10.	Adhesive	Fevicol SH, Mevicol HV of Mafatlal Araldite of Ciba-Geigy.
11.	Hardware	Shalimar, CIEF, Vision
12.	Screws	G.K.W., Nettle fold
13.	Soft Board	Jolly Board
14.	Laminates	Sunmica , Signature,Silicon
15.	Gypsum Board (false-ceiling)	India Gypsum Limited , Hylux of Ramco Indust. Ltd.
16.	Teak wood based particle board	Nova Teak Super by Indian plywood Mfg Co
17.	Commercial Plywood / block board	Mayur, Century , Samrat ,Duro
18.	Teak Veneer	Mayur, Century,Kenwood, Anchor
19.	Marine plywood	Mayur , Century / Samrat

: 5:

Seal & Signature of the contractor

**: TECHNICAL SPECIFICATIONS FOR ELECTRICAL WORK :
1.0 DISTRIBUTION BOARDS :**

- 1.1 SCOPE : This specification covers design, manufacture, testing and commissioning of the Dist. boards.
- 1.2 STANDARDS : The design, manufacture and testing of the distribution board shall comply with the latest issue of the following standards :
- a) IS : 2675 : Specification for enclosed distribution fuse boards and cut-outs for voltages not exceeding 1000 volts.
 - b) IS : 4237 : General requirements for switch-gear and control gear for voltages not exceeding 7000 Volts.
 - c) IS : 4047 : Specification for heavy duty air break switches and composite units of air break switches.
 - d) IS : 2208 : Specification for HRC fuse links upto 650 Volts.
 - e) IS : 375 : Specification for marking and general arrangement for switch-gear busbar, main connection and auxiliary wiring.
 - f) IS : 1897 : Specification for copper busbars.
 - g) IS : 2147 : Degree of protection provided by enclosure for low voltage switch-gear
- 1.3 CONSTRUCTION :
- a) Distribution boards shall be metal cubicle type wall / floor mounting type. It shall be totally enclosed, completely dust-proof and vermin-proof.
 - b) Sheet steel work shall be of high quality and shall be free from burrs.
 - c) The sheet steel used for the body and doors shall be at least 1.6mm thick.
 - d) The design shall be based on modular construction. Barriers shall be provided between the modules as well as between vertical and horizontal busbars and the modules.
 - e) Distribution board shall be extensible on both the sides and shall be uniform in height.
 - f) The distribution board shall have a covering at the bottom and top so that entry of dust and vermin is prevented.
 - g) Each module shall have an independent hinged door with concealed type hinges. Each door shall be provided with gasket to make the equipment dust tight. Each door shall be provided with insulated quick turn.
 - h) Adequate space shall be provided in each module for termination of cables.
 - i) The design shall be dead front type. No live components shall be mounted on the door. All the components such as switches, fuses etc. shall be mounted on the rear plate of the module, or with suitable mounting brackets as required.
 - j) Door interlock shall be provided with every door so that it shall not be possible to open the door with the switch in closed position.
- 1.4 BUSBARS :
- a) Three phase and neutral copper busbars of hard drawn high conductivity tinned copper shall be provided. The current density in the busbars shall not be more than 160A/Cm². Neutral busbars rating shall not be less than 50% of the phase busbar.
 - b) The busbar chamber shall have screwed on sheet steel removable covers with gaskets.
 - c) Copper earth bus, to suit the system fault level shall be provided for entire length of distribution board.
 - d) The copper busbars shall be run, one set for each panel.
 - e) The busbars supports shall be non-hygroscopic antitracking material. Busbar supports shall be provided at every 300mm. apart on as directed by Engineer in charge.
 - f) Bolted joints shall be provided with couch screws, spring washers, lock nuts etc. for antivibration. The bolts shall either be of Brass or cadmium plated type.

Rashmin Bhandare
Architect

1.5 WIRING AND TERMINALS :

- a) Flexible copper wires of suitable current rating and of 1100/600 V. grade shall be used for internal wiring. Lugs shall be used for terminating these wires. The lugs shall be fitted by crimping method only.
- b) Elmex type terminals blocks shall be provided where upto 35 mm² cables are to be terminated.
- c) For termination of cables of sizes higher than 35 mm² terminals in the form of copper busbar pieces shall be provided.

1.6 WIRE-WAYS :

- a) Vertical wire-ways of adequate capacity shall be provided for clamping and accommodating all outgoing cables including provision for future requirements.
- b) The wire-ways shall have hinged door with concealed type hinges and non-aging material gasket. The door shall have insulated quick term screws.
- c) Clamping facility shall be provided in the wire-ways for clamping outgoing cables.
- d) Adequate shrouds shall be provided to prevent accidental contact with outgoing terminals.

1.7 CABLE ENTRY :

- a) Cable entry for all the feeders shall be from top / bottom. Cables and base of adequate size to be provided wherever required.
- b) Removable sheet steel gland plates shall be provided. Holes for appropriate sizes of cables glands shall be made at site.
- c) Compression type brass plated cable glands shall be provided.

1.8 SWITCHES :

- a) The switches shall be heavy duty type and shall be suitable for heavy duty / motor duty.
- b) The switches shall be 3 pole and neutral units / triple pole as required.
- c) Shrouds shall be provided for the incoming live terminals.
- d) The terminals shall have spring washers.
- e) ON - OFF mechanical indicators / switch position marking shall be provided.
- f) Locking facility shall be provided.
- g) The switches shall be operable from front.

1.9 FUSES :

- a) The fuse links shall be per relevant ISI standards.
- b) Two nos. fuse pullers shall be supplied at each panel location and suitably mounted on wall.

1.10 INSPECTION AND TESTING :

a) Inspection :

The inspection shall consist of following, but shall not be limited to the same :

- i) Appearance and construction
- ii) Dimensions mounting details etc.
- iii) Feeder arrangement and feeder details
- iv) Door alignment, gaskets etc.
- v) Alignment of switch drive and handle.

b) Tests :

The following tests shall be carried out :

- i) Insulation resistance.

The insulation resistance shall be measured between phases, between phases & neutral and between phases and earth. The insulation resistance shall be measured with 10000 Volts megger., both before and after the high voltage power frequency test. The insulation resistance shall not be less than (three) megaohm in any case.

- ii) High Voltage Power frequency test :

This test shall be carried out by applying a Voltage of 2.5 K V for one minute.

- a) between all the three phases and earth.
- b) Between the phases.
- c) between phases and neutral
- iii) If the results of inspection and tests are not satisfactory, the defects shall be rectified and tests shall be repeated to entire satisfaction of Engineer-In-charge without, any extra charge to Engineer-in-charge / owner. The inspection and test results shall be submitted, in quadruplicate for Engineer-in-charge approval.

1.11 **DRAWINGS & GUARANTEED TECHNICAL PARTICULARS**

The following shall be submitted, in quadruplicate for Architects approval, before taking up the fabrication.

a) Guaranteed technical particulars for :

- i) Switches
 - ii) HRC fuses & fuse bases
 - iii) All insulations such as busbar supports.
- b) Drawings :
- i) Assembly drawing - This should incorporate dimensions, weight and feeder arrangement.
 - ii) Foundation Drawing.
 - iii) Insulation instructions
 - iv) Maintenance instructions, spare parts catalogues for components.

1.12 **PAINTING :**

All steel work shall undergo a process of degreasing pickling in acid bath, phosphatising. This shall be followed by two coats of primer and two coats of final finish paint, both applied with spray. The colour shade shall be got approved before painting.

1.13 **LABELS :**

Engraved PVC / Black Anodised labels shall be provided on all the incoming and outgoing feeders.

2.0 **FUSE, DISTRIBUTION BOARDS & ISOLATORS.**

2.1 **SCOPE :**

The scope of work shall cover the supply, installation, testing and commissioning of fuse, distribution boards and isolators. Associate minor civil work required for the erection of the DB's and isolators are included in the scope of this contract.

2.2 **STANDARDS :**

The following standards and rules shall be applicable -

- IS - 2675 : Enclosed distribution fuse boards and cutouts for voltages not exceeding 1000 V.
- IS - 2607 : Air-break isolators for voltages not exceeding 1000 V.
- IS - 375 : Marking and arrangements of switch-gear, busbars, main connections and auxiliary wiring.

Indian Electricity Act 1910 and rules issued thereunder.

2.3 **CONSTRUCTION :**

- a) Fuse distribution Board along with the controlling switch fuse unit or isolator shall be fixed in an M.S. box with hinged lockable door suitable for wall mounting. Distribution boards shall be made of 16 SWG sheet steel. Three phase boards shall be made of 16 SWG sheet steel... Three phase boards shall have phase barriers and a wire channel on three sides. Conduits knockouts shall be rendered dust and vermin proof with necessary sealing gaskets.
- b) Fuses shall be HRC link type only with necessary fuse carriers and with a minimum short circuit rating at 25 KVA.
- c) Isolators shall be fixed on self-supported angle iron frame or mounted inside a recessed mounted sheet steel enclosing with hinged front cover as required, and as directed by Engineer-in-charge.
- d) Painting, earthing and labels shall be provided as indicated for power panels as shown on drawings.

Rashmin Bhandare
Architect

2.4 **INSTALLATION & TESTING :**

- a) All distribution Boards and Isolators shall be mounted on necessary angle iron frame work. All mounting frames shall be prime coated with two finish coats after the completion of work. All distribution boards shall be touched up for damaged printing.
- b) All boards shall meggered phase to phase and to neutral and phase to earth using a 1000 V. megger with all switch-gear in closed position. The megger values should not be less than 25 megohms between phases and 15 megohms between phase and neutral, and between phases and earth.
- c) Fabrication drawings of all the boards shall be approved by the Engineer-in-charge before the fabrication.

2.5 **MODE OF MEASUREMENT :**

- a) The distribution board / isolator complete with the various components specified including supporting frame, erection etc. will be treated as one unit for purpose of measurement and payment.
- b) Earthing of the boards from the equipment earthing system will not be a part of the unit for purpose of measurement.

3.0 **LIGHTING DISTRIBUTION BOARD :**

3.1 **SCOPE :**

The specification covers design, manufacture, testing and commissioning of lighting distribution boards.

3.2 **STANDARDS :**

- IS - 2675 : Specification for enclosed distribution fuse boards and cut-outs for voltage not exceeding 1000 V.
- IS - 4237 : General requirements for switch-gear and control gear for voltages not exceeding 1000 V.
- IS - 375 : Specification for marking and general arrangement for switch-gear busbars, main connection and auxiliary wiring.
- IS - 2147 : Degree of protection provided by enclosure for low voltage switch-gear.
- IS - 4064 : Heavy duty fuse switch units
- IS - 8828 : Miniature Circuit Breakers
- IS - 9224 : High Rupturing Capacity fuse links.
- (BS - 3871 - pl) : Specification for Miniature Circuit Breakers

3.3 **CONSTRUCTION :**

- a) Lighting distribution board shall be cubical type suitable for wall mounting or recessed mounting. It shall be totally enclosed, completely dust-proof and vermin proof.
- b) Sheet steel work shall be of high quality and shall be free from burrs.
- c) Sheet steel used for the body and door shall be at least 2 mm. thick, while the base angle / sheet shall be at least 3mm. thick.
- d) Lighting distribution board shall have one hinged door which will cover the entire front portion. The door shall be provided with gasket, to make the equipment dust, tight and also with insulated quick turn screws.
- e) Design shall be dead front type. No live components shall be mounted on the door.
- f) Adequate space shall be provided for termination of aluminium / copper cables and wires.

3.4 **BUSBARS :**

- a) Phase and neutral copper busbars shall be provided at the top, for the entire length of the lighting distribution board.

3.5 **WIRING & TERMINAL :**

- a) The Lighting distribution board shall be factory wired.
- b) Flexible copper wires shall be used for internal wiring.
- c) Elmex type terminal blocks shall be provided for all the outgoing phase wires.
- d) For neutral terminals brass neutral terminal block shall be provided. It should have spare capacity of at least 10%

Rashmin Bhandare
Architect

- 3.6 CABLE ENTRY
a) Cable entry for in-comer shall be from bottom / top but entry for outgoing circuits shall be from top.
b) Removable sheet steel plated shall be provided for conduit entry / cable entry.
c) Compression type plated brass cable gland shall be provided for the incoming / outgoing cables.
- 3.7 MINIATURE CIRCUIT BREAKERS :
a) Bakelite shrouds shall be provided for all the live terminals and only dollies shall project outside for operation.
b) The dollies shall be made of phenolic material. The dollies made of nylon material shall not be accepted.
c) The MCB housing shall be made of melamine powder.
- 3.8 EARTHING :
Two non earthing terminals shall be provided, on either side of the lighting distribution board.
- 3.9 INSPECTION AND TESTING
a) Inspection :
The Inspection shall consist of following, but not limited to the same :
i) Appearance and construction
ii) Dimension, mounting details etc.
iii) In-comer and outgoing circuits details
iv) Door alignment, gasket etc.
b) Testing :
The following test shall be carried out
i) Insulation resistance :
The Insulation resistance shall be measured between phases, between phases and neutral and between phases and earth. The insulation resistance shall be measured with 1000 Volt meggar, both before and after the high voltage power frequency test. The Insulation resistance shall not be than two megohms in any case.
ii) High voltage power frequency test :
This test shall be carried out by applying a voltage of 2.5 KV for a minute.
a) between all three phases and earth
b) between phases
c) between phases and neutral
- 3.10 DRAWINGS & GUARANTEED TECHNICAL PARTICULARS :
The followings shall be submitted for consultants approval
a) Guaranteed technical particulars for Miniature Circuit Breakers.
b) Assembly drawing - This should incorporate dimensions weight and MCB arrangement.
c) Mounting details
- 3.11 PAINTING :
All steel work shall undergo a process of degreasing, picking in acid bath, phosphatising. This shall be followed by a coat of primer and two coats of final finish paint, both applied with spray.
- 3.12 LABELS :
Engraved PVC/Black Anodised labels shall be provided on all the incomer and outgoing circuits.

Rashmin Bhandare
Architect

4.0 CABLING :

4.1 SCOPE :

This specification covers supply, testing, erection and commissioning of cables as detailed under Bill of Materials.

4.2 CABLING :

a) Power Cables :

The L. T. Power Cables shall conform to I.S. 1554. The conductor shall be of copper / aluminum PVC insulated , PVC sheathed steel armoured. The cables shall be suitable for grounded neutral system and shall be of 1100 volts grade. The conductor size and no. of cores shall be as specified.

b) Control Cables :

The control Cables shall conform to I.S. 1554. The conductor shall be of copper, PVC insulated, PVC sheathed 1100 volts grade, the conductor size shall not be less than 2.5 sq mm. unless otherwise specified. The number of cores shall be as specified.

4.3 CABLE ACCESSORIES :

a) The cable glands shall be compression type plated brass. They shall be complete with neoprene rubber rings, two nos. galvanized M.S. washers, lock nuts etc.

b) Cable Terminator :

Cable lugs shall be used for stranded conductors, cable lugs shall be fitted by Crimping method only. The oxide inhibiting compound shall be used for removal of oxide film on the conductor. Tinned copper lugs shall be used for cables upto 35 mm² and aluminium lugs shall be used for higher sizes.

c) 25mm x 3 mm G.I. / Aluminium strips, galvanized nuts, bolts and flat washers shall be used for cable clamping.

d) G.I. / Aluminium cable tag markers shall be used for identification of the cables. The cable nos. shall be punched on the tag markets. 16 SWG G.I. wires shall be used for fixing the cables tag markers.

4.4 ERECTION

a) Before cable erection, phase to phase. phase to neutral and phase to earth insulation and continuity of the conductor shall be ascertained.

b) Sharp bends shall be avoided. The bending radius shall not be less than 12 X diameter of the cables for L.T. cables.

c) The cables shall be clamped at every 600mm.

d) The cable tag markers shall be fixed at every 10m. and at strategic locations, as directed by the Engineer in charge.

e) Holes of appropriate sizes shall be drilled on cable glands plates of the D.B. for cable / conduct entry and exit. The paint around the holes shall be scraped before fixing the cable glands. The amounting strands shall be cut, bent and clamped between G.I. washers, after glanding the cable shall not slip.

f) Solid conductor shall be tinned before terminations.

g) The workmanship in end termination and glanding shall be excellent.

h) Cables shall be laid in the routes marked in the drawings. Where the route is not marked, the contractor shall mark it out on the drawings and also on the site and obtain the approval of the Architect / Consultants before laying the cable. Procurement of cables shall be on the basis of actual site measurements.

4.5 UNDERGROUND CABLES :

Cables shall so laid that they will not interfere with other underground structure / services. L.T. cables shall be laid after excavating a trench of uniform depth of 750mm. and wide enough for laying the number of cables. A layer of bricks shall be laid on the sides of the cables and then the trench shall be refilled with sand and earth 1/2" thick cast iron galvanized a RCC pipe of 150mm. dia. shall be provided. The pipe shall be laid to a depth of 1 Mt. below the surface of the road. The pipe shall be laid to prevent choking.

Rashmin Bhandare
Architect

4.6 **SITE TESTS :**

The following tests shall be carried out :-

a) **Continuity Test :**

The continuity shall be established with multimeter.

b) **Insulation Resistance Test :-**

The insulation resistance shall be measured between phases, phase to neutral and phase to earth before and after high voltage power frequency test.

c) **High voltage power Frequency Test :-**

This test shall be carried out for providing phase to phase insulation, phase to neutral and phase to earth insulation. The cables should withstand the appropriate voltage for one minute.

5.0 **EARTHING :**

5.1 **SCOPE :** The scope of work under this section covers the earthing of various panels. DB's and utilisation equipments.

5.2 **STANDARDS :**

The following standards and rules shall be applicable :-

a) IS - 3043 / 1966 Code of Practice for earthing.

b) Indian Electricity Act. 1910 and rules issued there under.

5.3 **PLATE ELECTRODES :**

Plate type earth electrodes shall be provided at the location shown on drawing. The plate size shall be 600 z 600 x 3mm. tinned copper plate. The minimum depth, type of electrodes, soil treatment shall be in accordance with I.S. Code 304 / 1966 complete with masonry watering pipe, G.I. cover etc. The number of earthing stations shall be as shown on the drawings, and as directed Engineer-in-charge.

5.4 **EQUIPMENT EARTHING :**

a) 3 phase motors and other 3 phase apparatus shall have two distinct earth connections of size equal to 50% of the connecting cables.

b) For 1hp. motors and 1hp. apparatus, the single earth connections shall be provided. For all light fittings and fans a single earth connection with 1.5 mm² copper shall be provided.

5.5 **EARTH CONTINUITY CONDUCTORS :**

a) Metallic conduit shall not be accented as an earth continuity conductor. A separate copper earth continuity conductor of size of 50% of phase conductor or 16 SWG copper wire whichever is more shall be provided.

b) The earth continuity conductor shall be clamped to the conduit at one meter intervals using approved copper earth clamps. Binding wire is not accepted as a sub.....for earth clamps.

5.6 **SIZE OF COPPER STRIPS / WIRES FOR EARTHING :**

Earthing of cable boxes shall be carries out as under :

S.No.	Size of Cable	Size of copper strip / wire
1.	a) 10 Sq. mm/4 core b) 16 Sq. mm/4 core c) 25 Sq. mm/3 core d) 35 Sq. mm/3 core	2 Nos. of 8 SWG copper
2.	a) 50 Sq. mm/3 core b) 70 Sq. mm/3 core c) 95 Sq. mm/3 core	2 Nos. of 4 SWG copper
3.	a) 100 Sq. mm/3 core b) 150 Sq. mm/3 core	
c)	185 Sq. mm/3 core	2 Nos. of 25 x 3 mm copper

Rashmin Bhandare
Architect

4. a) 225 Sq. mm/ 3core
b) 300 Sq. mm/3 core
c) 400 Sq. mm/3 core
d) 500 Sq. mm/3 core
- 2 Nos. of 25 x 6 mm copper
or as directed by Architects.

Earthing of following equipments shall be done with two number copper strips of size specified in schedule from Ring Main earthing tapped at different places.
HT Switch-gears, LT Switch-gears & Panels and Transformers.

Ground equipments :

Ground wire / strip shall either terminate on ground lugs provided on the equipments or shall be fastened to the foundation bold and the frame of equipment.
All conduits shall be grounded with approved proper size certain flexibility in its connection to the equipment.

Suitable size of sleeves required in the wall column etc. taking earth strips across them shall be provided by the electrical contractor during the civil construction. After laying the earth strip, the sleeve shall be properly sealed.

5.7

ERECTION :

a) Joints : The joints of earthing conductors shall be brazed, bolted or welded. Welded surface shall be painted with red oxide and then aluminium painted.

b) Termination : Where the diameter of the bold, at the joints, exceeds one quarter of the width of the earth continuity, the connection shall be made with a wider piece sandwiched between the two conductors.

c) Cable / Earthing conductors supports :

i) Cables / earthing conductors shall be fixed on walls / cable racks.

ii) Cable racks shall be fabricated from folded section (40 x 40 x 5 angles and 25 x 3 flats) and they shall rest and be supported on steel supports, located approx. at 3 M. apart and at salient points. The cable racks shall be painted with two coats of red oxide primer and two coats of paint of deep battleship gray colour.

iii) If the cables / earthing conductors are run along the wall, M.S. galvanised or Aluminium of suitable size spacer (25mm x 30 mm thick) shall be provided at every 600mm. The spacer shall be fixed with good quality rawl plugs and G.I. screws.

5.8

SITE TEST :

The following earth resistance values shall be measured with an approved earth meggar and recorded : -

1. Each earthing station.
2. Earthing system as a whole.
3. Earth continuity conductors.

5.9

MODE OF MEASUREMENT :

a) Providing an earthing station, complete with excavation electrode watering pipe , soil treatment, chamber etc. shall be treated as one until of measurement.

b) The following item of work shall be measured and paid at unit rates covering the cost of the earth wires / strips clamps, labour etc. :-

i) Main equipment earthing grid and connections to earthing stations.

ii) Connection to the power panels, distribution boards etc.

c) The cost of earthing the following items shall become part of the cost of the item itself and no separate payment for earthing shall be made.

i) Motors - earthing forming part of the cabling / wiring for the motors.

ii) Isolating switches and starters - should form part of mounting frame, switch starter etc.

iii) Light Fittings - form part of installation of light fittings.

iv)

Conduit wiring and cabling - should form part of the wiring of cabling.

Architect

6.0 **LIGHTING INSTALLATION :**

6.1 **SCOPE :** The specification covers supply, erection, testing and commissioning of lighting fixture plug point etc. as detailed under bill of materials.

6.2 **STANDARDS & CODES :**

The design, manufacture, erection, testing and commissioning shall comply with, but not limited to the latest issue of the following :

- IS - 1937 (Part - III) : Specification for rigid PVC conduit for Electrical wiring.
- IS - 694 (Part - I) : PVC insulated cables with copper conductors for voltages upto 1100 V.
- IS - 732 : Code of Practice for wiring installation (voltage not exceeding 650V)
- IS - 1646 : General code of practice for fire safety of building - electrical installation.
- IS - 3043 : Code of Practice for Earthing, Indian Electricity rules and Fire Insurance Regulations.

6.3 **CONDUIT WIRING :-**

- a) All conduits and wiring shall be completely open. Outlet junction boxes, inspection boxes shall be provided on the surface.
- b) All conduits wiring shall conform to IS - 9537 (Part III) and shall be rigid PVC conduit accessories shall be PVC grip type. No. PVC conduit less than 20mm dia shall be used.
- c) Conduit pipe shall be jointed by means of couplers and accessories only. In long distance straight runs of conduit, inspection boxes at reasonable intervals shall be provided.
- d) The outer surface of the conduit pipes including all bends, unions, tees, junction boxes etc. forming part of the conduit system, shall be adequately supported.
- e) All necessary bend in the system shall be done by bending pipes or by using standards bends, for diversion purpose pipes shall be bent.
- f) At least 18 SWG G.I. wire shall be laid through the conduit to enable to pull the wires through the conduit.
- g) The conduits for concealed wiring in slab or in R.C.C. wall shall be tied to the reinforcement bars by M.S. Galvanised wires at suitable places to give the conduits rigidity. Before installing conduits junction boxes and inspection boxes in the brick-wall, a chase shall be made. This work is done before plastering of the walls is done and shall be co-ordinating with the other agency. After installing the conduits the chase shall be closed and shall be finished flush with the wall.
- h) The junction boxes and inspection boxes and switch boxes shall be temporarily blocked by jute, before the concreting is done and shall be co-ordinating with Architects. After concreting is over, all the boxes shall be cleaned if they are choked up by concrete.
- i) Separate earth wire of 14 SWG copper shall run along with each conduit for earthing externally. Conduit shall not be used as a earth medium.
- j) The conduit of each circuit or section be completed before conductors are drawn in. The entire system of conduit after erection shall be tested for mechanical and electrical continuity throughout and permanently connected to earth.

6.4 **WIRE AND FLEXIBLE :**

- a) Single core PVC insulated 630 volts grade copper wire shall be used for wiring. The size of the conductor shall be as specified in the drawings but in no case it shall be less than 15 mm² for lighting circuit and 2.5mm² for power circuit. Three core PVC insulated and PVC sheathed flexible shall be used from junction box to lighting fittings / fan. The minimum size of flexible wire shall be 16/0.20mm. copper conductor. Black color insulated wire shall be used for neutral conductors. Coloured insulated wires of respective colours shall be used for phase conductor.
- b) The wiring shall be done in looping system. The phase conductor shall be loped at the switch-box for sub-circuit. The neutral conductor for sub-circuit can be looped either from switch box or from the light / fan / socket point. Twisted joints for looping are not acceptable.
- c) Straight through joints shall not be permitted on single core wires and flexible.
- d) Coloured insulated wires of respective colour shall be used for phase conductors and black colours insulated wires shall be used for neutral conductors.

6.5 FITTINGS & ACCESSORIES :

- a) Lighting Fixture - The lighting fixtures shall be as per the specifications enclosed. The lighting fixtures shall be of the type specified in the drawing. The mounting height and location shall be as specified in the drawing. Unless otherwise specified, the mounting height shall not be less than 2.5m. The lighting fixtures shall be either supported vertically of mounted on bracket or suspended by a hook, as required.
- b) Plug Points - (10 amp/20 amp metal clad type) only three pin socket outlets as per the specification enclosed shall be used. Every socket shall be controlled by a switch which shall be located adjacent to it at operable height and wiring for socket outlet on switch box shall also be included. The switch controlling the socket outlet shall be on the live side. The mounting and location shall be as specified in the drawing. Unless and otherwise specified, the mounting height shall not be more than 1.5 m. above floor level.
- c) Switches - The switches shall be 5 amps. rating for lighting sub-circuit. The switches shall be single pole, plate type.
- d) Switch Boxes - The switch boxes shall be totally enclosed made of sheet steel concealed type.
- e) Attachment of fitting and Accessories - All the necessary materials for the mounting and operation of lighting fixtures, sockets, outlets etc. such as M.S. painted down rods brackets, ball and socket of approved make, M.S. painted down rods brackets ball and socket of approved make, M.S. painted junction boxes, terminals strips etc. shall be used.

6.6 INTER CHANGEABILITY :

Similar part of all the switches, pendants, brackets, conduits and accessories etc. of the same type shall be inter changeable.

6.7 EARTHING :

The earth shall conform to IS 3043 - 14 SWG copper wire shall be used for earthing and the conduit. The earthing wire shall be run continuously along the conduit. All the earthing wires shall be connected to the earth bus provided near the distribution board.

6.8 TESTING OF INSTALLATION :

Before the installation is put into service, the following tests shall be completed with :-

- a) Insulation Resistance - The insulation resistance shall be measured by applying between earth and whole system of conductors or any section thereof. 500 volt D.C. for single phase system by means of a magger. The insulation resistance shall not be less than one megaohm.
- b) Testing Earth Continuity Path - The earthing conductors shall be tested for electrical continuity. The electrical resistance of the same along with earthing lead from the connection with the earth electrode to any point, in any point in the earth continuity conductor in the complete installation shall be less than one ohm.
- c) Testing of Polarity of single pole Switch - The test shall be made to verify that all single pole switches have been fitted between the phase conductors and light / fan / socket outlet.

6.9 MODE OF MEASUREMENTS :

- a) Mains / Sub. Main Wires - Conduit wiring from lighting D.B. upto switch board and looping the phase conductor from one switchboard to other as mentioned in the single line diagram shall be treated as main / sub-mains wiring respectively. This shall be run in a conduit separate from that of point wiring. The estimated length of the conduits for the circuits wiring has given in the schedule of quantities. This includes the length of conduits with different no. of wire viz. 2,4,6,8 etc.

Rashmin Bhandare
Architect

b) Point Wiring -

i) Point wiring shall include all work necessary to complete wiring of any length from the tapping point of distribution circuit to the following via. switch bell push :-

- * Junction box / ceiling rose for light / fan points.
- * Plug points
- * Lumi-sound indicator bell / bujjer.

ii) The following shall be deemed to be include in the point wiring :-

- * Switch / bell push and switch box (for switch fan regulator, bell push etc.).
- * Conduit and accessories such as bends, inspection bends, tees, junction boxes etc.
- * All fixing accessories for conduits and conduit accessories such as clamps, spacers, rawl plug, G.I. screw etc.
- * Wiring between switch / bell push and junction box / ceiling rose / plug point / lumisound indicator and wiring necessary between switch boards other than mains wiring shown in the drawing.
- * 14 SWG copper earth wire all along the conduit including clamps for the same.

c) Primary & Secondary Points - Where the lighting fixture are controlled from LDB directly, the entire wiring from LDB to the first fixture shall be treated as a primary point and with continuation of circuit from one point to another shall be treated as secondary point.

6.10 NOS. OF WIRES IN A CONDUIT :-

The maximum number of wires that may be laid in any conduit for circuit wiring or point wiring is given below :-

<u>Size of Wires</u>	<u>Size of conduits mm.</u>		
1.5sq. mm.	19	25.4	31.8
2.5sq. mm.	6	8	12
	4	6	10

6.11 MAKE OF ITEM :-

All the materials used in electrical works covered in this contract shall be as per the list of preferred makes. The contractor shall submit the list of items and their manufacture for Architect approval.

Rashmin Bhandare
Architect

: TECHNICAL SPECIFICATIONS :

: 17 :

Seal & Signature of the contractor

Rashmin Bhandare
Architect

Note : Rate is inclusive of Scaffolding & carting away the debries from the site totally.And also all necessary statutory permissions for all civil ,plumbing & electrical works. No extra payment will be made. Only officials receipts payment will be made by OICL Contractor to refer Technical Specifications thoroughly & visit the site before quoting all the following tender items of Each Sections.\

:Technical Specifications :

1) Upholstery to existing two Seater Sofa :

Removing exiting tapestry including rubber lining, u foam white cloth and other damage material and replaced the same including Rubber foam , rubber lining , u foam , markeen cloth for seat & back finish with approved coloured tapestry of Rs.350/ mtr All t.w.frameworks to repair & replaced if necessary duly trated with ani termite oil Base frame of the sofa is to be made of 2" x2" t.w. season wood. All exposed t.w. members to be finish with 2 coats of French polish with necessary surface preparation

2) Upholstery to existing single Seater Sofa :

Single Seater sofa : (2'3" long)
...do... as above but single seater sofa

3) Corner table / Centre table : Size (18" x36" x 18" high)

Providing & supplying corner table made out of 18mm plywood with one open shelf below. Shelf is fitted to t.w.members of 2" x1" vertical supports . Table top & shelf to be finish with 1mm thick laminate and other areas with 2 coats of French polish with necessary surface preparation.

4) Dining Table (3'x6') with 6 no chairs.

Providing & supplying 12mm thick with edge polish edges glass top oval ding table top rested on 50mm dia s/s pipe legs with bracoing of 30mm dia pipes including rubber bush & buffer etc complete. Providing & supplying dining chair made out of well seasoned t.w.members.Chair shall have 12mm plywood seat using 25mm rubber foam covered with 12mm u foam on top finish with fabric of Rs.350 /Mtr.on entire seat surface. Entire chair is finish with 2 coats of French polish with necessary surface preparation etc. complete.

5) Wall unit :

Providing & supplying wall unit made out of 18mm thick marine plywood with 1mm thick approved colourlaminated top & sides including 12mm thick glass shutters & shelve in between. 24"x 12" wide projected glass shelves are fitted in heavy duty brass body u brackets with laminated paneling behind .

6) Plastic Emulsion paint to walls & ceiling :

Providing & applying 2 coats of Plastic Emulsion paint of approved colour , shade & make over a coat of cement primer to walls & ceiling with putty necessary surface preparation etc. complete

7) Synthetic Enamel paint to wooden members :

Providing & applying 2 coats of Synthetic Enamel paint of approved colour , shade & make over a coat of cement primer to walls & ceiling with putty necessary surface preparation etc. complete

8) POP Punning

Providing & applying 12 to 15mm thick plaster of paris punnjng on existing single coat palster after removing the rough surface and making the plaster with proper line & level as per the instructions of Architect.

Rashmin Bhandare
Architect

Note : Rate is inclusive of Scaffolding & carting away the debries from the site totally.And also all necessary statutory permissions for all civil ,plumbing & electrical works. No extra payment will be made. Only officials receipts payment will be made by OICL Contractor to refer Technical Specifications thoroughly & visit the site before quoting all the following tender items of Each Sections.\

:Technical Specifications :

9) Toilet Floor tiles :

Removing existing damage floor tiling in toilets & fixing new 12" x12" ceramic tiles (Basic rate Rs.41/-Sft) on floor of vermora, regency, bell, kajaria, Johnson make to match the existing shade & colour in required position and pattern as directed by Architect laid on a bed of cement paste including neat cement float, pointing, filling up the joints with white cement with approved coloured pigments, curing and filling complete upto the satisfaction of the architect. Rate is inclusive of removing the

9.1) Toilet Accesories :

Jaguar make Toilet paper holder , jet spray, towel ring 6" dia, towel rod 24" long, soap dish, push type soap dispenser, tubler holder, double coat hook, glass shelf 18" above wash hand basin.in each toilet to be provided.

10) S/S.rods for drying clothes :

Providing & fixing 25mm dia s/s rod with side support sockets to be fitted on either side of the wall.

11) Mirror on wall :

Providing and Fixing 6mm thick Decorative mirror of Modi guard float glass, pilkington make with polish edges fitted to the front wall of the basin with dome headed brass screws in workmanship like manner.

12) Light & Fan point wiring

Supplying ,installation ,testing & commissioning of Light / fan Point wiring using 2 Nos of 2.5 sqmm & 1no1.5 sqmm circuit wire through of 25/20mm PVC conduit / casing capping with necessary accessories. Rate quoted must be include the cost of switches ,concealed m.soutlet box, face plate and required accessories etc. (Make MK/ ANCHOR ROMA /NORTH WEST)i)

13) 5Amps switch socket point

Supplying ,installation ,testing & commissioning of 5 pin 5 A switch socket outlet from Main DB to the primary point using 2.5sq. mm. x & 1.5sqmm as earth wire circuit through of 25/20mm PVC conduit / casing capping with necessary accessories. Rate quoted must be include the cost of switches ,concealed m.soutlet box, face plate and required accessories etc. (Make MK/ ANCHOR ROMA /NORTH WEST)ii) Copper conductor wires in under floor conduit up to 6 A socket outlet mounted on PVC board complete with 6 A single pole switch of approved make on partitions of cubicles / cabin / wall,

14) 5/15 plug point wiring

Providing wiring for 5/15 A switch socket outlet from Main DB using 3 x 2.5sq. mm. PVC insulated copper wires upto 5/15 A socket outlet in underfloor trunking / rigid PVC conduit of 25mm dia. Medium gauge ISI concealed in wall or & through partition of cubicles with 5/15 single pole switch & socket mounted on concealed m.s.outlets complete

Rashmin Bhandare
Architect

Note : Rate is inclusive of Scaffolding & carting away the debries from the site totally.And also all necessary statutory permissions for all civil ,plumbing & electrical works. No extra payment will be made. Only officials receipts payment will be made by OICL Contractor to refer Technical Specifications thoroughly & visit the site before quoting all the following tender items of Each Sections.\

:Technical Specifications :

15) Power point wiring :

P & F 15 A power point wiring using 2 x 4 sqmm in casing capping patty from power D.B.Including earthing & circuit

16) Ceiling Fan with point wiring :

Supplying ,installation ,testing & commissioning 48" dia ceiling fan of crompton make including 600 w electronic regulators Fan point wiring wiring using 2 Nos of 2.5 sqmm & 1no.1.5 sqmm circuit wire through of 25/20mm PVC conduit with necessary accessories. All wires below the false ceiling must be concealed. Rate quoted must be include the cost of switches ,concealed m.soutlet box, face plate and required accessories etc.
(Make MK/ ANCHOR ROMA /NORTH WEST)i)

17) Wall mounting Fan with point wiring :

...do... as above but 18" dia wall mounting fan of crompton make

18) 4' long tube light fitting with side choke

1 x40 w side tube light fittings with copper ballast & 1no.40 w lamp and complete switch connections.

19) Call Bell point wiring :

P & F bell point wiring using 3 x 1.5 sqmm in casing capping patty with bell point with bell push & bell buzzer with indicator Rate to include 6way modular box bell indicator of GLO-LITE make with indicating type bell in call area

20) Electrical cabling for A.C.

Supplying ,installation ,testing & commissioning 4core x2.5 sqmm armoured cable for 3 phase a/c including 14guage copper eath wire including the brass cable gland.

21) A.C. Point wiring :

Providing & fixing a.c.point wiring with 20A ray Rolled Socket (industrial Type) 20 ASPMCB in enclosure of ISI make including plug top .

22) Telephone Point wiring:

Supply, installation, testing and commissioning of telephone point RJ 11Socket one module plate &module box to be fixed on PVC board for cubicles / cabins. / Wall Make : Finolex / Delton / Polycab

a) Using 5 pair 0.5sqmm telephone cable from EPABX / Junction box to independent socket outlet

: 20 :

Seal & Signature of the contractor

Rashmin Bhandare
Architect

Note : Rate is inclusive of Scaffolding & carting away the debries from the site totally.And also all necessary statutory permissions for all civil ,plumbing & electrical works. No extra payment will be made. Only officials receipts payment will be made by OICL Contractor to refer Technical Specifications thoroughly & visit the site before quoting all the following tender items of Each Sections.\

:Technical Specifications :

23) Lighting / Power Distribution Board :-

8 way TPN LTB IP42 Protection (confirming to 601419) consists of

Incomer

a) 40Amps TPN ELMCB – 14 No

Outgoing :

a) 40A DP ELCB per phase

b) 20 A SPMCB : 10 Nos

c) 63Amps TPN ELMCB – 1No

d) 50 Amps TPN ELMCB – 4No

(Make MDS Legrand / Siemens)

24) Wall mounted split a.c. work

Supply of nominal capacity air cooled ceiling mounted 2 Tr.split wall mounted split a.c of Voltas / Blue Star or appoved make with all accessories etc. complete as per directions & instructions. Entire job include the following :

- a) Installation, testing and commissioning of following nominal capacity 2star ceiling mounted / wall mounted split units along with first charge of refrigerant gas and oil, vibration isolation pads etc.
- b) Scaffolding & necessary civil work etc.
- c) Hard Copper Refrigerant Piping between unit and air-cooled condenser of 5/8" Dia & 1 1/8" dia duly insulated
- d) Electrical Cabling between indoor and out door units 6sqmm C x 1.5 sqmm (CU) with 10 SWG Earthing
- e) A.C.point wiring with 20A ray Rolled Socket (industrial Type) 20 ASPMCB in enclosure of ISI make including plug top
- e) M.S. Frame Work on terrace for air-cooled condensers including the m.s. security grills/ cat walk fabrication work including all necessary civil required forwith anchor fastner ,brackets for installation of Condensing Units of Voltas / Blue Star make including scaffolding etc. complete.
- f) PVC drain piping of 25mm / 40mm dia duly connected to the external rain water pipe outlets including scaffolding etc. complete.
- g) Necessary alterations to the existing window also to the frame work including the civil work etc. complete in order tomake it complete water and air tight.

Rashmin Bhandare
Architect

: BILL OF QUANTITIES :

: 22 :

Seal & Signature of the contractor

TENDER FOR CIVIL , FURNITURE ,PAINTING & OTHER RELATED WORKS IN FLAT NO.4 OF CO. OWNED BULDING

K/as ORIENTAL MANSION BUILDING,OPP.REGAL CINEMA, COLABA, MUMBAI.

Item	Description	Quantity	Unit	Rate	Amount (Rs.)
A	CIVIL & FURNITURE WORK				
1	Removing of damage flooring in toilet	23	Sft		
2	12" x12" anti skid tile flooring in toilet.	23	SFT		
3	Erecting the scaffolding	1040	Sft		
4	Filling up the gaps with waterproofing liquid (Poly EK WP with white cement from external side	1040	SFT		
5	P & F w.c.seat cover & its fittings	4	NO		
6	Cleaning all toilets with,detol & fill up the joints with white cement	JOB			
7	P & F Mirror unit above wash basin.	2	NO		
8	P & F full height mirror in bed rooms.	32	Sft		
9	P & F towel racks in toilets	4	NO		
10	Replacing the existing louvre glass of toilet	1	NO		
11	Replacing the existing tapestry of a) 2 Seater sofa	2	NOS		
	Replacing the existing tapestry of b) Single Seater sofa	4	NOS		
12	Foam Pillow in bed rooms	16	NOS		
13	Servicing of existing kitchen trollies	JOB			
14	Glass top oval shape dining table with 6 chairs	1	Set		
15	Stackable plastic chairs	12	NO		
16	Glass top corner / centre table in living room	3	NO		
17	Wall unit in Living room with projected glas shelves.	9.5	Sft		
	Total Amount of Civil & Furniture work (Rs.)				
B	PAINTING WORK				
1	Plastic emulsion paint to walls & ceiling	131	Brass		
2	Enamel paint to grill,doors	23	Brass		
3	Enamel paint to ceiling fans	11	NOS		
4	French polishing to existing loose & fix furniture	32	Brass		
	Total Amount of Painting & Polishing work (Rs.)				

Seal & Signature of the Contractor

: 23 :

TENDER FOR CIVIL , FURNITURE ,PAINTING & OTHER RELATED WORKS IN FLAT NO.4 OF CO. OWNED BULDING

K/as ORIENTAL MANSION BUILDING,OPP.REGAL CINEMA, COLABA, MUMBAI.

Item	Description	Quantity	Unit	Rate	Amount (Rs.)
C	ELECTRICAL WORK				
1	Checking existing electrical switches & its connectivity	Job			
2	Light point wiring	5	NOS		
3	5Amps switch socket point	10	NOS		
4	5/15 Amp switch socket point	5	NOS		
5	15 A power point wiring	5	NOS		
6	4' long true light tube fitting with side choke	8	NOS		
7	Bell point wiring with bell push	8	NOS		
8	Bell point indicator	1	NOS		
9	P & F telephone point with intercom wiring.	5	No		
10	P & F T.V.point with cable connection wiring & set top box in each Bedroom	5	NOS		
Total of Electrical work(Rs.)					
D	INSTALLATION OF WALL MOUNTED SPLIT A/C & ELECTRICAL CABLING WORK				
	Supply,installation & commssioning of wall mounted split a/c with all accessories,fixtures and m.s. fabrication work including civil & other related works	Quantity	unit	Rate	Amount
1	2 Tn two star split a.c. of Voltas or Blue star make	3	NO		
2	P & F 4 core x10sq.mm copper armoured cable with earthing from meter room to flat no.4	77	RMT		
3	2 core 6sqmm armoured cu.cable with earthing.	230	RMT		
4	P & F main D.B.with 12 nos 32Amp SPMCB & 1No. AMP 4 pole MCB with cover etc. complete	1	Set		
5	P & F cable glands for termination	32	Nos		
6	P & F.A/C box with socket top & MCB	3	Nos		
Total Amount of Split A/C and Electrical cabling work (Rs.)					
E	Installation of LED TV				
1	48" walll mounted LED TV of Sony make with fittings /Set top	Box 1	NOS		
2	27" walll mounted LED TV of Sony make with fittings/ Set top	Box 4	NOS		
Total Amount For LED TV (Rs.)					

Seal & Signature of the contractor

: 24:

Item	Description	Quantity	Unit	Rate	Amount (Rs.)
F	Kitchen Related Material				
1	230 Litre Godrej double door Freeze	1	NOS		
2	Microwave oven of Electrolux make	1	NOS		
3	Auto Washing machine of of LG Make 5Kg.capacity	1	NOS		
4	Auto.Electric Iron of Philphs make	1	NOS		
5	Gas connection including with 4 stove burner unit of LG , Bajaj or Electrolux make	1	NOS		
6	Mixer grinder Philiphs make	1	NOS		
7	Sandwitch Toaster Philiphs make	1	NOS		
8	Cooker of 7litre & 5 Litre capacity marlex make	2	NOS		
9	Steel small, medum big spoons ,fork other cutlery of Anjali mak	LS			
10	Kitchen big size knife of Anjali make	3	Nos		
11	Drinking water glass medium size Yera make	24	Nos		
12	Medium size Juice glass of Yera make	12	Nos		
13	Heavy Cutting tray of bakalite sheet 6mm thick 12" x 18"	1	NOS		
14	Tea serving tray Anjali make	1	NOS		
15	Tea Set Yera make	1	NOS		
16	Butter,pepper ,picle pots (1each)	3	NOS		
17	Steel bowl (small & big) 2 each	4	NOS		
18	Tea pan & Milk pan (1 each)	2	NOS		
19	Fry pan (small & big) 1 each	2	NOS		
20	Steel storage drums of Gala make	5	NOS		
21	Small steel containers Gala make	10	NOS		
22	Brooms of Gala make	2	NOS		
23	Plastic Buckets Pioneer make	5	NOS		
24	Plastic bowls Pioneer make	5	NOS		
25	Gas lighter of Anjali make	1	NOS		
26	Cleaning material eg.phenol,detol,lizol etc.	LS			
27	Initial cost for Groceries,vegetables,ediable oil etc.	LS			
28	Idli Mixer of marlex make	1	NOS		
Total of Kitchen Related material (Rs.)					

Seal & Signature of the contractor

: 25 :

RASHMIN BHANDARE ARCHITECT

TENDER FOR CIVIL , FURNITURE ,PAINTING & OTHER RELATED WORKS IN FLAT NO.4 OF CO. OWNED BULDING

K/as ORIENTAL MANSION BUILDING,OPP.REGAL CINEMA, COLABA, MUMBAI.

Item	Description	Quantity	Unit	Rate	Amount (Rs.)
G	Miscellaneous items				
1	Bed Sheets'with pillow covers of Bombay Dieing make	16	Nos		
2	Blankets of Phulgaum (Solapur)	16	Nos		
3	Bath towels Bombay Dieing Make	16	Nos		
4	Hand towels Bombay Dieing Make	16	Nos		
5	Waste buckets Pioneer make	5	Nos		
6	Wall clock Titan make	1	Nos		
7	Bath mats Pioneer Make	5	Nos		
8	Main door mat, Steel tray,glasses , MiltonFlask (1 Each)	LS			
9	Soap Disc Pioneer make	5	Nos		
10	Air freshner of Airwick make	5	Nos		
Total Amount of Miscellaneous items (Rs.)					

Seal & Signature of the contractor

26:

RASHMIN BHANDARE ARCHITECT TENDER FOR CIVIL , FURNITURE ,PAINTING & OTHER RELATED WORKS IN FLAT NO.4 OF CO. OWNED BULDING K/as IMM BUILDING,OPP.REGAL CINEMA, COLABA, MUMBAI.		
	SUMMARY	AMOUNT (RS.)
A	FURNITURE,CIVIL & PLUMBING WORK	
B	PAINTING WORK	
C	ELECTRICAL WORK	
D.	INSTALLATION OF WALL MOUNTED A/C & ELECTRICAL CABLING WORK	
E.	INSTALLATION OF LED TV.	
F	KITCHEN RELATED MATERIAL	
G	MISCELLANEOUS ITEMS	
Grand Total Amount (Rs.)(Inclusive of all Taxes)		
(Rupees.....) (Inclusive of all Taxes)		
<p><u>IMP NOTE :</u> The Contractor must obtain himself on his own responsibility for taking all relevant Permissions from BMC , Heritage Committee or any other Statutory Authority at his own expenses IT MEANS COMPLETE LIAISONING WORK AT CONTRACTOR'S COST FOR TAKING NECESSARY PERMISSIONS FROM:-</p> <p>a) Asst. Engineer (Bldg. & factories) B.M.C.A (ward) regarding Furniture , Civil ,Electrical & Other works b) B.M.C. A (ward) Hydraulic dept. water & sanitary works . c) B.M.C. A(ward) Malaria dept. for erection of Sintex water tank. d) Higher capacity meter from B.E.S.T. also carrying out other formalities. e)Other (Heritage Committee) local authorities. f) Stability certificate from Structural Engineer</p> <p>Only official receipts payments will be made by The Oriental Insurance Co.Ltd No extra allowance shall be made to the Contractor for lack of full knowledge of the site conditions</p> <p><u>Kindly also note that If there is any totaling error or any item is left out to quote Entire Tender will be Rejected without giving any reason thereof</u></p>		

Seal & Signature of the contractor

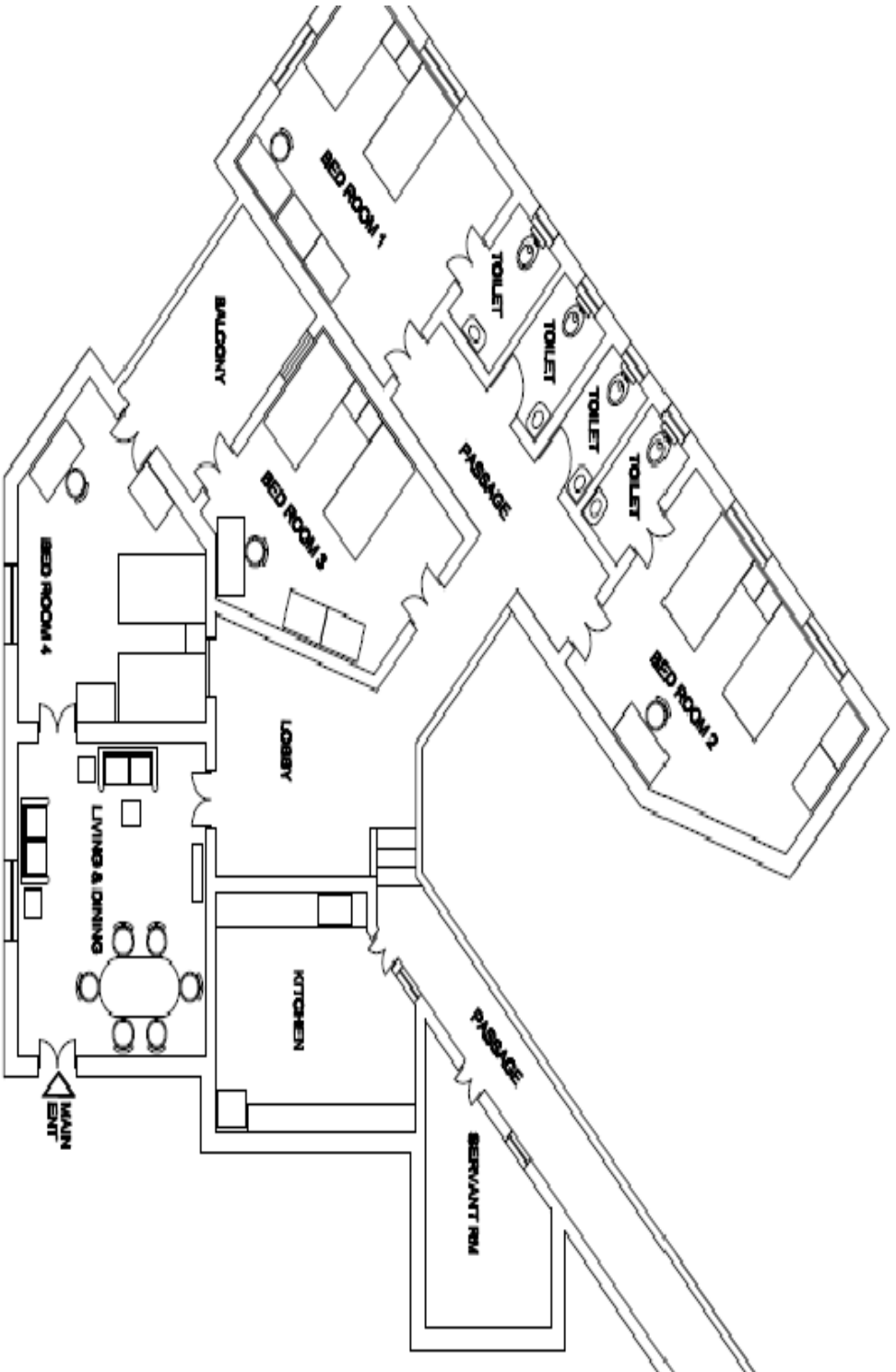
: 27 :

Rashmin Bhandare
Architect

:REFERENCE DRAWING:

: 28:

Seal & Signature of the Contractor



**CH PLAN SHOWING PROPOSED LAYOUT OF FLAT NO 4,
BUILDING, COLABA, MUMBAI**

DATE	14-08-2018	RAJESHKUM BHANDARKAR ARCHITECT CHANDR, MUMBAI
CHECKED	JADAVNI	
DRAWING	AVINASHI	