



भारतीय स्टेट बैंक  
**State Bank of India**

**Estate Dept.,  
State Bank Global IT Centre,  
First Floor, Plot no. 8, 9, 10, Sector 11, CBD Belapur,  
Navi Mumbai 400614.  
Tel - 022 27537446**

**Tender No. : ETA/RFP/2024-25/48**

***Request for Proposal (RFP) / Notice Inviting Tender (NIT)  
For Hiring of Office Premises on Lease Rental Basis along With Fitouts  
for SBI GITC in Navi Mumbai.***

**TENDER SUBMITTED BY:**

**NAME of Owner/Bidder** : \_\_\_\_\_

**ADDRESS of Owner /Bidder** : \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**GSTIN NO of Owner/Bidder** : \_\_\_\_\_

**DATE** : \_\_\_\_\_

**TENDER FOR HIRING OF OFFICE PREMISES ON LEASE RENTAL BASIS ALONG WITH FITOUTS FOR SBI GITC IN NAVI MUMBAI**

<b>INDEX</b>		
<b>S.No</b>	<b>Content</b>	<b>Page No.</b>
1	Notice Inviting Tender	4
2	Technical Bid – Terms & Conditions.	
1	Eligibility Criteria & Technical Parameters For Selection	10
2	Evaluation Of Bid	15
	Bidding Process/Opening Of Technical Bid	15
	Technical Evaluation	16
	Evaluation Of Price Bids & Finalization	16
3	Disclaimer	17
4	General Instructions To The Bidder	18
5	Clarification & Amendments On RFP/Pre-Bid Meeting	22
6	Modification And Withdrawal Of Bids	23
7	Period Of Bid Validity And Validity Of Price Quoted	23
8	Bid Integrity	23
9	Rentable Carpet Area / Mode Of Measurements	24
10	Waiver Of Rights	25
11	Bank's Right To Accept Or Reject Any Or All Bids	25
12	Code Of Integrity And Debarment/Banning	26
13	List Of Documents To Be Scanned And Uploaded Within The Period Of Bid Submission.	29
3	General Guidelines For Planning And Specifications (GGPS)	31
4	General Conditions Of Contract (GCC)	50
	Specimen Of Consent Letter Of Lease to be submitted by Bidder	57
5	Annexures	
A	Bid Form (Technical Bid)	60
B	Details Of Offer	63
C	Price Bid	70
D	Evaluation Matrix	73
E	Certificate /Undertaking From The Bidders(S)	77
F	Self-Declaration – No Blacklisting	79
G	Pre-Contract Integrity Pact	80

H	Pre-Bid Query Format	86
I	Available Facility In The Offered Premises.	87
J	Business Rules For E-Tendering	88
K	Process Compliance Form	92
L	Draft Format Of Lease Agreement	94
M	Brief Specification Of The Fitouts	102
	Civil, Interior And Furnishing Work Fitouts	102
	Electrical & Ac Works Fitouts	131
	Networking/ Communication Works Fitouts	162
	Security Systems Works Fitouts	165
	Fire Fighting System Works Fitouts	188
N	Bank Guarantee Format	198
O	Checklist.	201
P	Contact Information	203
Q	Declaration	204

**NOTICE INVITING TENDER (NIT)**  
***HIRING OF PREMISES ON LEASE RENTAL BASIS ALONG***  
***WITH FITOUTS FOR SBI GITC IN NAVI MUMBAI***

**Tender No: ETA/RFP/2024-25/48 Dated: 01.08.2024**

State Bank of India invites offers from owners/power of attorney holders and eligible Bidders for Hiring of Office Premises (furnished with fitouts ) on Lease Rental basis for SBI GITC office establishment in Navi Mumbai.

Sr no	Criteria	Description
1	Name of work	Hiring of Office Premises on Lease Rental Basis Along With Fitouts for SBI GITC In Navi Mumbai.
1.1	Total Carpet Area required	9,294 to 25557 Sq. Mtr. (1,00,000 to 2,75,000 Sq. Ft. )
2	Date of availability of Tender Document on service provider's Website	<b>From 01.08.2024 to 31.08.2024 (upto 2.30 pm)</b> available at  <a href="https://sbi.co.in/web/sbi-in-the-news/procurement-news">https://sbi.co.in/web/sbi-in-the-news/procurement-news</a> and <a href="https://etender.sbi">https://etender.sbi</a>
3	Name and address of Service Provider	M/s e-Procurement Technologies Limited, Ahmedabad.  <a href="https://etender.sbi">https://etender.sbi</a>
4	Last date and time for receipt of Pre-bid queries from the perspective bidders (Only through Email to dgmit.fnoa@sbi.co.in)	<b>Up to 12.00 Noon on 12.08.2024</b> Note: 1. All queries must be sent in the prescribed format as an attachment in the Excel format as per Annexure-H. 2. Only queries received through Email by the stipulated date and time will be considered for discussions/clarifications in the Pre-bid Meeting. No other point shall be considered.
4.1	Pre-Bid Meeting	<b>At 3.00 PM on 12.08.2024</b> Venue- 1 <sup>st</sup> floor, C wing, Estate Department, SBI, GITC, CBD Belapur, Navi Mumbai 400 614
4.2	Prior Intimation for participation in Pre-Bid Meeting	Applicant has to share name & contact no. of their representatives on email 24 hours prior to date & time of Pre-Bid meeting. (dgmit.fnoa@sbi.co.in) .  The OTP shall be sent on their mobile no. for meeting & no other persons shall be permitted to attend it.  Maximum two persons per bidder allowed for meeting.
5	Last date & Time for submission of online Technical bid, Price bid and supporting documents.	<b>Up to 2.30 PM on 31.08.2024</b> through service provider's M/s e-Procurement technologies Limited, Ahmedabad.  <a href="https://etender.sbi">https://etender.sbi</a>

6	Address for submission of original copy of duly executed process compliance statement (Annexure K) and pre-contract integrity pact (Annexure G)	The DGM (F & OA), SBI, 'C' Wing, First Floor, GITC, CBD Belapur, Navi Mumbai 400 614
6.1	Email address for correspondence	1) <a href="mailto:dgmit.fnoa@sbi.co.in">dgmit.fnoa@sbi.co.in</a> 2) <a href="mailto:agmestate.gitc@sbi.co.in">agmestate.gitc@sbi.co.in</a>
7	Date & Time of opening of Technical Bids	At 04.30 PM on 30.08.2024
7.1	Date & Time of opening of Price Bids	Will be communicated to the technically Qualified bidders separately through e-mail.
8	Earnest Money Deposit (EMD)	Rs.50,00,000/- (Rupees fifty lakhs only). Amount should be deposited in 1) For Mode of Transaction- NEFT only Account Name: SBI Subsidy Inward Remittance Account No.: 4897932113433 IFSC: SBIN0011343 Branch OAD, GITC, Belapur  2) For Mode of Transaction- RTGS and intra-bank transfer (SBI to SBI only) Account Name: SBI Intraday Office Account with INB Account No.: 37608352111 IFSC: SBIN0011343 Branch OAD, GITC, Belapur OR Bank Guarantee (BG) of Rs.50,00,000/- (Rupees fifty lakhs only) as per Annexure N.
9	Stamp duty / registration charges on Lease Rent Basis (Not on Leave & License Basis).	To be shared in the ratio of 50:50.
10	Fitouts period	320 days after issue date of LOI.
11	Fit -Out Cost	Eligible bidder will provide the premises on fit-out basis at their own cost, with the interiors, workstations, IT infrastructure, Furniture, AC, Electrical, LAN, Networking, Services & Amenities, cabin, meeting rooms, cafeteria, reception, security, firefighting works, parking (2/4), water, etc. & its materials for the offices at par with an Professional IT Office and the commercial premises offered should have a

		<p>good professional environment. Bank has the rights to decide to take up the premises in a phased manner along with common facilities such as reception, security arrangement, washrooms, canteen, etc. in the beginning or whole premises in a single go.</p> <p>Brief specifications given in <b>Annexure M</b> .</p>
12	Rent free period/ Rent to be started	<p>After completion of the Fitouts , etc. by the Landlord at their own cost, the Lease agreement will be executed, and the rent payable shall be reckoned from the date of occupation of the said premises by the Bank.</p> <p>Further, the vendor may provide the offered premises, complete with fitouts, in phases within the time frame as prescribed.</p> <p>In this regard, accrual of rent shall be done and shall be paid on pro-rata basis. However disbursal of rent shall be done only after whole of the premises, complete with fitouts is handed over to the bank.</p>
13	<b>Electronic Payment</b>	<p>Electronic payment shall be preferred. All the contractor must furnish details such as</p> <ol style="list-style-type: none"> <li>1) Name of the their Bank</li> <li>2) Name of their branch</li> <li>3) Account number</li> <li>4) Name of the account holder as in the Bank account</li> <li>5) IFSC No of the branch</li> <li>6) PAN number.</li> </ol>
14	<b>Submission of Technical Bid</b>	<p><i>1) Contractors shall download the entire Technical Bid to get acquainted with the terms and conditions and shall upload compulsorily the technical bid without fail in the e-tendering portal along with requisite documents, drawings, etc. after putting the digital signature of their authorized signatory on submitted documents/ bid, along with requisite documents, drawings, etc. (participating through e-tender portal they must have class III digital certificate.)</i></p> <p>2) Failing to upload as stated above, the tender will be rejected.</p>
15	<b>Agency for arranging e- tender/online bidding, contact numbers :</b>	You are advised to contact the agency for further guidance for e-tendering.
	<b>Name of e-Tendering Agency</b>	M/s e-Procurement Technologies Limited Auction Tiger

<b>Address</b>	B-705, Wall Street - II, Opp. Orient Club, Nr. Gujarat College, Ellis Bridge, Ahmedabad - 380006 Gujarat (India)
<b>Bidder Support</b>	9904407998, 9510813194, 9510813436, 9879996111, 9265562821 – 079 61200 594 / 598 / 568 / 587/538; 079 35022175
<b>Email Address</b>	<a href="mailto:mp@auctiontiger.net">mp@auctiontiger.net</a>
<b>Website Address</b>	<a href="https://sbi.auctiontiger.net">https://sbi.auctiontiger.net</a>
<b>Bidder Support :</b>	E-Procurement Technologies Limited, Ahmedabad. 1. Komal Dave:- 9904407998 Komal.d@eptl.in
	2. Salina Motani:-  079-68136843, salina.motani@eptl.in 3. Jaymeet Rathod:- 079-68136829, jaymeet.rathod@eptl.in 4. Kanchan Kumari:- 079-68136820, kanchan.k@eptl.in 5. Vinayak Khambe:- 079-68136835, vinayak.k@eptl.in 6. Anshul Juneja:- 079-68136840, anshul.juneja@eptl.in 7. Nandan Valera:- 079-68136843, nandan.v@eptl.in 8. Hemangi Patel:- 079-68136852, hemangi@eptl.in 9. Nadeem Mansuri:- 079-68136853, nadeem@eptl.in 10. Deepak Narekar:- 079-68136863, deepak@eptl.in 11. Sujith Nair:- 079-68136857, sujith@eptl.in 12. Devang Patel:- 079-68136859, devang@eptl.in Primary Contact Numbers :- +91-9081000427, 9904407997  Alternate Contact No.:- Mr. Dinesh Pamwani :- 079-68136889, 6354919567, dinesh.p@auctiontiger.net  You are requested to contact the agency for further guidance on E tendering.

16. Tender documents can be downloaded from link <Procurement News>.available on the bank's website <https://sbi.co.in/web/sbi-in-the-news/procurement-news>.

17. Bidder should have or obtain valid digital signature with sign-in and encryption rights to participate in e-tender. For any clarifications regarding E-Tendering procedure, System requirements, Digital Key requirements, etc. Please contact M/s e-Procurement technologies Limited, Ahmedabad well before the submission day. The contact details of e-Tender Service Provider are as mentioned above.

18. Conditional tenders are liable to be rejected without further correspondence.

19. The Carpet Area may vary depending upon the actual requirement of the Bank between 9,294 Sq. Mtr. (1,00,000 Sq. Ft.) to 25,557 Sq. Mtr. (2,75,000 Sq. Ft.). However, the rent shall be payable on the basis of Carpet Area jointly verified by the Landlord and SBI Engineer/Architect as per norms applicable for rentable carpet Area stipulated in the tender and occupied by the SBI irrespective of estimated Carpet area mentioned hereinabove.

20. The SBI reserve their rights to accept or reject any or all the tenders, either in whole or in part without assigning any reason(S) for doing so and no claim correspondence shall be entertained in this regard.

21. In case, the date of opening of tenders is declared as a holiday, the tenders will be opened on the next working day at the same time.

22. Any further **corrigendum** pertaining to this tender shall be published only on the above-mentioned Bank's website. Hence, the prospective bidders are advised to visit Bank's website regularly till the date of submission of tenders.

23. Only those bidders who submit Bid with all supporting documents and secure prescribed minimum qualifying marks as per the Evaluation Matrix mentioned in the tender shall be further evaluated by the Committee on other essential parameters and allowed to participate in the online price bid process, if qualified.

24. In accordance with the compliance of adoption of Integrity Pact (As per CVC order no. 41/12/07) and Independent External Monitor (IEM) will monitor and review the entire tendering process. The details of IEMs are as under:

NAME	Shri Otem Dai
CADRE	IAS (Retd.)
E-MAIL ID	otemdai@hotmail.com

Please also refer "Pre-Contract Integrity Pact" (Annexure – 'G') in this regard.

25. All prospective bidders shall be bound to execute and submit PRE-CONTRACT INTEGRITY PACT as per format (Annexure-G) incorporated in the Tender Document along with their Technical bid. The Integrity Pact should be signed by the bidder on each page and witnessed by two persons. The Integrity Pact Agreement shall be stamped as applicable in the State, where it is executed. The Technical Bid submitted without proper execution of PRE-CONTRACT INTEGRITY PACT will be summarily disqualified.

26. Prospective bidders shall download the entire technical bid to get acquainted with the terms and conditions and bid to be submitted / uploaded online in full with Annexures and required documents after affixing signature / seal on all pages.



27. In the first stage, only technical Bid will be opened and evaluated. Bids of such Bidders satisfying eligibility criteria and agree to comply with all the terms and conditions specified in the RFP will be evaluated for technical evaluation matrix. Only those Bids complied with technical criteria and RFP evaluation process shall become eligible for price Bid opening.

28. The SBI reserves the right to accept or to reject any or all offers without assigning any reason thereof. No correspondence in this regard will be entertained. **No Brokers on behalf of any property / Landlord/ Owner shall be entertained by the Bank.**

Yours Faithfully,

**Deputy General Manager (F&OA),**  
SBI Global IT Centre (GITC),  
CBD Belapur,  
Navi Mumbai - 400 614.

**PREMISES REQUIRED ON LEASE**  
**REQUIREMENT OF COMMERCIAL/ OFFICE PREMISES**  
**FOR SBI GITC, CBD BELAPUR**

**Tender No: ETA/RFP/2024-25/48 Dated: 01.08.2024**

**TECHNICAL BID**  
**TERMS AND CONDITIONS**  
**OFFERS FOR COMMERCIAL/OFFICE PREMISES**

This tender consists of two parts viz. the “Technical Bid” (having terms and conditions, details of offer and Annexure) and the “Price Bid”. “Technical” and “Price Bid” are required to be submitted on e-tender portal on or before due date and time

1. ELIGIBILITY CRITERIA AND TECHNICAL PARAMETERS FOR SELECTION:

The Offer is open to all the Bidders who owns the premises meeting out following Eligibility criteria and Technical Parameters and submit their Tenders as per laid down procedure with supporting documents by the stipulated date and time:

<b>Sr. No.</b>	<b>Description</b>	<b>Criteria</b>
1	Desired Location	<p>(i) The distance of the offered premises from GITC main building - 15 K.M., (the shortest distance for four wheeler as per google map), within the jurisdiction of Navi Mumbai Municipal Corporation (NMMC).</p> <p>(ii) The distance of the offered premises from Railway Station - 3 K.M., for convenience of staff / vendors commuting from different locations.</p> <p>(iii) The desired location excludes MIDC area to avoid dust, air and noise pollution, chemical odour and to avail better Public Transport. However the designated IT/ITeS Parks, Business Parks, Commercial Building Complex within above MIDC areas may be considered provided there is no industrial noise pollution and chemical odour at the premises.</p> <p>(iv) The premises should not be located above any Industrial Establishments (manufacturing, processing, cleaning, laundering, assembling or preparing any product/commodity or article or any other improved property from which wastes, in addition to or other than sanitary sewage shall or may be discharged) adjacent to petrol pump / gas station or any other hazardous establishment. The Premises should have required parking space as per the terms of this RFP.</p>

		The premises should be with fit-out basis as per requirement of the Bank.
2	Area of the Premises	
	Total Carpet Area required	9,294 to 25,557 Sq. Mtr. (1,00,000 to 2,75,000 Sq. Ft. )
2.1	Minimum Carpet area per floor	1300 sq. mt. (14000 sq. ft.) .
2.2	Minimum Carpet area in a single office Building (**)	9,294 Sq. Mtr. (1,00,000 Sq. Ft. ).
2.2.1	Permissible ratio for area distribution	If 75% of minimum total carpet area requirement as per clause 2.2 is provided as per clause 2.1 above, the remaining 25% carpet area can be provided at the other floor irrespective of the minimum floor plate area requirement mentioned above (2.1).
2.3	Carpet Area Distribution	(**) If the owner is bidding for more than 1 lakh sq. ft. carpet area, located in two different buildings, then : (i) One building should have minimum of 1 lakh sq. ft. of rentable carpet area. (ii) The remaining area owned by the same bidder should be located within the same complex, in another building i.e. within a gated walled Office complex/ compound, IT/ITeS Park, Business Park either on a single plot or on adjacent plots forming single office complex. However total offered area can be in 2-3 buildings.
2.4	NMMC Approved Drawings/ Layouts	Applicant has to upload/ submit the legible copy of the NMCC approved layouts with carpet area / built up area statement/calculation and/or from statutory authorities along with the copy of OC & Structural Stability Certificate. Further Bidder should have NOC/permission from appropriate authorities to sublet their premises, if required.
2.5	Offered Area	Refer Clause 5 of General Conditions of Contract (GCC).
3	Minimum Floor to floor clear height (below lowest beam bottom) OR Minimum finished Floor to lowest false ceiling height	3mtr. (10 ft.)  2.4 mtr. (08 ft.)
4	Minimum Parking Space required (#)	(Mandatory Requirement)

(a)	Car parking	67 Nos (for area of 1,00,000 Sq. Ft. i.e. @ one car park per 1500 sq. ft. of offered area). (for higher area, on prorata basis).
(b)	Scooter parking	200 Nos (for area of 1,00,000 Sq. Ft. i.e. @ one 2-wheeler park per 500 sq. ft. of offered area.) (or 1 car park for every 5 no. two-wheeler in lieu of it.) (for higher area, on prorata basis).
4.1	(#) Deduction from Monthly rent for providing less no. of parking :	If minimum parking as mentioned above is not provided by the bidder, then the following amount shall be deducted from the offered rent : (a) per car park not provided : Deduction from rent @ Rs. 10,000/- per car park per month for every single car park not provided. (b) per 2-wheeler park not provided : Deduction from rent @ Rs. 1500/- per 2-wheeler park per month for every single 2-wheeler park not provided.
5 a	Fitouts for the premises to be provided	The successful bidder has to complete the required furnishing as per Layout and specification of fit-out items approved by the Bank, within 320 days from the issue date of LOI. Fit-out cost will be at cost & risk of the owner of premises.
5 b	For all premises	The Successful bidder has to arrange the following works pertaining to building/construction at his own cost: i) All mandatory Municipal license/ NOC,s /approval of layouts, internal additions/ alterations etc. as necessary from Local Civic Authority/collector/town planning, etc. for carrying out the interior furnishing/ internal additions/alterations, fit outs, etc. in the premises required by the Bank will be arranged by the eligible bidder.  ii) If the premises offered is other than ground floor, in that case the premises must have lift facility. For ground floor, ramp has to be constructed/provided as per the specification of the Bank.
		iii) The premises should have permission from the NMMC/local Authority for commercial/official use, at their own cost.  iv) All statutory clearances from the local and government authorities are to be made available for the leasing and use of the building with fitouts e.g. Fire department's clearance, occupation certificate, Clearance from various Revenue authority / Tax authority.

5c	Building to be in fit-to-occupy :	Building to be in fit-to-occupy condition and basic amenities i.e. lift, electricity, water supply, building structure with finishes must be ready at the time of bidding.
6	Amenities	<p>1. Building should have suitable centrally AC facility/plant/ VRF System etc.</p> <p>2. Availability of adequate Potable water supply for 24 hours throughout the year.</p> <p>3. Adequate Electrical power load at least 3000 KVA to 3500 KVA with two independent power feeders from two independent Substations of local electricity authority. Also the back up power arrangements from DG sets (ie 4000 KVA DG sets – 2 Nos, out of 2 Nos one is standby DG) for catering to all loads like ACs, UPS systems, Lights etc. with power back up through independent DG sets of required capacity for all essential loads, UPS systems, Lights etc.</p> <p>3.1 If Bank consider 2 buildings of same vendor at different locations (ie not on the same compound) , the requirement of power load will be divided according to the area of premises. However both locations two independent power feeders from 2 independent Substations from power distribution company should be available. Further for each premises 2 Nos each DGs (one standby DG) ie total 4 DGs required. The DG capacity shall be according to the area of premises.</p> <p>4. For Fit-out works as Civil Construction/ Interiors, furniture's / Electrical/ Communication / fire/ security etc. please refer RFP, heading “<b>General/ Guidelines / Specifications of Fit-out for Civil Construction, its Additions, alterations, interiors, furniture's, chairs, Electrical requirements / Works, Supply of sufficient KVA UPS along with batteries to cater the load, AC, LAN &amp; Networking Works, communication, fire-fighting works, Security Works, etc. all required fitouts on a Premises to be ....</b></p>

		<p>.... carried/provided by eligible bidder as Per Bank's requirements/specifications /Approval". Cost of all these works/ items will be at owner's cost".</p> <p>5. Fire Fighting System should be operational and well maintained along with wet risers, sprinkler system, water tank of required capacity, fire extinguishers, etc. as per NMMC/ CIDCO statutory requirements.</p> <p>6. Potable water should invariably be available 24x7 throughout the year at the desired locations, washrooms, pantry, cafeteria, etc. within the premises.</p> <p>Accordingly, water tanks of approx. 3 lakh litre capacity or more (OH &amp; UG), with required plumbing connections for supply &amp; delivery should be available &amp; operational.</p>
7	Qualifying marks	Technical Evaluation: - It will be done as per Annexure D (Evaluation Matrix) Minimum Qualifying marks – 60%.
8	Ownership of the Land/Property	Absolute ownership with the free-hold / or lease hold rights of the land under the said property, the lease agreement should have clear clause of sub-leasing the property further without any restriction / tenor.

**Note:** Owner of the Building is solely responsible for the construction and stability of Premises. Structural Stability Certificate by Competent Structural Engineer should be given to the Bank at no extra cost.

2. Premises should be ready for possession / occupation with fitouts (at owner's cost) or expected to be ready with fitouts within 320 days from the date of issue of Letter of Intent (LOI).

3. The format for submission of the "Technical bid" containing detailed parameters, Proof of remittance of EMD/BG, terms and conditions and "Price bid" can be downloaded from the Bank's website [www.sbi.co.in](http://www.sbi.co.in) & <https://bank.sbi> under important links "Procurement and others" as mentioned in the NIT.

4. The offers complete in all respects should be submitted at e-tender portal <https://www.etender.sbi> on or before the due date. Bidder shall submit the original copy of duly executed process compliance statement and Pre-Contract Integrity Pact together with their respective enclosures and seal it in an envelope and mark the envelope as "Technical Bid". The said envelope shall clearly bear the name of the RFP and name and address of the Bidder. In addition, the last date for bid submission should be indicated on the right and corner of the envelope. The original process

compliance statement and Pre-Contract Integrity Pact should be submitted within the bid submission date and time for the RFP at the address mentioned in SI No 8 (a) of Notice Inviting Tender, failing which Bid will be treated as non-responsive.

5. In the event of the specified date for submission of Bids being declared a holiday for the Bank, the Bids will be received up to the appointed time on the next working day.

6. In case the Bank extends the scheduled date of submission of Bid document, the Bids shall be submitted by the time and date rescheduled. All rights and obligations of the Bank and Bidders will remain the same

**However, please note that uploading of all the required documents on e-tender portal by the bidder is mandatory.**

## **2.0 EVALUATION OF BIDS**

### **2.1. Bidding process/Opening of Technical Bids:**

i. The Technical Bid (Tender Part-A) along with requisite supporting documents, EMD/BG must be submitted in compliance of detailed instructions vide Clause 9 of “Instructions to the Tenderer” of this document.

ii. The completed Technical Bids received online, by the SBI, till stipulated time and date through the portal of specified Service Provider will be opened for initial evaluation as per the schedule i.e. time and date mentioned in the Notice Inviting Tenders (NIT).

iii. The SBI will examine all Technical Bids received, to determine whether they are complete, all the required formats have been furnished, the documents have been properly signed and EMD/BG for the desired amount and validity period is available and the Bids are generally in order.

iv. In the first stage, only Technical Bids will be opened and evaluated for compliance of prescribed Eligibility Criteria as well as meeting out minimum qualifying score on the basis of Evaluation Matrix for technical bid mentioned in this tender and will be shortlisted for physical site inspection by the competent committee of SBI to satisfy the preliminary compliance of various parameters.

v. Based on the Committee’s recommendations, the bidders satisfying stipulated eligibility criteria, Evaluation Matrix score, suitability of proposed premises as per Bank’s requirement and bidders’ concurrence to comply with all terms and conditions including timeline specified in the RFP will be considered as “Qualified shortlisted Bidder”. The Committee’s recommendations regarding the qualified bidders shall be final and binding.

vi. Only the “Qualified shortlisted Bidder” shall become eligible for opening of “Online Price bid”.

vii. Prior to the detailed evaluation, the SBI will determine whether the Bid conforms to all the terms and conditions of the Bidding Document in toto, without any deviation.

viii. The Bids not fulfilling the stipulated eligibility criteria will be summarily rejected by the SBI and will not subsequently be made valid by the Bidder by correction of the non-conformity.

## **2.2. Technical Evaluation:**

a. Technical evaluation will include scrutiny of technical information submitted by the bidder as per technical bid format and supporting documents including verification of the authenticity of documents as well as information furnished therein and physical inspection and assessment of site.

b. The SBI reserves the right to evaluate the bids on technical parameters including premises visit.

c. The SBI may, at its discretion, ask the bidders for clarification, required if any, on their bids received. The request for clarification shall be in writing and no change in substance of the bid shall be sought, offered or permitted. However, no post bid clarifications or submission of any supplementary documents/information, at the instance of the bidder, shall be entertained.

## **2.3. Evaluation of Price Bids and Finalization:**

a. Only those Bidders, who are short-listed and declared “Technically Qualified Bidder” as above shall be for further processing.

b. The bidder shall be liable to quote their rates for all the items mentioned in the Price Bid else their tender shall be considered incomplete and will be disqualified for further processing.

c. After opening of technical bid, the technically eligible bidders will be intimated for price bid opening date.

d. The perspective bidders are to ensure that the Price Bid shall be submitted only ONLINE.

e. The SBI reserves the right to accept or reject any or all the tenders without assigning any reason thereof.

f. Canvassing in any form will disqualify the tenderer.

## **Instructions to the Tenderer:**

Please read these instructions carefully before filling up the application form:

1. Conditional bids are liable to be rejected

### **2. Invitation:**

The bidders desirous of offering their premise to SBI are invited to submit their technical and price bid proposal in response to this tender. The criteria and the actual



process of evaluation and the actual process of evaluation and subsequent selection of the successful bidder (L-1) will be as the terms of this tender document.

### 3. **DISCLAIMER:**

- i. The information contained in this RFP or information provided subsequently to Bidder(s) whether verbally or in documentary form/email by or on behalf of SBI, is subject to the terms and conditions set out in this RFP.
- ii. This RFP is not an offer by State Bank of India, but an invitation to receive responses from the eligible Bidders.  
  
iii. The purpose of this RFP is to provide the Bidder(s) with information to assist preparation of their Bid proposals. This RFP does not claim to contain all the information each Bidder may require. Each Bidder should conduct its own investigations and analysis and should check the accuracy, reliability and completeness of the information contained in this RFP and where necessary obtain independent advices/clarifications. Bank may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFP.
- iv. The Bank, its employees and advisors make no representation or warranty and shall have no liability to any person, including any Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form or arising in any way for participation in this bidding process.
- v. The Bank also accepts no liability of any nature whether resulting from negligence or otherwise, howsoever caused arising from reliance of any Bidder upon the statements contained in this RFP.
- vi. The Bidder is expected to examine all instructions, forms, terms and specifications in this RFP. Failure to furnish all information required under this RFP or to submit a Bid not substantially responsive to this RFP in all respect will be at the Bidder's risk and may result in rejection of the Bid.
- vii. The issue of this RFP does not imply that the Bank is bound to select a Bidder or to award the contract to the Selected Bidder, as the case may be, for the Project and the Bank reserves the right to reject all or any of the Bids or Bidders without assigning any reason whatsoever before issuance of purchase order/LOI and/or its acceptance thereof by the successful Bidder as defined in Award Criteria and L1 in this RFP.

viii. The Bidder may visit our existing GITC office Complex, Sector 11, CBD Belapur before submitting their bids, in order to understand the GITC's existing set-up, infrastructure, facilities etc. and is expected to provide better than it at his/her premises.

4. General instructions to the bidder:

- 4.1 The successful vendor should have clear and absolute title to the premises and furnish legal title report will be verified by the SBI through Bank's empaneled advocate at successful vendor's cost. The successful vendor will have to execute the lease deed as per the standard terms and conditions finalized by the SBI for the purpose, and the stamp duty and registration charges of the lease deed will be **shared equally (50:50)** by the lessors and the SBI. **(Please note it won't be a Leave & License Agreement)**. The initial period of lease will be 5 years and will be further renewed/extended on same terms and conditions except rent for fit outs for next 5 years (viz. total lease period 10 years) with requisite exit clause to facilitate full / part de-hiring of space by the SBI. As regards increase or decrease in rents payable, increase in rent if any shall be maximum up to 15% of item 1 and 2 of price bid i.e. rental for fit-out will be paid by the Bank during initial period of lease i.e. 5 years terms and no rental will be paid after 5 years for fit-out. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed. (Though rent of fit-out will be paid only during initial 5 years of lease by the Bank but the eligible bidder cannot remove / withdraw the fitouts during entire tenure of lease with Bank. Cost of all sort of modifications / repairs will be borne by Landlord and Land lord cannot refuse the uses of these fitouts items by the Bank during entire tenure of lease with Bank). Notwithstanding the terms mentioned hereinabove, any modification/ changes in the fit outs if required by the Bank the same should be carried out by the Successful Vendor/Landlord. If the Successful Vendor/Landlord fails to perform such modification/ changes as per the requirement of the Bank then the Bank may on its own carried out such modifications/ changes and shall deduct the expenses incurred in relation to such modification/ changes from the rent payable to the Landlord/ Successful Vendor.
- 4.2 The bidders are requested to submit the **tender documents on** service provider/e-tender portal <https://www.etender.sbi>. Tender document along with supporting documents submitted online at service providers portal shall only be considered for technical evaluation. Original copy of all Tender document / supporting document submitted online must be made available by the Bidder for the verification purpose to the Bank, if required.
- 4.3 All columns of the tender documents must duly filled in and no column should be left blank. **All pages of the tender documents (Technical and Price Bid) are to be signed by the authorized signatory of the tenderer/ Bidder.** Any over-writing is to be duly initialed by the tenderer. Bank reserves the right to reject the incomplete tenders.

- 4.4 In case the space in the tender document is found insufficient, the bidder/tenderer may attach separate sheets.
- 4.5 There should not be any deviation or assumption in terms and conditions as have been stipulated in the tender documents. Prior to the detailed evaluation, the Bank will determine the responsiveness of each Bid to the RFP. For purposes of this clauses, a responsive Bid is one, which conforms to all the terms and conditions of the RFP in toto, without any deviation or assumption.
- 4.6 The SBI reserves the right to accept or reject any or all the tenders without assigning any reason thereof.
- 4.7 Canvassing in any form will disqualify the tenderer.
- 4.8 The shortlisted lessors will be informed by the SBI for arranging site inspection of the offered premises.
- 4.9 **Income Tax and other statutory clearances shall be obtained by the lessors** at their own cost as and when required. **All payments (Rent + GST)** to the successful tenderer shall be made **by Account Payee Cheque or RTGS/NEFT**.
- 4.10 The details of parameters and the technical score has been incorporated in **Annexure B**. The selection of premises will be done **based on L1 bidder Basis**. The score finalized by Committee of the SBI in respect of technical parameters will be final and binding to the applicant. To qualify in the technical bid, bidder must score minimum 60% marks.
- 4.11 **The price bid of only those bidder's will be opened who gets equal or more than 60 % marks in technical evaluation.** Bank reserves the right to accept the bid amount quoted by the Bidder as emerged by the technical evaluation or negotiate with the bidder for deriving the final price. In case Bank selects the premises without Fitouts, Landlord has to complete the fitouts work in all respect as per Banks approval within 320 days after the date of issuing Letter of Intent (LOI). The bidder who is declared successful shall be required to execute **lease agreement** in the bank's prescribed format as per **Annexure L** of this RFP. No request for any deviation in the terms and conditions stipulated in the draft lease agreement shall be entertained.
- 4.12 The **income tax and other taxes** as applicable will be **deducted at source** while paying the rentals per month. **All taxes and service charges shall be borne by the landlord as per mentioned in the clause no. 9 of general terms and conditions.** While renewing the lease after expiry of initial lease period of (5+5) years, the effect of subsequent increase/decrease in taxes and service charges shall be taken into account for the purpose of fixing the rent.
- However, **the landlord will be required to bill the SBI every month for the rent due to them indicating the GST component also (if applicable) in the bill separately. The bill also should contain the GST registration number of the landlord, apart from name, address etc. of the landlord and the serial number of the bill, for the bank to bear the burden of GST, otherwise, the GST if levied on rent paid by landlord directly, shall be**

**reimbursed by the SBI to the landlord on production of such payment of tax to the Govt. indicating name, address and the GST tax registration number of the landlord.**

- 4.13 The floor wise area (viz. Ground, First, etc.) with the corresponding rate for rent/taxes should be mentioned in the Price Bid. The number of car parking spaces/Slot, bike parking slots offered should be indicated separately as per annexure. Rent of offered premises shall be quoted on Carpet area basis only, taking into account the parking space, building maintenance charge, area for installation of generator, fire, security, electrical, communication, security etc. and VSAT/tower/antenna etc., and no separate rent shall be paid for these facilities.
- 4.14 The successful bidder should arrange to obtain the municipal NOC/approval of layouts, internal addition/alteration, fit-out works etc. from Local Civic Authority/collector/town planning etc. if required, for taking possession of the premises by the Bank. The Landlord has to submit Completion certificate for Fit-out work from the Architect along with Architect's Council of Architecture number & stamp certifying that the offered premises with fitouts is fit for occupation by the Bank.
- 4.15 The Lessor should obtain the completion certificate / Occupancy Certificate **for the building construction** from Municipal authorities after the completion of the works. The Lessor should submit a Completion Certificate of all type of Fit-out work from the Architect mentioning its Council of Architect number, certifying that the work is completed as per local Municipal Norms, statutory norms and the premises is fit for occupation. The above to be arranged by bidder at his own cost. The required additional 3-phase electrical power load 3000 KVA to 3500 KVA and Civil work of as required will also have to be arranged by the lessor at his/her cost from the State Electricity Board / power distribution company in that area etc. The Diesel Generator set of required capacity, UPS Systems along with batteries, Lights, Lifts and other emergency loads will be provided by the landlord and its operation, routine and preventive maintenance would be done by the landlord at his own cost. Bank will arrange for Diesel / reimburse the Diesel cost of Diesel Generator Set on actual basis. The Landlord shall arrange separate energy meter in the Name of Bank for acquired premises. The Landlord shall arrange LED lights at the Premises.
- 4.16 The landlord will also operate and maintain pump set, AC Plants and allied equipment's at his own cost. Cost of AMC/repairs/ replacements of all the electrical / security/ fire /communication installations provided to the Bank shall be borne by the lessor. The major and minor civil repair works like breakage of tiles, seepages/leakage, and changes in fit outs etc. shall be carried out by the lessor at their own cost.
- 4.17 Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at owner's cost and arrange for requisite

permission/approval for installation of Roof top antenna/outdoor units of air conditioners/ display of signboards etc.

- 4.18 The lessor shall also obtain/submit the proposal to Municipal Corporation/Collector/town planning etc. for the approval of plans immediately after receipt of approved plans along with other related documents so the interior renovation work and fit-out can commence, in case of unfurnished premises, if required.
- 4.19 After the completion of the interior/fit-out works, etc. the lease agreement will be executed, and the rent payable shall be reckoned from the date of occupation by the Bank. The lease agreement will include inter alia a suitable exit clause and provision of de-hiring of part/full premises.
- 4.20 Responsibility for operation and maintenance of AC, Electrical substation, fire control, security & fire related equipments, plumbing & sanitary fixtures, water pump, etc. and all such installation shall remain with landlord only and SBI shall not be party for the same.
- 4.21 Bank reserves the right to sublet /permit the usage of the premises to its associates and subsidiaries and no additional rent will be paid for it.
- 4.22 Landlord will ensure that network data and electricity cables can be brought into the premises offered to the Bank from outside the building from any direction without any hindrance.
- 4.23 Landlord has to carry out any addition / alteration required to the premises as per plan approved by the Bank without any charge to the Bank. Bank have the liberty to modify the fitouts / interior of the premises and landlord has to permit any modification required except structural modification to load bearing structures including installation of any system / equipment / gadget that is required for the functioning or safety of the Bank
- 4.24 All kind of civil work (additional / alteration) will be carried out by the successful bidder as per advise of the Bank and specifications by SBI, Switch / Server room, ladies, gents, differently abled and Executive Toilets (including plumbing/sanitary fittings), Pantry, Staircases, Main and Exit Door, Grills to all Windows with all accessories and doors, etc. (additional / alteration), UPS room made up of brick work, Rolling shutter with central lock & with toughened fixed glass and glass door at outside opening which are not to be closed with brick walls, front façade including glass glazing, external ACP paneling as per Bank's design, ramp with S.S (grade 304) railing for disabled/old people, **excellent quality flooring to suit a IT office premises**, brickwork, plaster, inside and outside painting with acrylic emulsion paint / synthetic enamel paint / exterior apex ultima paint, etc., windows, safety grill, anti termite treatment etc. as advised by the Bank directly or through Bank's appointed Architect will be carried out by landlords' at their own cost before handing over possession to the Bank, **Landlords will submit approved plan, Competent Authority permission, structural stability and soundness certificate, firefighting system compliance certificate of the premises before possession by the Bank. Rent should be inclusive of all works.** Lessor(s) will be required to

engage the Architect, as approved by the SBI for supervision of the entire activities of construction, at their own cost.

- 4.25 Bank shall take possession of the premises only after completion of all the civil construction, fit-out works in all respect & submission of necessary certificates from the licensed Structural consultant and Architect, as required by the SBI and fulfillment of all other terms and conditions of technical bids as mentioned above.
- 4.26 All mandatory certificates such as OC, Fire NOC's, Lift Permission/License, Electrical Power connection, etc. should be available and valid at the time of closing of Bid Submission. This list is not exhaustive and may include NOC's, permissions, etc. from other government departments, statutory authorities.

## **5. CLARIFICATION AND AMENDMENTS ON RFP/PRE-BID MEETING:**

- i. Bidder requiring any clarification on RFP may notify the Bank in writing strictly as per the format given in **Annexure-H** at the address/by e-mail within the date/time mentioned in the Notice Inviting Tender (NIT).
- ii. A pre-Bid meeting will be held in person on the date and time specified in the Notice Inviting Tender (NIT) which may be attended by the authorized representatives of the Bidders interested to respond to this RFP.
- iii. The queries received (without identifying source of query) and response of the Bank thereof will be posted on the Bank's website or conveyed to the Bidders.
- iv. The Bank reserves the right to amend, rescind or reissue the RFP, at any time prior to the deadline for submission of Bids. The Bank, for any reason, whether, on its own initiative or in response to a clarification requested by a prospective Bidder, may modify the RFP, by amendment which will be made available to the Bidders by way of corrigendum/addendum at Banks site only. The interested parties/Bidders are advised to check the Bank's website regularly till the date of submission of Bid document specified in the Notice Inviting Tender (NIT)/email and ensure that clarifications / amendments issued by the Bank, if any, have been taken into consideration before submitting the Bid. Such amendments/clarifications, if any, issued by the Bank will be binding on the participating Bidders. Bank will not take any responsibility for any such omissions by the Bidder. The Bank, at its own discretion, may extend the deadline for submission of Bids in order to allow prospective Bidders a reasonable time to prepare the Bid, for taking the amendment into account. Nothing in this RFP or any addenda/corrigenda or clarifications issued in connection thereto is intended to relieve Bidders from forming their own opinions and conclusions in respect of the matters addresses in this RFP or any addenda/corrigenda or clarifications issued in connection thereto.

- v. No request for change in commercial/legal terms and conditions, other than what has been mentioned in this RFP or any addenda/corrigenda or clarifications issued in connection thereto, queries in this regard, therefore may not be entertained.
- vi. Queries received after the scheduled date and time will not be responded/acted upon.

## **6. MODIFICATION AND WITHDRAWAL OF BIDS:**

- i. The Bidder may modify or withdraw its Bid after the Bid's submission, provided modification, including substitution or withdrawal of the Bids, is received on e-procurement portal, prior to the deadline prescribed for submission of Bids.
- ii. No modification in the Bid shall be allowed, after the deadline for submission of Bids.
- iii. No Bid shall be withdrawn in the interval between the deadline for submission of Bids and the expiration of the period of Bid validity specified in this RFP. Withdrawal of a Bid during this interval may result in the forfeiture of EMD/BG submitted by the Bidder and other action as per terms of RFP.

## **7. PERIOD OF BID VALIDITY AND VALIDITY OF PRICE QUOTED:**

- 1. Bid shall remain valid for duration of 180 days from Bid submission date.
- 2. Price quoted by the Bidder shall remain valid for duration of 180 days from the date of opening of price bid.
- 3. In exceptional circumstances, the Bank may solicit the Bidders' consent to an extension of the period of validity. The request and the responses thereto shall be made in writing. A Bidder is free to refuse the request. However, in such case, the Bank will not forfeit its EMD/BG. However, any extension of validity of Bids or price will not entitle the Bidder to revise/modify the Bid document.
- 4. Once Letter of Award or Letter of Intent is issued by the Bank, the said price will remain fixed for the entire Contract period and shall not be subjected to variation on any account except as explicitly mentioned in this RFP. A Bid submitted with an adjustable price quotation will be treated as nonresponsive and will be rejected.

## **8. BID INTEGRITY:**

Willful misrepresentation of any fact within the Bid will lead to the cancellation of the contract without prejudice to other actions that the Bank may take. All the

submissions, including any accompanying documents, will become property of the Bank. The Bidders shall be deemed to license, and grant all rights to the Bank, to reproduce the whole or any portion of their Bid document for the purpose of evaluation and to disclose the contents of submission for regulatory and legal requirements.

## 9. RENTABLE CARPET AREA / Mode of measurements:

9.1 The carpet area (or the rentable carpet area) of the offered premises shall be the **usable area** measured jointly by the Bank/Bank's Architect and the Landlord/ Owner/ Bidder, considering the addition and alteration of civil work as per Bank's approved / acceptable layout/plan.

9.2 In order to have parity of comparison and also for the purpose of payment, rentable carpet area shall mean covered area of the premises, i.e. actual covered floor area, which will be in exclusive possession & control of the Bank. The carpet area shall be measured from the inside surface of the external wall, ledge wall, from the edge of slab in case of glass facade.

9.3 Rentable Carpet area shall be area at any floor excluding the following area :

- i. Walls
- ii. Columns
- iii. Open Balconies
- iv. Portico/Canopy
- v. Staircase, Mumty
- vi. Lofts
- vii. Plumbing & Sanitary shafts.
- viii. Lift wells, Lift Machine room.
- ix. Space below window sill
- x. Box louver
- xi. AC duct
- xii. Common Corridors, Passages & lift lobbies.
- xiii. Common facilities shared with other tenants.
- xiv. Porch.
- xv. Generator Room/ Area.
- xvi. Open area, OTS area (open to sky).
- xvii. Sub-station, Transformer, Cooling Towers, Central AC plant area,
- xviii. Water tank, water pump rooms, fire pumps, etc.

9.4 The following area if provided for exclusive use & under the control of the Bank, shall be considered for rentable carpet area:

- i. Corridors, passages, lift lobbies.
- ii. AHU rooms, HUB Room, EPABX Room, Server Room, etc.
- iii. Washrooms.
- iv. Kitchen, pantry, stores rooms.



- v. Dedicated staircase (plan area at floor level shall be considered) (mid-landing shall not be considered)
- vi. Dedicated electrical panel rooms.
- vii. Any usable area for the exclusive use and under the control of the Bank.

9.5 The architectural projections in façade and area including open balconies, terraces, niches will not be measured.

9.6 Measurement of mezzanine floor area (If any) shall be considered if only floor to ceiling height will be more than or equal to 3.0 mts.

9.7 The following shall be including in wall area and shall not be measured.

9.7.1. Door and door opening in the walls

9.7.2. Build in cupboards.

9.8 Measurable area will mean floor area, suitably walled as per industry standards and covered with RCC roof. Any area with temporary roof/ ceiling made of GI sheet, AC sheet, etc. or similar type shall not be considered for measurement and rent.

9.9 Although the bidder may propose carpet area in the bid, the final rentable carpet area shall be finalized considering the addition and alteration of civil work as per Bank's approved / acceptable layout/plan as this will happen subsequently after giving LOI and finalization of layout.

## **10. WAIVER OF RIGHTS:**

Each Party agrees that any delay or omission on the part of the other Party to exercise any right, power or remedy under this RFP will not automatically operate as a waiver of such right, power or remedy or any other right, power or remedy and no waiver will be effective unless it is in writing and signed by the waiving Party. Further the waiver or the single or partial exercise of any right, power or remedy by either Party hereunder on one occasion will not be construed as a bar to a waiver of any successive or other right, power or remedy on any other occasion.

## **11. BANK'S RIGHT TO ACCEPT OR REJECT ANY OR ALL BIDS:**

The Bank reserves the right to accept or reject any Bid in part or in full or to cancel the bidding process and reject all Bids at any time prior to contract award as specified in Award Criteria and Award of Contract, without incurring any liability to the affected Bidder or Bidders or any obligation to inform the affected Bidder or Bidders of the grounds for the Bank's action.

Bidders are barred from participating in tender if they were debarred/ blacklisted by any scheduled commercial banks/CPSE/ Statutory or regulatory bodies.

## 12. CODE OF INTEGRITY AND DEBARMENT/BANNING:

- a. The Bidder and their respective officers, employees, agents and advisers shall observe the highest standard of ethics during the bidding Process.

Notwithstanding anything to the contrary contained herein, the Bank shall reject Bid without being liable in any manner whatsoever to the Bidder if it determines that the Bidder has, directly or indirectly or through an agent, engaged in corrupt/fraudulent/coercive/undesirable or restrictive practices in the bidding Process.

- b. Bidders are obliged under code of integrity to suo-moto proactively declare any conflicts of interest (pre-existing or as and as soon as these arise at any stage) in RFP process or execution of contract. Failure to do so would amount to violation of this code of integrity.

- c. Any Bidder needs to declare any previous transgressions of such a code of integrity with any entity in any country during the last three years or of being debarred by any other procuring entity. Failure to do so would amount to violation of this code of integrity.

- d. For the purposes of this clause, the following terms shall have the meaning hereinafter, respectively assigned to them:

- i. **“Corrupt practice”** means making offers, solicitation or acceptance of bribe, rewards or gifts or any material benefit, in exchange for an unfair advantage in the procurement process or to otherwise influence the procurement process or contract execution.

- ii. **“Fraudulent practice”** means any omission or misrepresentation that may mislead or attempt to mislead so that financial or other benefits may be obtained or an obligation avoided. This includes making false declaration or providing false information for participation in a RFP process or to secure a contract or in execution of the contract;

- iii. **“Coercive practice”** means harming or threatening to harm, persons or their property to influence their participation in the procurement process or affect the execution of a contract;

- iv. **“Anti-competitive practice”** means any collusion, bid rigging or anticompetitive arrangement, or any other practice coming under the purview of the Competition Act, 2002, between two or more bidders, with or without the knowledge of the Bank, that may impair the transparency, fairness and the progress of the procurement process or to establish bid prices at artificial, non-competitive levels;

- v. **“Obstructive practice”** means materially impede the Bank’s or Government agencies investigation into allegations of one or more of the above mentioned prohibited practices either by deliberately destroying, falsifying, altering; or by concealing of evidence material to the investigation; or by making false statements to investigators and/or by threatening, harassing or intimidating any party to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation; or by impeding the Bank’s rights of audit or access to information;

**e. Debarment/Banning**

Empanelment/participation of Bidders and their eligibility to participate in the Bank’s procurements is subject to compliance with code of integrity and performance in contracts as per terms and conditions of contracts. Following grades of debarment from empanelment/participation in the Bank’s procurement process shall be considered against delinquent Vendors/Bidders:

**(a) Holiday Listing (Temporary Debarment - suspension):**

Whenever a Vendor is found lacking in performance, in case of less frequent and less serious misdemeanors, the vendors may be put on a holiday listing (temporary debarment) for a period up to 12 (twelve) months. When a Vendor is on the holiday listing, he is neither invited to bid nor are his bids considered for evaluation during the period of the holiday. The Vendor is, however, not removed from the list of empaneled vendors, if any. Performance issues which may justify holiday listing of the Vendor are:

- Vendors who have not responded to requests for quotation/tenders consecutively three times without furnishing valid reasons, if mandated in the empanelment contract (if applicable);
- Repeated non-performance or performance below specified standards (including after sales services and maintenance services etc.);
- Vendors undergoing process for removal from empanelment/participation in procurement process or banning/debarment may also be put on a holiday listing during such proceedings.

**(b) Debarment from participation including removal from empaneled list**

Debarment of a delinquent Vendor (including their related entities) for a period (one to two years) from the Bank’s procurements including removal from empanelment, wherever such Vendor is empaneled, due to severe deficiencies in performance or other serious transgressions. Reasons which may justify debarment and/or removal of the Vendor from the list of empaneled vendors are:

- Without prejudice to the rights of the Bank under Clause 45(i) hereinabove, if a Bidder is found by the Bank to have directly or indirectly or through an agent, engaged or indulged in any corrupt/fraudulent/coercive/undesirable or restrictive practices during the bidding Process, such Bidder shall not be eligible to participate in any EOI/RFP issued by the Bank during a period of 2 (two) years from the date of debarment.
- The Vendor fails to abide by the terms and conditions or to maintain the required technical/operational staff/equipment or there is change in its production/service line affecting its performance adversely, or fails to cooperate or qualify in the review for empanelment;
- If Vendor ceases to exist or ceases to operate in the category of requirements for which it is empaneled;
- Bankruptcy or insolvency on the part of the vendor as declared by a court of law; or
- Banning by Ministry/Department or any other Government agency;
- Other than in situations of force majeure, technically qualified Bidder withdraws from the procurement process or after being declared as successful bidder: (i) withdraws from the process; (ii) fails to enter into a Contract; or (iii) fails to provide performance guarantee or any other document or security required in terms of the RFP documents;
- If the Central Bureau of Investigation/CVC/C&AG or Vigilance Department of the Bank or any other investigating agency recommends such a course in respect of a case under investigation.
- Employs a Government servant or the Bank's Officer within two years of his retirement, who has had business dealings with him in an official capacity before retirement; or
- Any other ground, based on which the Bank considers, that continuation of Contract is not in public interest.
- If there is strong justification for believing that the partners/directors/proprietor/agents of the firm/company has been guilty of violation of the code of integrity or Integrity Pact (wherever applicable), evasion or habitual default in payment of any tax levied by law; etc.

**(c) Banning from Ministry/Country-wide procurements**

For serious transgression of code of integrity, a delinquent Vendor (including their related entities) may be banned/debarred from participation in a procurement process of the Bank including procurement process of any procuring entity of Government of India for a period not exceeding three years commencing from the date of debarment.

### 13.0 List of Documents to be scanned and uploaded within the period of bid submission.

Sr. No.	Documents to be Uploaded Online at M/s e-Procurement Technologies Ltd., our Service Provider's portal <a href="https://etender.sbi/">https://etender.sbi/</a>	Documents to be Submitted in Hard Copy at GITC, SBI, CBD Belapur. (**Refer Note Below)
1	NIT and Technical Bid	NIT
2	Corrigendum/s, if any	Nil
3	All documents, drawings, OC, NOC, bills, etc. as requested in the Technical Bid. (Refer Check list).	All documents, drawings, OC, NOC, bills, etc. as requested in the Technical Bid. (Refer Check list).
4	Scan copy of duly executed Integrity Pact.	Original copy of duly executed Integrity Pact.
5	Scan copy of duly executed original Declaration form (on the Last page of Technical bid)	Original copy of duly executed Declaration form (on the Last page of Technical bid)
6	Scan copy of Proof of remittance of EMD or Scan copy of Bank Guarantee (BG).	Scan copy of Proof of remittance of EMD or Original Bank Guarantee (BG).

(\*\*) Hard-copies to signed & stamped by Authorized Signatory.

### 13.1 Bidders may please note:

- (a) The Bidder should quote for the entire package on a single responsibility basis for the services required under this RFP.
- (b) Care should be taken that the Technical Bid shall not contain any price information. Such proposal, if received, will be rejected.
- (c) The Bid document shall be complete in accordance with various clauses of the RFP document or any addenda/corrigenda or clarifications issued in connection thereto, duly signed by the authorized representative of the Bidder. Board resolution authorizing representative to Bid and make commitments on behalf of the Bidder is to be attached.
- (d) It is mandatory for all the Bidders to have class-III Digital Signature Certificate (DSC) (in the name of person who will sign the Bid) from any of the licensed certifying agency to participate in this RFP. DSC should be in the name of the authorized signatory. It should be in corporate capacity (that is in Bidder capacity).
- (e) Bids are liable to be rejected if only one Bid (i.e. either Technical Bid or Price Bid) is received.
- (f) If deemed necessary, the Bank may seek clarifications on any aspect from the Bidder. However, that would not entitle the Bidder to change or cause any change in the substances of the Bid already submitted or the price quoted.

- (g) The Bidder may also be asked to give presentation at no extra cost to the Bank for the purpose of clarification of the Bid.
- (h) The Bidder must provide specific and factual replies to the points raised in the RFP.
- (i) The Bid shall be typed or written and shall be digitally signed by the Bidder or a person or persons duly authorized to bind the Bidder to the Contract.
- (j) All the enclosures (Bid submission) shall be serially numbered.
- (k) Bidder(s) should prepare and submit their online Bids well in advance before the prescribed date and time to avoid any delay or problem during the bid submission process. The Bank shall not be held responsible for any sort of delay or the difficulties faced by the Bidder(s) during the submission of online Bids.
- (l) Bidder(s) should ensure that the Bid documents submitted should be free from virus and if the documents could not be opened, due to virus or otherwise, during Bid opening, the Bid is liable to be rejected.
- (m) The Bank reserves the right to reject Bids not conforming to above.

Place:

Name & Signature of bidder/lessor(s)

Date:

with seal if any

**GENERAL GUIDELINES FOR PLANNING AND SPECIFICATIONS**  
**(GGPS)**

General Guidelines for planning, designing, engineering, procurement, construction and specifications, for any & all types of works relating to civil works and its additions & alterations, interiors, furniture's, chairs, Electrical requirements / Works, Supply of sufficient KVA UPS along with batteries to cater the load, AC, LAN & Networking Works, Communication, Fire-Fighting Works, Security Works, etc. at the offered Premises to make it as a modern IT Office and to be considered as part of Fitouts and to be provided by Successful bidder as Per Bank's requirements/specifications /Approval". Cost of all these works/items shall be. Fulfilling all statutory requirements & securing required NOCs, OC from statutory authorities as per project requirement.

**SPECIFICATIONS:**

1. The Furnishing of Premises with electrical switch sockets, communication networking, LAN Networking cabling etc. will tentatively constitute of the following requirement of various Items for every 930 Sq. mtr. (10,000 Sq. Ft.) Carpet area.

Sr. No.	Item	Quantity	Brief specification ##
1.1	Running Counters / Workstation *	180 to 210	Modular furniture with low height partition (metallic/ plywood or equivalent) in aluminum section frame work (approx. 4 - 4.5 ft height) in laminate finish as detailed in <b>Annexure-M</b> . All chairs (#) are good quality revolving and tilting.
1.2	Cubicles (8 Sq. Mtr. each)	05 to 10	Table + side storage in laminate finish or modular type, chairs (#)
1.3	Cabins (DGMs & above) (12 - 70 Sq. Mtr.)	02 - 03	Full height partly/full glazed partitions or powder coated aluminum framework with toughened glass, table, side & back storage in laminate / veneer with melamine polish or modular type, Chairs, Sofa Set (3+1+1 or 3+2 and of leatherette finish), Center table, Coat stand, TV (GM & above) (54" & above of reputed brand as LG, Sony, Samsung, or equivalent), etc. as required.
1.4	All types of Meeting rooms, Conference Room, Board Room (15 - 50 Sq. Mtr.)	01	Full height partly/full glazed partitions in veneer with melamine polish or powder coated aluminum framework with toughened glass. Conference table, chairs, with electrical switch sockets communication networking, LAN

			Networking cabling, etc., Pop up Boxes equal to no. of sittings on table, with VC and Temas/ Webex facility & sound system, mike, Professional Digital Signage Display (85" and above), etc. as required
1.5	UPS room (15 Sq. Mtr.)	01	Full height Brick masonry wall finished with plaster, paint etc.
1.6	Switch room (15 Sq. Mtr.) / Main Server room (40 Sq. Mtr.)	01	Full height Brick masonry wall finished with plaster, paint etc.
1.6.1	Hub Rooms	As per site requirements	Hub rooms (number dependent on Building/Floor plan and number of workstations) will be connected to Main Server room
1.7	Record room (30 Sq. Mtr.)	01	Full height Brick masonry wall finished with plaster; paint equipped with 12 – 15 storage/ steel almirah per record room etc.

1.8 (#) Chairs:

- i) Chairs to be revolving type hydraulic chair, with adjustable hand rest. 90% chairs to be medium back & 10 % to be High Back.
- ii) The chairs should be certified by AIOTA/ Green Guard/ BIFMA and should fulfill the following specifications,
  - a. The chair should have adjustable lumbar support attached to the chair (for High back chairs only)
  - b. The chair should have Adjustable headrest (for High back chairs only)
  - c. The chair should have Single Lock Synchro Mechanism or a multi lock with seat slider as decided by the Bank.
  - d. The chair should have one way or two way adjustable arms as decided by the bank.
  - e. The chair bases should be capable or designed to withstand weight not less than 130 kgs.
- iii) The Executive Chairs, Conference Room, Board Room shall be of leatherette, high back chairs.
- iv) The Meeting Room chairs shall be of leatherette, medium back chairs.
- v) Chairs should preferably from reputed brand as Godrej, Featherlite, Durian or equivalent.

1.9 (##) The brief specification will be confirming as per specifications mentioned in Annexure M.

2. \*Final Size of the workstation will be decided in consultation with the Bank depending upon the grade of employee occupying the workstation.

3. All the above-mentioned furniture items should preferably be excellent in serviceable condition.



4. The requirements mentioned are tentative, however, layout is to be prepared as per the Bank's requirement keeping in view the NBC / Local Municipal / Local Fire norms.
5. In addition to above, The Successful Bidder has to provide conference room (30 persons capacity),
6. Meeting rooms with capacity of 10 -15 officials at each floor be provided.
7. The layout shall include the combination of running counters, cubicles, cabins for Executives, Meeting rooms, Conference rooms, Board Room, Pantry, Collab, Creche, gymnasium, Cafeteria, Pantry with CCD machine, Reception, Security Check/Monitoring area at entry/exit, Record Room, Stores, Hub Room, EPABX room, UPS Room, Server Room, Medical Room, Prayer Room, TVs, Sound System, Professional Digital Signage Display (85" and above), Green Wall, Drinking water areas, etc.
8. The layout plan of the premises to be planned keeping spatial norms for staff occupancy as 50 sq. feet per person.
9. Bidders may visit the GITC premises at CBD Belapur to understand the fitouts , services, amenities, etc. provided by the Bank. As a guidelines, the planning may be provided as per approx. density, dimensions as mentioned below :

<b>S.No.</b>	<b>Item of Work</b>	<b>Approx. Density / Dimension</b>	<b>Remarks</b>
9.1	Running counter (90%)	1200 mm x 600 mm	(for vendors)
9.2	Running counter (10%)	1200 mm x 750 mm	(for staff)
9.3	DGM Cabin	125 sq. ft.	
9.4	GM Cabin	200 sq. ft.	Smart TV of size 55" of reputed brand. Area for PA with table/chair and waiting area.
9.5	CGM Cabin with ante room	500 - 650 sq. ft.	Smart TV of size 55" of reputed brand and a 5-6 seater meeting table inside cabin. Area for PA with table/chair and waiting area.
9.6	Visiting Dignitary Cabin	500 sq. ft.	Smart TV of size 65" of reputed brand and a 5-6 seater meeting table inside cabin. Area for PA with table/chair and waiting area.

9.7	Wet Pantry	One for every 500 employees	With CCD machine.
9.8	Collab Area	One for every 500 employees	Sofa, puffy, bean bags, centre table, side tables, plants, etc.
9.9	Meeting Room (10 – 15 seater)	One for every 250 employees	Smart TV of size 75” of reputed brand on front wall, VC facility, Professional AV system, Mike, LAN points on table equal to no. of chairs plus 3 extra.
9.10	Conference Room (25 – 40 seater)	One for every 500 employees	Audio visual systems (suitable large size Main Smart TV Displays (min 98 inch) in Board Room and 92-96 inch in other Conference Rooms. In addition suitable size 2 no Displays (55 to 65 inch displays) on side walls as per Room size/ Viewing distance / Bank’s requirement. The latest AV SYSTEM should include Control and Switching equipment’s, VC and Teams/Webex facility (Camera and Mic) , with Professional/complete Audio Video( with requisite Control and Switching equipment’s, devices etc.) Professional sound system, with integrated Mikes and Speakers (Front/Back and Ceiling) , LAN points on table equal to no. of chairs plus 5 extra. On walls
9.11	Board Room (50-60 seater)	One for every 2000 employees.	Audio visual systems (suitable large size Main Smart TV Displays (min 98 inch) in Board Room and 92-96 inch in other Conference Rooms. In addition suitable size 2 no Displays (55 to 65 inch displays) on side walls as per Room size/ Viewing distance/ Bank’s requirement. The latest AV

			SYSTEM should include Control and Switching equipment's, Conference table with POP Boxes ( catering to no. of seats on table,, chairs, with electrical switch sockets communication networking, LAN Networking cabling etc). Complete/Latest Audio Video Solution (Sound system, with Mikes and Speakers (Front/ Back/ Ceiling, Switching and Control System(Control System, Switchers, Network Switch, Splitters, Accessories, Touch Panel etc. as per Professional/Specific site requirement' ) In addition to VC facility, provision for Teams, Webex meetings facility, etc...
9.12	Reception	Reception table with sittings for 2 persons, waiting lounge with sofa sets, Professional Digital Signage Display / Digital Wall of size 106".	The no. of reception desk shall be as per premises selected, entrances/exit, layout, etc. To be provided with LAN, power connections, etc.
9.13	Security Monitoring Area	One luggage x-ray machine, DFMD, HHMD for every 500 employees with optimum area for morning/ evening employee traffic.	Ladies Frisking enclosure with small table, chair; Laptop check area, Pigeon hole type open storage area, Security Officer room, Security supervisor table, etc.
9.14	BMS Room	4 no. 55" Professional Digital Signage Display to cover all CCTV's and per 2500 employees.	Fire Control Panel, PA System, Panic Bar system, Access Control System, Surveillance System, 8-10 running counters, shall be working 24x7 and is to be

			provided in a secure AC enclosed area.
9.15	Multiple type CCTVs	1 no. every 600 sq. ft. with minimum 90 days back-up in office area, however it may vary as per site requirement & layout.	CCTV is also to be provided in the open area of the office complex to cover every nook & corner. Also it's infra for Server, NVR, Switches, etc. is to be provided in a secure AC enclosed area.
9.16	LAN Points	2 LAN Ports on each work station	(3 no. of LAN Ports in approx. 20 % workstations as per IT dept. requirement)
9.16.1	VOICE Ports	1 Voice port in each work station	Proper end point termination
9.17	Digital Display	Twin Digital Display, back to back, Ceiling hung of size 40", one set to be provided every 10000 sq. ft.	Professional Digital Signage Display
9.18	Drinking Water Purifier cum dispenser	One no. drinking water purifier, cooler cum dispenser, every 500 employees.	At different locations of the premises with water supply pipelines & water outlet pipelines.
9.19	Janitor Room	For house keeping works.	
9.20	Changing room for Ladies/Gents.	For security staff, house - keeping staff, etc.	
9.21	Gymnasium	Tread mills, exercise cycles, foot massager, etc.	To be equipped with puffy, AC, power supply, water dispenser, etc.
9.22	Recreational Area	Indoor games as table tennis, carom, chess, snooker, etc.	To be equipped with puffy, AC, power supply, water dispenser, etc.

10. One BMS room (of size 10 ft. x 15 ft. Minimum) for BMS operator /resources.

11. Separate changing room for ladies and gents to be provided for guards / housekeeping person, etc.

12. Janitor room of approx. 8 sq. mt. per 1500 employees.

13. Direction Display Boards/Signages for whole office area from entry, through office to exit.

14. Two (2) hrs Fire rated door to be provided for every passageway doors/exits door/entry doors/staircase exit door/electric room/electric shaft/all shaft/UPS & Battery/ AHU ROOM etc.

15. Electrical connection of 3000 KVA with dual independent feeders from local electricity authority & with 100 % back up arrangement.

16. 4000 KVA generator with standby generator for same capacity.

17. 1000 TR ACs preferably Central Plant AC for office premises and separate VRF ACS / Split ACs with timers (24 Hrs operation on all days ) for Server room, UPS room and departments working for 24 Hrs .

18. Dual power supply points point for all server/HUB room.

19. Total 800 KVA UPS with (redundant UPS of 2 x 200 KVA - 4 Nos ) at various location of office building.

20. All electrical, AC , UPS installations shall be connected to a Central Building Management System (BMC) for better operation and controls.

21. Number of BMS room as per site requirement.

22. Enclosed hall with glass partition of size 2000 – 2500 sq. feet for every 500 staff to be provided with 24 hrs. AC, access control, display units (TVs) and light arrangement. It is to be provided with all fitouts.

23. VRF AC has to be provided decided by the bank as per requirement.

24. The landlord has to submit the Fire NOC certificate of lease building on six monthly bases as per Maharashtra Fire Prevention & Life Safety Measure Act, 2006 to the bank.

25. Decorative painting, wall paneling with graphic in hall, column, corridors and lobbies.

26. Provision of Wall Hung framed painting (approx. size 3ft x 3ft) on walls. (one per 1000 sq. ft. area in hall, one in each cabin, 2-4 in meeting rooms, conference room, Board Rooms depending upon room size.

27. Provision of additional Black out Roller Blinds in Cabins, Meeting Room, Conference Room, Board Rooms, etc.

28. Provision of Green Wall at reception, collab area, Board room, pantry, etc..
29. Professional numbering, nomenclature, it's marking, signages, etc. of all desks, cabins, rooms, passages, hall, corridors, etc. of the full premises.
30. Provision of carpet and cabin/central piece carpet as per layout requirement.
31. Provision of soundscapes/cloud ceiling of various shade, design, shapes as false ceiling.
32. Provision of designer longitudinal acoustic panels / designer aluminium panel as false ceiling.
33. Provision of wooden, SPC, WPC flooring, wall paneling.
34. Separate Dining Rooms for Officer, Staff and Executives, Pantry, serving area, Hand wash area, etc. as per the bank's requirement and layout approved by the SBI.
35. The requirements of furniture / cabins etc. mentioned hereinabove is tentative one. However, the Successful Bidder shall furnish the area as per actual requirement and layout plan approved by SBI.
36. The responsibility for the maintenance of all Furniture & fixtures, plumbing & sanitary wares, water-proofing, façade, civil works, Fitouts , Equipment's, AC Plants, and all electrical, fire, security, network & communication related Installations will remain with the Successful Bidder at their cost for the entire lease period and the Bank shall not become party for the same.
37. Parking : Parking area must be within offered premises (gated walled premises/compound).
38. All the workstations shall be provided with dual data points, RJ 45 as per site requirement with CAT 6A cabling. (20 percent with 3 ports),
39. Number and size of switch room / Hub rooms requirement depends on, number of network rack to be placed inside the switch room and on UTP (Cat6) cabling distance limitation of 100 mtr. The network switch room shall be protected from unauthorized access and have adequate space for opening front and Back door for maintenance activity.
40. Network rack should be provisioned with cable managers, patch panel, LIUs patch cords (UTP Cat6 as well as Fiber) etc. and have 42 U (Min. 800 x 1000 mm) with perforated door and 15 no. power socket PDU (Indian – type power socket) each socket of capacity 15 Amps. The Patch cords (UTP cat6) shall be connecting each workstation to I/O point.

41. All types Meeting / Conference rooms / Board rooms shall have adequate number of (Minimum 6 Pop up boxes having LAN data, electrical points and HDMI Port ) and minimum two voice point. Main Board Room should have minimum 16 Pop up Boxes (having UPS Power, LAN, HDMI Ports etc. ) depending on Table Size/ Room Capacity. Also minimum 4 Voice ports should be provided. Also smart TV's with size 75"/ 98"/98" and above of reputed brand has to be provided respectively.

42. UTP cabling distance from switch to any endpoint (workstations Lan I/O point) should not exceed more than 80 mtr. And cater for minimum 1 GbPS.

43. All Main Server/Switch room uplinks (Multi-mode fibre (OM4) should be provisioned from Main server/Core switch room with minimum capacity of 10 GbPS and shall be terminated on LIU. All the Internat Optical Fibre Cabling/Cat 6A Installations inside the Office Premises ( From Main Server to Hub Rooms) should be done by the bidder. Similarly all the inter/intra RACK Cabling should be done in coordination with our Networking and Communication Department.

44. All UTP cabling components (Jacks, Patch panel, Patch cords etc.) must be CAT 6 Certified and extra caution must be given to proper termination of the cable ends.

45. To ensure the installation has been performed according to CAT 6A Instruction manual / guidelines and standards, a thorough test report using certified cable analyzer shall be provided to the Bank by the Successful bidder. Also OFC Cabling should be as per installation standards with proper certification.

46. Labelling: Voice cabling should be done by using Cat 6 cabling. Provision of adequate capacity EPABX System, MDFs with krone modules,, Jelly filled Armored (JFA), PVC Cabling, Voice ports termination, testing etc. will be under the scope of BIDDER. Physical labelling for all Cables and MDFs, related components is mandatory. The ability to locate, isolate, and manage required components will depend heavily of adhering to a logical labelling scheme to enable expedient patch panel and switch port identification.

47. In order to extend State Bank connect at propose site, we have to avail WAN Links connectivity from different Telecom service Providers (e.g. MTNL, BSNL, AIRTEL, RAILTEL, Vodafone, TCL, Reliance Jio etc.). To get TSPs links till our, Router, the required cabling from TSPs MUX to our Router require to be arranged by Successful bidder of the building. The Successful bidder shall also provide adequate space, power supply and related infra for installation of TSPs MUX at site. Roof top rights for installation / erection of Antenna for RF/SAT/BTS etc. As per mentioned in Annexure L

48. Voice Cabling: EPABX system, MDF etc, Telephone instruments, Intercom/voice cabling for each workstation, Termination, labelling, MDF details record of voice caballing shall be provided. One onsite resource should be provided for day-to-day support, maintenance and management of intercom facility.

49. Complete Professional Audio Visual Solution/Systems with VC/Teams and Webex facility – for all the Meeting rooms, Conference rooms, Board Rooms, etc.

50. Audio visual systems (suitable large size Main Smart TV Displays (min 98 inch) in Board Room and 92-96 inch in other Conference Rooms. In addition suitable size 2 no Displays (55 to 65 inch displays) on side walls as per Room size/ Viewing distance/ Bank's requirement. The latest AV SYSTEM should include Control and Switching equipment's, i.e., DSPs, Switchers, Splitters, amplifiers, local sound re-enforcement, adequate number of Mikes( Including Table Mikes), Front/ Back, Ceiling Speakers, Audio amplifiers, Mixer, with Touch Panel, accessories HDMI cables etc) for Boardroom, Conference room etc. Similar setup with adequate TVs and AV SYSTEM with VC/Teams & Webex facility depending on the Room capacity should also be provided in the meeting rooms, conference rooms, board rooms as per Bank's discretion.

51. The Mobile Signal / In building solution, Booster & internet / WI FI Facility, Servers. Cabling infrastructure with adequate Band width facility catering to all the Staff/Users shall be installed/arranged by landlord as per Bank's requirements.

52. Adequate capacity of UPS along with batteries as per Bank's requirement to be supplied by successful bidder including installation, maintenance etc.

53. Rent quoted for the premises shall include cost of supply, installation and operation Air Conditioning plant of premises considering desired ambient temperature of 25°C.

54. Numbers quoted for Parking of Cars / Scooters/Two wheelers in the Annexure shall be in terms of number of vehicles for which parking space is available and earmarked with suitable paint markings as per Indian Standard including availability of adequate maneuverability spaces all around. The space will be exclusively available for the SBI.

55. Rent to be quoted for furniture fit outs created in the price bid. However, rent for the same will be valid for initial 5 years term of the lease and no rental for fit out will be paid thereafter. Landlord has to carry out any addition / alteration required to the premises as per plan approved by the Bank without any charge to the Bank. Bank have the liberty to modify the fitouts / interior of the premises and landlord has to permit any modification required except structural modification to load bearing structures including installation of any system / equipment / gadget that is required for the functioning or safety of the Bank.

56. Responsibility for Operation and maintenance of AC, Electrical Substation, Fire control room, EPABX System, LAN/Telephone Cabling Maintenance and all other such installation shall remain with landlord only and SBI shall not be party for the same.

57. Generator Power cost will be paid based on actual Diesel consumption of Diesel Generator Set based on number of hours of Diesel Generator operation and specific power consumption (for 500 KVA DG full load Diesel consumption shall be approximately 120 Litres/Hr. , 750 KVA DG full load Diesel consumption shall be approximately 150 Litres/Hr. and for 1010 KVA DG full load Diesel consumption shall be approximately 200 Litres/Hr.) stipulated for the provided generator capacity. No separate rent shall be paid



for the generator sets as well as space. The DG unit power consumption shall also be measured as per the units generated in the meter installed in Generators.

58. The Successful Bidder will arrange to provide separate Energy Meter for the proposed premises / space at Successful bidder's cost. The payment of actual consumption recorded therein will be made directly by the SBI to the Electricity Distribution Company.

59. The Successful Bidder will ensure / provide hindrance free routes / access for laying of network, data, telephone and electricity cables in the premises offered to the Bank from any direction without any hindrance.

60. Firefighting equipment should be provided, operated and maintained in good running condition at all times during currency of lease by the landlord/Bidder including providing full time (24x7) qualified operator within the quoted rent and no extra cost shall be borne by the Bank. The firefighting equipment/systems should comply with the Maharashtra Fire Prevention and Life Safety Measures Act 2006. Responsibility for renewal of license / permission in this regard shall be with the Successful Bidders. The Successful Bidder should produce certificate of compliance at the required periodicity.

61. As the part office space may be used to function in three shifts and holidays, approximate 30% of the total area should have air conditioning facility by split / packaged AC/ VRF AC independently to render AC system for the operation in all weekdays. However, maintenance of all AC units will be ensured by the landlord without any extra cost to Bank.

62. All permissions required from the competent local authorities for peaceful occupancy and use of the offered property by the Bank shall remain with the Bidder before making an offer to the Bank and ensure its validity/renewal in future and from time to time, as may be required.

63. Successful Bidder shall be responsible to carry out necessary additions/ alterations to the premises at their own cost as per plan approved by the Bank. Bank have the liberty to modify the interior/fitouts provided by lessor of the premises and landlord has to permit any modification required including installation of any system/equipment/gadget that is required for the functioning or safety of the Bank except structural modification to the load bearing structures/members.

64. The Successful Bidder should ensure that the building should be kept in good condition, and where the external facade is of glass, the cleaning of the glass should be arranged by them periodically.

65. The responsibility for cleaning and maintenance of all common amenities and areas will remain with the Successful Bidder within the approved rent of premises.

66. In case the Bank will be the sole occupant of the premises offered for lease, the security will be arranged by the Bank.

67. The other requirements in respect of premises to be hired are as under:

67.1 Building Type: Single Building with large floor plates and modern amenities.  
And/or

Building Type: Combination of Buildings within same walled complex/compound, with large floor plates and modern amenities, owned by same owner.

Please refer Clause no. 2 of "Eligibility Criteria and Technical Parameters for Selection" of this RFP.

67.2 Air-conditioning: Building should be equipped with central air-conditioning system with chiller plant. Each floor should have AHU (Air Handling Unit). Apart from Central Air-conditioners, VRF/Split ACs with timers required for 24 Hrs operations of installations like UPS, Server Racks, 24 Hrs operation of IT departments on all the 320 days .

67.3 The offered premises should have an independent entrance to the premises with availability of adequate space exclusively in the possession of Bank to keep Baggage X-Ray scanner machine, bio metric access, Metal Detectors, CCTV Cameras etc. and an exclusive space for BMS to operate Bio metric Access Control System.

67.4 The proposed office is a high security premises and should have separate entry exit points with separate screening and scanning facilities. Each building or contiguous set of floors need to have such separate entry exit points and the premises should not have any additional / external access to bypass the security screening area. Such screening area need to have sufficient space to accommodate separate que facility for every 500 occupants with separate scanning and screening facilities (as mentioned in the miscellaneous parts- SECURITY SYSTEMS WORKS FITOUTS). Necessary control rooms also need to be provided at separate building / contiguous floors (if distance restricts utilization of same CCTV and access control servers with secured physical cabling).

Security Fit-outs: Owner should provide separate Security fitouts for the following situations :

- (i) for non-contiguous floor
- (ii) if the offered space is available in more than one building.

68. If the part premises offered, please indicate the floor wise area viz. Ground, First, second and so on if any, and number of parking spaces offered should be indicated separately exclusively used for SBI.

69. The successful bidder/lessor shall be responsible to procure all essential of items related to fitouts and applicable permission / licenses as per local authority norms viz :

- a. Municipal license/ NOC / approval for Banking activities in the premises.
- b. Completion certificate for Fit-out work from the Architect for Fit – out work to be submitted along with Architect council number certifying their premises fit for

occupation by the landlord after carrying out the interior furnishing of the premises.

- c. Approval of Layouts etc from Local Civic Authority/collector/town planning etc. for carrying out the interior furnishing of the premises by the Bank, if required.
- d. Seeking completion certificate from Municipal authorities after the completion of interior furniture work, if required.
- e. To arrange required additional electrical power load, if any at his/her cost from the State Electricity Board or concerned Power Distribution Company any other private electricity company in that area etc.
- f. Make provisions for installation of AC Outdoors Units, Bank's Signage (of required size) at front & side fascia,
- g. Providing suitable earthlings, Earth stations, V-SAT, etc. within the compound by the bidders/lessor at no extra cost to the Bank.

70. Bidder/Lessor should obtain and furnish the structural stability certificate from the licensed structural consultant at his cost.

71. The SBI shall be at liberty to occupy even unfurnished premises provided eventually, the landlord shall arrange to submit the Plans/proposal to the Municipal Corporation/Collector/town planning etc. and procure necessary approval thereof within one-month time from the issue date of LOI of all such plans/drawings for proposed Furnishing and Fitouts as per SBI requirement and satisfaction along with other related documents so that the interior renovation work can commence and the said fitouts will be erected / completed by the Landlord within ~~180~~ 320 days from date of issuance of LOI.

72. After the completion of the interior works, etc. the lease agreement will be executed, and the rent payable shall be reckoned from the date of occupation of the premises by the Bank. The lease agreement will include inter-alia, a suitable exit clause and provision of de-hiring of part/full premises.

73. Successful Bidder has to ensure 24 hrs potable water supply at their cost. However actual water consumption charges will be borne by the Bank for which provision of separate water storage tank as well as necessary metering arrangement shall be arranged by the landlord.

74. All civil, interior & furnishing, electrical, air conditioning, data cabling, EPABX system, CCTV, Biometric access & firefighting etc. works to be carried by the landlord at their own cost before handing over possession to the Bank as per the Bank's approved layout plan and specifications.

75. Bank will have separate and exclusive entrance to office from main road. Premises should have an independent/direct 24x7 free access from the road and not through some other establishment. However, for multi-tenant building, direct entry will be common to all tenants from the main road with 24x7 access as per landlord's building policy.

76. AMC shall be awarded and carried out through OEM or OEM authorized vendor and when back-to-back AMC or life cycle of system is over, it has to be replaced. Life cycle of all installations should be at least as mentioned below :

Elevators/Lift – 10 years

DGs, ACs, UPSs – 5 years,

Batteries for UPSs – 3 Years

Lights – to be replaced when & where required.

77. Higher version of the obsolete items/ hardware/software : if any system/hardware/software get obsolete or is not supplied or is not available in market, same has to be supplied / replaced with next higher version by the bidder at his own cost.

78. The L-1 vendor may provide the offered premises, complete with fitouts, in phases within the time period of 320 days.

78.1 In first phase min. area of about 50000 sq. feet to be handed over for occupation in 120 days time.

78.2 Then in every 40 days, additional 50,000 sq. Ft. to be handed over for occupation, so that 1,00,000 lakh sq. ft. is handed over in 160 days and total 2,75,000 sq. Ft premises, is handed over in 320 days.

78.3 In this regard, accrual of rent shall be done and shall be paid on pro-rata basis. However disbursal of rent shall be done only after whole of the premises, complete with fitouts is handed over to the bank.

78.4 In first phase, all common facilities as meeting rooms, conference rooms, board rooms, dining area with kitchen, pantry, washrooms, reception cum security area, BMS room, etc. has to be made ready in addition to the cabins, running counters for the employees.

79. Provision of LAN cable to each seat of meeting room, Conference Room, Board room, etc.

80. Audio Video system, VC system for all types of meeting rooms, Conference Rooms, Board rooms, etc.

81. Provision of plants, planters box, etc. @ 2 no. per 100 sq. mt.

82. Provision of minimum 06 Lifts with capacity of minimum 16 Persons plus 2 service lift (2000 kg capacity each), for independent & exclusive use of SBI. If Bank consider for occupying 2 premises at different location, at least 3 Lifts with capacity of minimum 16 person plus 1 service lift (2000 KG capacity) to be installed at each premises.

83. The bidder has to keep the premises water tight & airtight through the lease period. Ant water seepage to the premises should be addressed and resolved within reasonable time. Loss of AC cooling should be checked at all times.

84. The Scope of Work (SOW) described above is indicative. The items or part of work which are not clearly defined in this document but are required to be carried out for successful completion and commission of the proposed structure shall be deemed to have been included in the scope of work and the bidder shall have to carry out such jobs as per the best industrial practice with due approval from Bank at no extra cost.

85. As the new infrastructure is to be developed in an existing building and/or the existing infrastructure needs to be modified as per Bank's requirement, the planning and execution should include developing of a proper plan including integration of existing with proposed Services viz. Drains, Water Supply, Sewerage, Air Conditioning, Lighting, Power distribution, etc. complete without disturbing the essential services to the rest of the building.

86. Obtaining the approval for Drawings finally from Bank before execution.

87. Project Management and quality control by deploying Competent Technical Personnel.

88. Materials used shall be as per the approved makes. No materials shall be used without the prior approval of the Bank.

89. Sufficient number of samples/ display boards shall be submitted to facilitate approval of finishing and other items.

90. Concept Of The Project:-

90.1 The proposed office should be an engaging, collaborative workspace and be designed for employee wellbeing (should be also friendly to the differently abled people). It should also be Environment Friendly and Energy Efficient.

90.2 The proposed space should be "Intelligent" in the context of managing HVAC, Lighting, Water management etc.

91 Vendor to consider following points while planning :

1. Minimal disturbance to site conditions.
2. Use of environment friendly building materials.
3. Use of non-toxic and recycled/recyclable materials
4. Use of energy efficient and eco-friendly equipment.
5. Indoor air quality for human safety and comfort.
6. Use of fire retardant materials.
7. Column free interiors for optimized occupancy.
8. The interiors to be flexible for any future conversion.
9. Comply with all relevant requirements for minimizing dust and noise.

- 10. Comply with all electrical, fire and other relevant safety requirements
- 11. Signage for Toilets, Entry, Exit, Push & Pull, Directional and All Statutory Signage shall be provided.
- 12. Digital Signage for reception area.

92 Infrastructure Planning : Infrastructure should be planned on the functional requirement consistent with economy. It is left to the professional expertise of the Bidder to bring forth his best concept and to draw the best lay out plan. The lay out should be fully functional, aesthetically pleasing and economically viable and utilizing the space to the best advantage.

93 The choice of materials for internal finishes and services is to be principally governed by:

- Ease of Maintenance.
- Longevity and resistance to weathering.
- Ability to sustain wear & tear to reasonable limits.
- Ease of availability for replacement in future, if required.
- Cost effectiveness.
- Attractive visual appeal.
- Appropriateness to the location & use.
- Use of wood should be avoided/ minimal.

94 Safety / Site Conditions- Health & Safety Standards To Be Adhered To:-

As part of its proposal, the bidder must take full responsibility for the adequacy, stability and safety of all site operations and ensure that the methods of carrying out the work and the project by the bidder including his workers, employees, sub-contractors and vendors meet all the necessary safety standards and requirements of the CPWD & Bank.

95 The following is the brief to be used as a guideline by the Bidder to design the proposed office. The design brief is indicative, and the bidders can use their creativity, knowledge and concepts etc. wherever considered necessary as per Bank's requirement.

S.No	Area	Provisions
1	Design Philosophy	1. Infrastructure is to be designed in such a way that it is safe and sustainable, suiting an IT office for the Bank . 2. Modern and fresh design and use of colours.
		3. Collaborative office with breakout spaces/ open office.
2	Office Facility Description.	
	a) Interior Space Maximization	Well-designed corridors with maximum naturally lit office space.

		1. Cabins
		2. Running Counters
		3. Cubicles
		4. Open office seating
		5. Board & Conference Rooms
		6. Pantry with sink inside the office space.
		7. Meeting rooms inside the office space.
		8. Dining Rooms, etc. as per layout.
	b) Flooring	Combination of the following types/varieties of flooring: -
		1. Vitrified Tiles of approved quality / type in the entrance floor Foyer, Lift, open office area, passage, cabins , all other areas unless specified otherwise.
		2. Laminated wooden flooring of approved quality & finish in open discussion area, conference rooms, cabins with attached secretary.
	c) Water Conservation	1. Leak proof plumbing.
		2. Low volume Flushing and flowing fixtures from approved reputed brands
	d) WC & Urinals	1. Approved low water consumption fixtures with good aesthetics from reputed brands - EWCs with concealed cisten.
		2. Sensor based urinals
	e) False Ceiling	Combination of false ceiling , open ceiling without compromising on acoustics and aesthetics. Following type of false ceiling to be used:
		· Combination of Calcium Silicate board/ Mineral soft fibre beveled regular edge tiles/ Aluminum powder coated false ceiling of approved brands.
		· Woodwork grill with backer,
		· Acoustical baffle ceilings in open workstation area & combination of customized cloud ceiling panels 30 mm thick flat fibre glass panels
	f) Wall Lining/ Partitions	1. The partitions between cabins shall be of plywood partition on alum. frame work with laminate of veneer finish or GI Frame with Gypsum Board Double skinning along with Rockwool insulation finished with emulsion paint, texture paint, wall paper, back-painted toughened glass, fire-resistant fabric etc., as per design.
		2. Laminate/Fabric finish in Conference Hall along with Acoustical Wall paneling of approved make in conference rooms etc. in combination with fabric/ other finishing.

		<p>3. Preferably, the front side of the cabins shall be demountable toughened glass partition with performance level of sound reduction coefficient (Rw) of not less than 37 dB.</p> <p>4. 75- 100mm thick Sliding Folding partitions of Dorma, Ingersol or other approved brands in the conference/ meeting rooms.</p> <p>5. Modular half height partitions for work stations and cubicles of approved make &amp; quality</p>
	g) Finishing & Furnishing	Anti-skid Vitrified tiles of approved make & size on flooring and walls of Toilets & Hand Wash Areas. Dado tiles on walls shall be up to ceiling height.
		Plastic emulsion paint with POP on walls and ceiling.
		Textured painting on walls
		Melamine polishing on wooden surfaces.
		Premium Wall Covering (Wall Fabric/ Wall Paper of approved make & quality).
		UV Coloured Film and lettering on Glass of approved quality & artwork.
		Translucent Roller Blinds of approved make & mechanism.
		Black out Roller blinds of approved make & mechanism.
		Printed films of approved quality & artwork.
	h) Acoustics	Best Quality acoustics inside Conference rooms, and open office/cabins.
	i) Water Proofing Treatment	To be done in Toilets, kitchen, Pantry & wherever necessary.
	j) Door/ Windows	<ul style="list-style-type: none"> <li>• 30-35 mm thick Panel Bonded Flush Door Finish with laminate on both sides for cabins.</li> <li>• 12 mm thick Toughened Glass single leaf Door for all the cabins with all fittings fixtures.</li> <li>• Main doors Openable doors - double leaf with 12 mm thick toughened clear glass.</li> <li>• 12 mm toughened Glass with decorative film / 35mm flush door as per design for conference/ meeting rooms &amp; Toilets.</li> </ul>
	k) Miscellaneous Works	<ul style="list-style-type: none"> <li>• Green Wall</li> <li>• Picture Frame</li> <li>• Internal Signage &amp; artwork as per design.</li> <li>• SS Perforated Dustbins</li> <li>• Planters – Natural/ Artificial</li> <li>• PCC works for levelling the floor.</li> </ul>



		<ul style="list-style-type: none"> <li>Backlit Signage of Size as per site condition with 2MM powder coated folded aluminium panel with acrylic pasted on the frame with stencil cut vinyl graphics, water proof LED with necessary power supply, etc, as per design, format.</li> </ul>
3	Conference/ Meeting Rooms/ Reception area	
	a) Meeting/ Conference Rooms	<ul style="list-style-type: none"> <li>No of Meeting rooms as per design &amp; sitting capacity.</li> </ul>
	b) Furniture/ Equipment in all the meeting/ conference rooms	<ul style="list-style-type: none"> <li>Foldable/ Movable/ Fixed table</li> </ul>
		<ul style="list-style-type: none"> <li>Chairs</li> </ul>
		<ul style="list-style-type: none"> <li>Glass writing board fixed on the studs or pasted.</li> </ul>
	c) AV Equipment and VC facility in all the meeting/ conference rooms	<ul style="list-style-type: none"> <li>Cable cubbies of required numbers with HDMI, VGA &amp; AUX, LAN, Power Points</li> </ul>
		<ul style="list-style-type: none"> <li>Reception area shall have Signage with TV arrangement.</li> <li>LED Display of suitable size as per the capacity of rooms along with required cable cubbies on the table, HDMI, VGA Cables, Scaler/ Switcher etc.</li> </ul>
4	Furniture	<ul style="list-style-type: none"> <li>Running Counters</li> </ul>
		<ul style="list-style-type: none"> <li>Centre tables</li> </ul>
		<ul style="list-style-type: none"> <li>Side tables</li> </ul>
		<ul style="list-style-type: none"> <li>Modular Work stations</li> </ul>
		<ul style="list-style-type: none"> <li>Cubicle tables</li> </ul>
		<ul style="list-style-type: none"> <li>Cabin tables</li> </ul>
		<ul style="list-style-type: none"> <li>Conference room tables</li> </ul>
		<ul style="list-style-type: none"> <li>Hinged Door Storage units of suitable size</li> </ul>
		<ul style="list-style-type: none"> <li>Sliding Door Storage units of suitable size</li> </ul>
		<ul style="list-style-type: none"> <li>Storage Optimizers/</li> </ul>
		<ul style="list-style-type: none"> <li>Compactors: as per design</li> </ul>
		<ul style="list-style-type: none"> <li>Low height printer storage</li> </ul>
		<ul style="list-style-type: none"> <li>Medium back chairs</li> </ul>
		<ul style="list-style-type: none"> <li>Visitor chairs</li> </ul>
		<ul style="list-style-type: none"> <li>Full back Chairs</li> </ul>
	<ul style="list-style-type: none"> <li>Single seater/ two seater/ three seater sofas</li> </ul>	

## GENERAL CONDITIONS OF CONTRACT (GCC)

1. **Definitions:** The various terms used in this tender shall be interpreted as indicated below:

Sr. No.	Term	Description
1	Bank/SBI	State Bank of India, Global IT Centre, Belapur, Navi Mumbai
2	GITC	Global IT Centre of SBI
3	Bidder / Owner / Landlord	Entity/firm/individuals participating in the Bidding process as owner of the property in response to this RFP and shall include his/their legal heirs, successors and assigns.
4	Bid	Tender Documents submitted by the Landlord or their authorized representative in the specified format.
5	Agreement (On lease rental Basis)	Agreement entered between the Bank and the successful bidder, as recorded in the Contract Form signed by the parties, including all attachments and appendices thereto and all documents incorporated by reference therein.
6	LOI	Letter of Intent
7	RFP	Request for Proposal
8	ISD	Initial Security Deposit
9	EMD	Earnest Money Deposit
9.1	BG	Bank Guarantee
10	Carpet Area	Rentable Carpet Area as per mode of measurement clause of RFP.
11	Fitouts	Planning, designing, engineering, procurement and construction including its approvals (Bank & Statutory, if any) , for any & all types of works relating to civil works and its additions & alterations, interiors, furniture's, chairs, Electrical requirements / Works, Supply of sufficient KVA UPS along with batteries to cater the load, AC, LAN & Networking Works, Communication, Fire-Fighting Works, Security Works, etc. at the offered Premises to make it as a modern IT Office. Fulfilling all statutory requirements & securing required NOCs, OC from statutory authorities as per project requirement (and as per Annexure - M : Brief Specification of the Fitouts).

## 2. Clauses:

- a. Successful bidder shall engage qualified architect /Engineer for complete planning, execution and supervision for Fit-out works in all respect as approved by the Bank.
- b. **Interest Free Rental Deposit:** The interest free rental deposit equivalent to maximum six month's rent shall be granted to the landlords at the time of taking possession of the premises and such deposits will have to be adjusted during the last six months of occupation.
- c. Pantry, Toilets (Gents, Ladies, Differently Abled, Executives), ramp for Differently Abled, etc. to be constructed as per layout plan approved by bank and expenditure in this regard will be borne by Successful bidder. Floors are to be structurally strengthened to sustain additional live load, if any required. Adequate number of wash rooms, pantry, canteen, ramp for physically challenged, etc. to be provided for exclusive use of Bank, as per the Bank's requirement keeping in view the NBC/Local Municipal / Local Fire norms.
- d. Periodical maintenance of building and all installations (Electrical, Lift etc.) to be done by the Successful bidder at own cost.
- e. EARNEST MONEY DEPOSIT (EMD) / BANK GUARANTEE (BG):
  - i. The Bidder shall furnish EMD / BG for the amount and validity period mentioned in Notice Inviting Tender (NIT) of this RFP.
  - ii. EMD/BG is required to protect the Bank against the risk of Bidder's conduct.
  - iii. The EMD/BG should be directly credited to the designated account as mentioned in Notice Inviting Tender (NIT). Proof of remittance of EMD/BG in the designated account should be enclosed with the technical / uploaded on portal of e-Procurement agency along with technical bid.
  - iv. Any Bid not accompanied by Proof of remittance of EMD/BG for the specified amount and not submitted to the Bank as mentioned in this RFP will be rejected as non-responsive.
  - v. The EMD/BG of the unsuccessful Bidder(s) would be refunded/returned by the Bank within 4 weeks of the Bidder being notified as being unsuccessful.
  - vi. The EMD/BG of successful Bidder will be discharged upon the Bidder signing the Contract
  - vii. No interest is payable on EMD/BG.
  - viii. The EMD/BG may be forfeited:-

(a) if a Bidder withdraws his Bid during the period of Bid validity specified in this RFP; or

(b) if a technically qualified Bidder do not participate in or withdraw his price bid; ; or

(c) if a Bidder makes any statement or encloses any form which turns out to be false / incorrect at any time prior to signing of Contract; or

(d) if the successful Bidder fails to accept Purchase Order and/or sign the Contract with the Bank.

ix. If EMD/BG is forfeited for any reasons mentioned above, the concerned Bidder may be debarred from participating in the RFPs floated by the Bank/this department, in future, as per sole discretion of the Bank.

3. **Governing Language:** The governing language shall be English.

4. **Scope of Work:**

Hiring of Office Premises of about 9,294 to 25,557 Sq. Mtr. (1,00,000 to 2,75,000 Sq. Ft. ) Carpet Area on lease rental basis for State Bank of India, GITC, Navi Mumbai.

5. **Award Criteria:**

- i. Among all qualified bids, the lowest bid (as quoted in price bid) will be termed as L1. SBI will notify the successful bidder in writing by letter of Intent (LOI) by Speed / Registered Post or Email. The Selected bidder has to return the duplicate copy of such letter to the SBI within 07 working days, duly Accepted, Stamped and Signed by Authorized Signatory in token of acceptance.
- ii. In case of company, submission of the Copy of Board Resolution or Power of Attorney showing that the Signatory is authorized to sign the acceptance letter of Intent (LOI) as well as to execute the contract.
- iii. The successful bidder shall be required to enter into a Lease Agreement with the SBI, within 30 days of LOI or within such extended period as may be decided by the SBI.
- iv. Until the execution of a formal Agreement, the Bid document, together with the Bidder's acceptance and Bank's letter for acceptance thereof, would constitute a binding contract between the SBI and the successful Bidder.
- v. The SBI reserves the right to stipulate, at the time of finalization of the contract, any other document (s) to be enclosed as a part of the final contract.

**6. Lease Agreement:**

The successful bidder shall execute the Registered Lease Deed for an initial period of 5 years and will be further renewed for 5 years terms, as per the Format provided in this RFP covering Terms and Conditions stipulated in this tender.

The Stamp Duty and Registration charges towards Registration of Lease Deed with the competent authority shall be born equally (50:50) by the Lessors and the Bank.

**7. Insurance:**

The Lessor(s) shall keep the premises insured including all fitouts, interiors, furniture's, fixtures, equipment's, installations, etc. at all times during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor's own moneys.

**8. Lease Period:**

i. The initial period of lease will be 5 years and will be further renewed/extended on same terms and conditions except rent for fit outs for next 5 years with requisite exit clause to facilitate full / part de-hiring of space by the SBI. As regards increase or decrease in rents payable, increase in rent if any shall be maximum up to 15% of item 1 and 2 of price bid i.e. rental for fit-out will be paid by the Bank during initial period of lease i.e. 5 years terms and no rental will be paid after 5 years for fit-out. After 10 years, rent can be negotiated and finalized with mutual agreement so that new lease can be executed. (Though rent of fit-out will be paid only during initial 5 years of lease by the Bank but the Successful bidder cannot remove / withdraw the fitouts during entire tenure of lease with Bank. Cost of all sort of modifications / repairs will be borne by Successful bidder and Successful bidder cannot refuse the uses of these fit outs items by the Bank during entire tenure of lease with Bank). However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed.

ii. The Bank reserve its rights through requisite exit clause in the Lease Deed to facilitate full / part de-hiring of space/area by serving Three (03) months prior written notice.

iii. Subject to initial lock in period of 3 years the Bank reserves the right to terminate the Agreement and vacate the premises any time prior to expiry of the Lease Term by giving Three (03) months prior notice to the Lessee. The Lessee shall not be entitled to claim any compensation/loss of profit arising out of such termination and vacation of premises.

iv. The fitouts and interior made available by the landlord has to be continued for the usage of the bank for further lease period even after completion of initial 5 years.

The same fitouts and interiors to be maintained by the landlord for all further lease period also without any extra charges.

v. During the currency of lease, the layout may, time to time may have to be amended as per the requirement of the Bank.

Hence the owner has to provide and fix additional fitouts upto the extent of 15 % of existing seating capacity, quantum of various works, even after handing over of the premises, post agreement; the additional works need to be carried out by the landlord within the existing leased area augmenting the existing fitouts, interiors, etc. as required by the Bank, at Successful bidder's cost, during the currency of lease period.

#### 9. Taxes and Rent:

- a. The landlord should have valid PAN Number & GST Number
- b. The Income tax and other taxes as applicable will be deducted by the Bank at source while paying the monthly rentals and other charges of the premises to the Landlord.
- c. The responsibility towards payment of following Taxes/Charges will remain with the Successful bidder to the respective Department/Organizations/Agencies:
  - i) Payment of all taxes (present / future) pertaining to the premises including property tax, water tax / charges, municipal tax, etc. levied by the Central / State Government local authorities on the premises to be paid by the landlord.
  - ii) License fee payable to the various authorities for renewal of Licenses of Electrical Installations / Sub-Station, Lifts, Fire Fighting Installations, Sewage Treatment Plant, RO Water Treatment Plant/Water softeners, EPABX etc.
  - iii) **Sub-letting Charges payable to Statutory Authorities (CIDCO, MIDC, etc.) to be Borne by Owner** : The owner has to procure necessary NOC, permission from appropriate authorities to sublet their premises, as & when required as per the prevailing norms. Further the necessary charges, fees, lease fee, etc. for subletting the premises to SBI has to be borne by the owner for the period of currency of the contract.
- d. **Annual Maintenance Contract (AMC) Charges (including Operational Maintenance of all Equipment/Fixtures, etc. provided by the Landlord with respective Maintenance agencies/OEMs for :**
  - (i) AC Plant including Window/Split/Cassette/VRV/VRF Type Air conditioners,
  - (ii) Lifts/Escalators
  - (iii) Fire Fighting Installations
  - (iv) DG Sets
  - (v) EPABX system, Racks and accessories, LAN and Telephone Cabling Maintenance etc.
  - (vi) CCTV Installation
  - (vii) Water Pumps
  - (viii) WIFI Facility for all the Users/Staff.
  - (ix) Bio Metric Access Control System

- (ix) X-Ray baggage scanner,
- (x) Turnstiles,
- (xi) DFMDs,
- (xii) PA system.
- (xiii) UPS AMCs with OEM / OEM reputed agencies and Replacement of UPS batteries as and when required and replace all the batteries once in three years,
- (xiv) Transformer oil filtration, If Transformers are of oil type, etc.
- (xv) Plumbing & sanitary system, its fixtures & hardware's, pipelines, etc.
- (xvi) Interior, ceiling & furniture works maintenance,
- (xvii) Chairs
- (xviii) Water-proofing works,
- (xix) Kitchen areas including its wash area, pipelines (inlet/outlets), platforms, pantry areas, etc.
- (xx) Any other equipment provided in the premises.  
.... supplied by & maintained by the Bidder.

- e. Income Tax and other statutory clearances, if required, shall be obtained by the Successful bidder at their own cost as and when required.
- f. All payments to the landlord shall be made by Bank through Account Payee Cheque or RTGS/ NEFT.
- g. The rent of premises will be payable to the Successful bidder from the date of possession or date of hand over of the premises after completion of all fit outs work to the satisfaction of the Bank whichever is later. The Successful bidder should mention a confirmed date by which he will obtain and produce to the Bank the Occupancy Certificate, however the date of submission of OC should not be later than 30 days from the date LOI.
- h. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein

**10. Penalty:**

Penalty clauses for non-fulfilment of the following T&C shall be as follows:

<b>S. No.</b>	<b>Item</b>	<b>Penalty (% of current monthly rental*** except GST )</b>
1	Water not available for 4 hours or more	0.1% per instance
2	Electricity outage for more than ½ hour	0.5% per instance
3	50% or more than 50% of the lifts not working for more than 4 hours	0.1% per instance
4	A.C. outage for more than ½ hour	0.5% per instance

5	Delay in handing over of premises with fitouts as specified in tender	If more than 320 days from the date of LOI, SBI has right to impose penalty of Rs. 25,000/- per day for delayed period. Will be recovered from monthly rental.
---	---	--

- **\*\*\* Monthly rental** means Rent of Premises, Rent of furniture and Fitouts , Building maintenance charges, Common Facility Charges, Parking Charges.
- Maximum penalty in a month shall not exceed 5% of the monthly rental \*\*\*.
- To the extent delay or default is attributable to Force Majeure event, the period of Force Majeure will be excluded while calculating penalties.
- Penalty if any, calculated during the month will be recovered from next month rent.
- In case water crisis is not resolved by the Successful bidder and Bank is compelled to arrange water for its manpower, the amount incurred by the Bank for this work will be recovered from next month rent.

#### 11. **FORCE MAJEURE:**

i. Notwithstanding the provisions of terms and conditions contained in this RFP, neither party shall be liable for any delay in performing its obligations herein if and to the extent that such delay is the result of an event of Force Majeure.

iii. For the purposes of this clause, 'Force Majeure' means and includes wars, insurrections, revolution, civil disturbance, riots, terrorist acts, public strikes, hartal, bundh, fires, floods, epidemic, quarantine restrictions, freight embargoes, declared general strikes in relevant industries, Vis Major, acts of Government in their sovereign capacity, impeding reasonable performance of successful bidder but does not include any foreseeable events, commercial considerations or those involving fault or negligence on the part of the party claiming Force Majeure.

iii. If a Force Majeure situation arises, successful bidder shall promptly notify the Bank in writing of such condition and the cause thereof. Unless otherwise directed by the Bank in writing, successful bidder shall continue to perform its obligations under the Contract as far as is reasonably practical and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event.

#### 12. **Applicable Laws and Disputes Resolution**

The RFP and the ensuing Contract, if any shall be interpreted in accordance with the Laws of the Union of India.

All disputes or differences whatsoever arising between the parties out of or in connection with the RFP and Contract or in discharge of any obligation arising out of this RFP and the Contract (whether during the progress of work or after completion of such work and whether before or after the termination of the contract, abandonment or breach of the contract) shall be settled amicably. If however the parties are not able to solve them amicably within 90 (ninety) days after dispute occurs, as evidenced through the first



written communication from any party notifying the other regarding the disputes, the same shall be referred to and be subject to the jurisdiction of competent civil courts of Mumbai only.

**13. Specimen of Consent Letter of Lease to be submitted by Bidder :**

From :

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

(Mention the name/s and complete address of the landlord/s or officer/s with pin code)

To:

The Manager / Chief Manager / General Manager.....

(Name of the Branch / office)

Dear Sir,

Sub : Building / Premises No. ....

Situated at .....

(Mention complete address with pin code)

Ref : My / our offer letter at.....

.....

I / We, the owner/s (or the authorized and competent lesser/s in case of offer/s) confirm having let out / to be let out the above building / premises together with the furniture / fixtures (only if provided by the landlords) on the following terms and conditions.

I / We shall give possession of the premises to the Bank on or before ..... (Date)

1. The rentable carpet area are of the premises let out for the exclusive use of the Bank as Office premises shall be –

Rentable carpet area

..... sq. ft. on the ground floor)

..... sq. ft. on the first floor)

..... sq. ft. on the second floor)

.  
. .  
. .

..... sq. ft. in the basement floor) Wherever

..... sq. ft. open on terrace/ground) applicable

.....sq. ft. Total

as ascertained by joint measurement.

2. The monthly compensation payable by you for the said premises shall be basic rent @ Rs...../- per sq. ft. of rentable carpet area of .....sq. ft. and GST Rs.....
3. The period of lease shall be 5 years w.e.f. .... (date of possession) with an option in favour of the Bank to continue for a further period of ..... years on the same terms and conditions (or with increase in total compensation for the option period)
4. The Bank shall have an option to terminate the lease prematurely by giving three months notice in writing to me/us and I/We shall not claim/not entitled for any compensation/rent for the unexpired period of lease.
5. All the taxes and assessments in respect of the above premises shall be paid by me/us (or by the Bank as stipulated in the sanction). If any notice is received by Bank from the authorities concerned on account of default, I/We shall pay the liabilities immediately or I/We authorize you to pay the same against adjustment of future rent payable to me/us.
6. Charges in respect of consumption of water and electricity meters have been/will be installed at my/our cost.
7. I/We agree to carry out periodical repairs at my/our cost to the premises to make it tenantable and also to white/colour wash the premises at least once in two/three years. In case the repairs, water-proofing and white/colour washing is/are not done by me/us as agreed herein, you will be at liberty to carry out such repairs, white/colour washing etc. at my /our cost and deduct all such relative expenses from the rent payable to me/us.
8. Special provisions for strong room, AC installation and operation and maintenance, lift operation and maintenance any other will be made by me/us.

9. I/We have received a sum of Rs.....(Rupees..... only) as interest free advance rent which shall be refunded by me/us at the time of your vacating the premises. However, you are at liberty to adjust the said sum towards the monthly compensation payable to me/us for any period.
10. Rent will be chargeable for each floor/distinct wing from the date the same is handed over ready for occupation.

Place :

Date :

Signature of bidder with date & Stamp

**ANNEXURE-A**

**(To be submitted along with Technical bid)**

**BID FORM (TECHNICAL BID)**

[On Applicant's letter head]

Date: \_\_\_\_\_

**The Dy. General Manager (F&OA),**

SBI Global IT Centre,  
CBD Belapur Sector-11,  
Navi Mumbai 400614

Dear Sir,

Ref: RFP No. xxx, Dated: xx.xx.xxxx.

**Hiring of Office Premises on Lease Rental Basis Along With Fitouts for SBI GITC in Navi Mumbai.**

- I. I / We have thoroughly examined the Terms and Conditions of above RFP, the receipt of which is hereby duly acknowledged and fully understood the requirement of the SBI and subsequent pre-bid meeting clarifications/ modifications / revisions furnished by the SBI.
- II. I / We shall abide by the terms and conditions spelt out in the RFP including clarifications of Pre-bid meeting. I / We shall participate and submit the commercial bid through online tender to be conducted by the Bank's authorized service provider, on the date advised to us.
- III. While submitting this bid, I / We certify that:
  - a) The undersigned is authorized to sign on behalf of the Bidder and the necessary support document delegating this authority is enclosed to this letter.
  - b) The rates/ prices submitted by me / us in the Price Bid have been arrived at without agreement with any other Bidder of this RFP for the purpose of restricting competition.
  - c) The rates/ prices submitted by me / us have not been disclosed and will not be disclosed to any other Bidder responding to this RFP.
  - d) I / We have not induced or attempted to induce any other Bidder to submit or not to submit a bid for restricting competition.
  - e) The rate quoted in the price bids are as per the RFP and subsequent pre- bid clarifications/ modifications/ revisions furnished by the SBI, without any exception.

- IV. We undertake that, in competing for (and, if the award is made to us, in executing) the above contract, we will strictly observe the laws against fraud and corruption in force in India namely "Prevention of Corruption Act 1988".
- V. We undertake that we will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Bank, connected directly or indirectly with the bidding process, or to any person, organisation or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.
- VI. We undertake that we will not resort to canvassing with any official of the Bank, connected directly or indirectly with the bidding process to derive any undue advantage. We also understand that any violation in this regard, will result in disqualification of bidder from further bidding process.
- VII. If our offer is accepted, I / We undertake to complete the premises and hand over the possession to the SBI as specified in this RFP.
- VIII. I / We agree to abide by all the terms and conditions of this RFP, and the rates quoted therein by us for the premises to be provided to the SBI up to the period prescribed in the Bid, which shall remain binding upon us.
- IX. I / We certify that I / We have not made any changes from the contents of the RFP document read with its amendments/clarifications provided by the SBI submitted by us in our Bid document.
- X. It is further certified that the contents of our bid are factually correct. We have not sought any deviation to the terms and conditions of the RFP. I / We also accept that in the event of any information / data / particulars proving to be incorrect, the SBI will have the right to disqualify us from the bid without prejudice to any other rights available to the Bank.
- XI. I / We understand that you are not bound to accept the lowest or any Bid you may receive and you may reject all or any bid without assigning any reason or giving any explanation whatsoever.
- XII. If our bid is accepted, I / We undertake to enter into and execute at our cost, when called upon by the SBI to do so, a contract in the prescribed form and I / We shall be jointly and severally responsible for the due performance of the contract.

- XIII. The name(s) of successful bidder to whom the contract is finally awarded after the completion of bidding process shall be displayed on the website of the SBI and/or communicated to the successful bidder(s).
  
- XIV. I / We hereby undertake and agree to abide by all the terms and conditions stipulated by the SBI in the RFP document.

Dated this ..... day of 2024

(Signature)

(Name : \_\_\_\_\_ )

(In the capacity of \_\_\_\_\_ )

(Duly authorized to sign Bid for and on behalf of \_\_\_\_\_ )

**Annexure – B**

**DETAILS OF OFFER**

**(If anybody willing to offer for more than one premises, separate application to be submitted for each premises)**

With reference to your Tender No: ETA/RFP/2024-25/48 Dated: 01.08.2024 , I/We ..... hereby offer the premises owned by me/us for housing the office of State Bank of India, GITC on Lease rental basis. Our details are as mentioned below :

<b>A</b>	<b>General Information</b>	
1	Name of the landlord / Contact	
2	Mobile No	
3	Pan No.	
4	GST No.	
5	Email id	
6	Name of the building offered	
7	Location of Premises offered	
8	Floor of the Premises offered (Ground / First floor etc.)	
9	Plot No.	
10	Name of the Street	
11	Name of the City with Pin code	
12	Age of the building as on 31/07/2024 (Date mentioned in the Occupancy certificate to be considered as base)	

<b>B</b>	<b>Technical information</b>	
1	Building	Load bearing OR Framed structure
2	Type of the building	Commercial/ BFSI office space
3	Total No. of floors	..... .Nos.

4	Floor wise Carpet area available  <b>Note-</b> The rentable area shall be in accordance with the one mentioned in the <b>Technical Bid</b> .	..... Sq. Meter.
5	No of Floors being Offered to the Bank with Carpet area (Floor-wise)	.....Nos
6	Does the building have Clear and marketable title	YES/NO *
7	Total parking space available in the premises	No. of parking for Cars ..... No. of parking for Two Wheelers .....
8	Total parking space offered dedicated to the Bank within the premises	No. of Cars ..... No. of Two Wheelers .....
9	Floor to floor height (Top of floor concrete slab to Bottom of roof concrete slab) of floor offered to Bank	.....Mtrs
10	Minimum Horizontal distance between stand alone columns/pillars within the offered area	..... mts.
11	Minimum height of the finished Floor to lowest false ceiling height	..... Mts.

<b>C Status of the Premises</b>		
1	Is Building ready for occupation with fit outs? If yes, mentions the Age of the fit outs and status of availability (fully or partially)	YES/NO
2	If not, then how much time will be required for making it ready for occupation Also state current stage in brief.	..... Days

<b>D Amenities Provided</b>		
1	Electrical power supply (Please specify currently connected power Load)	YES/NO



2	Running Potable water supply (24 x 7) by local authority	YES/NO
3	Adequate number of toilets for: <ul style="list-style-type: none"> <li>• Ladies</li> <li>• Gents</li> <li>• Gents urinals</li> <li>• Toilets for Physically disabled persons</li> </ul>	No of Toilets ..... No of Toilets ..... No. of Urinals ..... No of Toilets .....
4	Whether plans are approved by the local authorities	YES/NO
5	Whether NOC from the Fire Department obtained	YES/NO
6	Whether occupation certificate has been received. Please enclose copy of it.	YES/NO
7	Whether direct access is available from the main road	YES/NO
8	Whether standby (generator) power Supply is available. If Yes, mention capacity available.	YES/NO
9	Whether fully air conditioned? If yes, please mention Type of ACs provided (Central AC plant or VRF, please specify)	YES/NO
10	How many lifts with the specifications (loading capacity) can be made available for exclusive use of Bank	.....Nos , ....persons
11	Mention the list of other amenities which are provided including Fire Fighting, CCTV surveillance, Biometric access, Metal detectors etc.	
12	Whether structural stability certificate Is available form qualified Structural Consultant?	YES/NO
13	Whether UPS power Supply is available. If Yes, mention capacity available.	YES/NO
14	Whether the building is rated by IGBC/LEED India/GRIHA etc? If yes mention the rating awarded	YES/NO
15	Whether NMCC approved layouts with carpet area / built up area statement/calculation and/or from	YES/NO

	statutory authorities is available. If yes, please enclose its copy.	
--	--	--

<b>E</b>		
<b>Approximate distance of Offered premises from following places (in Kms)</b>		
1	Sub urban railway station	..... Kms
1.1	Nearest Metro Station	..... Kms
2	Hospital	..... Kms
3	Bus Stop	..... Kms
4	Airport	..... Kms
5	SBI's GITC OFFICE PREMISES	..... Kms
6	Distance from Entry point of the premise's campus to the offered premises	Metres

<b>F</b>		
<b>Other facilities</b>		
1	Car Parking (Nos)	..... Nos
2	Two Wheeler parking (Nos)	..... Nos
3	Capacity of DG Set	.....KVA
4	Firefighting arrangement	YES/NO

<b>G</b>		
<b>Any other special features of the building</b>		
1	Total sanctioned electrical load available	..... KW / KVA
	Provision for Additional power requirement, if any	..... KW / KVA

2	Whether Structural Stability Certificate obtained (Certificate shall be from licensed structural Engineer of BMC/NMMC)	YES/NO
3	Source of the water supply to the building	
4	Whether separate fire and drinking water tank of adequate quantity, as per statutory requirement is available	YES/NO

<b>H</b>	<b>List of Documents to be attached:</b>	
The following documents shall be attached with the <b>Technical bid</b> :		
	<b>List</b>	<b>Enclosed (YES/NO) or Fill the column as required</b>

1	Sale/purchased / conveyance deed duly registered with the registrar prior to the current Lease deed	
2	Colour Photocopy of approved /sanction layout; &	
3	Colour Photocopy of last paid house/property tax;	
4	Colour Photocopy of last paid electricity & water bill;	
5	Colour Photocopy of last paid society charges, if any;	
6	Completion certificate issued by the concerned authority confirming that structure is constructed as per approved plan;	
7	Documents confirming that property is clear & no lien / charge has been created; (The Bank shall obtain legal title investigation report from the SBI empanelled advocate at own cost which shall be reimbursed by the Successful bidder.)	
8	Ownership details with percentages;	
9	Layouts :	
9.1	Colour Copy of NMMC approved plan.	
9.2	Colour copy of Elevation drawings of front & side	

9.3	Colour copy of NMCC approved layouts with carpet area / built up area statement/calculation.	
10	Photocopy of PAN Card.	
11	Photocopy of Certificate of incorporation (in case of Company)	
12	Photocopy of Partnership Deed (in case of Partnership firm)	
13	Photocopy of Power of Attorney, authorizing the authorized signatory to sign the tender documents (in case of partnership or different stake holders)	
14	Photocopy of Board resolution authorizing the authorized signatory to sign the tender documents	
15	Green building certificate or precertification from LEED India or IGBC or GRIHA, if any.	
16	Details of amenities provided / to be provided viz., floor finish, lift lobby, entrance lobby, external facade, number of toilets on floor, number of lifts (exclusive use of SBI, if any), finishes of staircase etc.	
17	Evidence of connected and sanctioned electrical load that can be exclusively used by SBI. Evidence should be in the form of communication from Electricity Board (total load) and letter from the bidder (for load apportioned to SBI).	
18	The Bidder should submit a Completion Certificate of Fit-out work from the Architect mentioning its Council of Architect number, certifying that the work is completed as per statutory norms and the premises is fit for occupation.	
19	Copy of Occupancy Certificate issued by NMMC.	
20	Copy of Fire Dept. NOC.	
20.1	Copies of Lift License of all lifts from the Statutory authority	
21	Statement of calculation of Rentable carpet Area along with supporting layout as per Rentable carpet defined in Technical Bid, duly signed by their Architect with declaration and along with his/he Council of Architecture number & Stamp. (Subject to verification by the	

	Bank/Bank's architect).	
22	Photograph of premises – inside, outside, services, amenities, furniture, compound, entrances/exit, parking, etc.	

**\* Please enclose plans/ layouts of the building.**

**Declaration**

I/We have studied the above terms and conditions and accordingly submit our offer and will abide by the said terms and conditions in case our offer of premises is accepted.

I/We also agreed to construct/addition/alteration i.e. System/UPS Room, Toilet for Ladies / Gents, Generator room, Canteen and Pantry with all fittings and fixtures, Vitrified Tile Flooring and other Fit-out works as per Banks specifications and requirement.

Place:

Date:

Name and signature of lessor(s) with seal

## Annexure - C

### PART II- PRICE BID

With reference to your Tender No: ETA/RFP/2024-25/48 Dated: 01.08.2024 and having studied and understood all terms and conditions stipulated in the newspaper's advertisement and in the technical bid, I/We offer the premises owned by us for Commercial/office use on lease rental basis on the following terms and conditions:

#### **TENDER FOR HIRING OF OFFICE PREMISES ON LEASE RENTAL BASIS ALONG WITH FITOUTS FOR SBI GITC IN NAVI MUMBAI AT PRESCRIBED LOCATION**

#### **TENDER PART-B (PRICE BID)**

***(For illustrative purpose only.)***

***(DO NOT FILL THE RATES HERE. RATES TO BE FILLED WHILE SUBMISSION OF PRICE BID IN ONLINE MODE ONLY)***

In continuation of our Technical Bid for the Hiring of our Premises by the Bank and having qualified for the same, we hereby offer the premises owned by us for housing your office on lease rental basis at the Rent and other charges quoted below in compliance of various Terms and Conditions mentioned in your RFP/tender document:

#### **RENT AND OTHER CHARGES (Except GST)**

Sr. No.	Particulars of item	Rate per Sq. Metre per month Excluding GST in Rs. ....
1	Rent of premises (without fitouts ).	Rs. ....
2	Maintenance : Building maintenance, AMCs ## Charges including prorata Common facility charges ***	Rs. ....
3	Rent for fitouts ** (Payable only for initial lease period of 5 Years.)	Rs. ....
Total rent for premises including maintenance and fit-outs, per square metre Per month in Rs. .... (A)		Rs. ....
Total rent for premises including maintenance and fit-out, per Square Metre for initial 5 years Excluding GST (AX 12 x 5) (Total Cost)		Rs. ....

**Note:** Bidders to note the following carefully while quoting their rates:

1. The bidders will be selected on basis of "TOTAL COST".
2. The Carpet area mentioned in the price bid above are as per tentative requirement of the Bank and to bring all the bidders at Par to discover final Price.
3. However, actual quantities may vary for the selected premises and the rent and other charges shall be payable to the selected bidder as per actual Carpet area of premises jointly measured as per provisions in the tender and number of car/scooter parking actually available for the exclusive use of the Bank.

4. The Diesel charges of DG set shall be reimbursed to the Landlord based on the actual running hours recorded.
5. The above offer should remain valid for minimum 180 days from date of opening of price bid. The bidder cannot withdraw their offer before 180 days.
6. # Rentable area will be based on "Carpet area" of the floor in accordance with the one mentioned in technical bid. Please note that the rent should be inclusive of municipal taxes/cess, Maintenance charge, Property tax, service charges like society charges etc. and will not be paid separately by the Bank. Rent shall be quoted on Carpet area basis only, taking into account the parking space, area for installation of generator and VSAT/tower/antenna etc., and no separate rent shall be paid for these facilities.
7. \*Premises with furniture/fitouts means Tables, modular workstations, cabins, data cabling, chairs, sofa, wall panelling, wooden partition, glass partitions, glass doors, false ceiling, all interiors, civil works, fire alarm system, AC, Security Works, water supply, LAN, Networking, etc. as per definition of Fitouts, to be provided by the bidder / landlord as per tender terms mentioned hereinabove.
8. \*\*Rent for Fitouts will be paid for initial lease period of 5 years only. No rent will be payable for subsequent lease period on subsequent renewal of lease period if opted by the Bank.
9. ## The Building maintenance charges to be quoted under item No.02 of the Price Bid includes expenditure towards periodical comprehensive maintenance of plumbing & sanitary system, interior & furniture maintenance, water-proofing works, air-conditioning, electrical fittings and fixtures, DG Sets, Fire alarm system, CCTV, Biometric scan system, Baggage Scanner, DFMD, elevators (lifts), etc. for the area occupied. And including AMC/ maintenance as clause 9 of GCC
10. \*\*\*Common Facility Charges includes charges for all facilities which are common to or are used by all the tenants for common areas of the building such as security, reception, lighting, air-conditioning of common areas, lifts, parking lifts, housekeeping, water pumping, repairs and maintenance of common properties and amenities, pest control, firefighting etc.
11. Rent for furniture will not be considered for enhancement in its rental of premises after expiry of 1<sup>st</sup> 5-year terms for subsequent terms, if the lease period is extended for subsequent term(s) actual available to the exclusive use of Bank.
12. The Bank reserves the right to accept the rates of L-1 bidder as quoted above and/or to go for negotiation. Total monthly rent will be calculated as per actual measurements / quantity as per terms of tender based on rates quoted above or agreed upon after negotiation.

13. Rentable Carpet area mentioned above is approximate and may vary to any extent either side depending upon actual requirement / usable area occupied by the Bank.
14. If the premises without fitouts will be selected, Bidder has to complete the furnishing work in all respect within 320 days from issue of LOI.

The GST if levied on rent paid, shall be reimbursed by the SBI to the landlord on production of such payment of tax to the Govt.

**Declaration**

We have studied the above terms and conditions and accordingly submit an offer and will abide by the said terms and conditions in case our offer of premises is accepted.

Place:

Date:

Name & Signature of the Bidder(s) with seal if any

Signature of the Bidder    Name,  
Address, Contact No.



(To be submitted along with Technical Bid)

**TENDER FOR HIRING OF OFFICE  
PREMISES ON LEASE RENTAL BASIS ALONG WITH FITOUTS FOR  
SBI GITC IN NAVI MUMBAI**

**EVALUATION MATRIX**

All technical bids will be first opened and applications will be screened. All the offered premises will be visited by the committee to verify the suitability and offered premises will be awarded marks based on following criteria.

Sr. No.	Broad Criteria / Technical parameters for selection	Max. Marks
1	Distance from existing GITC building, CBD Belapur. **	
i.	Up to 5 km	10
ii.	Above 5 and up to 8 km	7
iii.	Above 8 Km up to 12 Km	5
iv.	Above 12 Km up to 15 Km	3
v.	Above 15 Km	0
2	Offered Premises Distance from nearest Railway Station / (Road distance)	
i.	Up to 1 km	10
ii.	Above 1 and up to 2 km	7
iii.	Above 2 Km and up to 3 km	5
iv.	More than 3 km	0
3	Distance from Entry point of the premise's campus to the offered premises (Horizontal Walking distance)	
i.	Up to 200 meters from entry point of campus to the offered premises	5
ii.	Above 200 meters from the entry point of campus to the offered premises	2
4	Ambience and suitability of Premises based on following parameters ( <b>2 Marks each</b> )  (i) Floor to floor height equal to or more than 3.0 m  (ii) AC plant to be provided a. Central AC Plant .... 2 Marks	16

	<p>b. VRF, ..... ...1 Mark</p> <p>(iii) Green Building rating of Gold and above/ equivalent in other rating systems by LEED India, GRIHA, IGBC or other etc.</p> <p>(iv) Age of the fit outs (If already exist) completed as per completion certificate.  a. Less than 2 Years ..... 2 Marks  b. Less than 5 years ..... 1 Mark</p> <p>(v) Two or more feeders for Electric power supply ..... (2 Marks)</p> <p>(vi) Age of the building Constructed :  Upto 5 years - 2 marks  Above 5 years - 1 marks</p> <p>(vii) Minimum 8 Lifts with capacity of minimum 16 persons plus 2 service lift, for independent &amp; exclusive use of SBI – 2 marks   Minimum 06 Lifts with capacity of minimum 16 Persons plus 1 service lift, for independent &amp; exclusive use of SBI – 1 marks</p> <p>(viii) Minimum Horizontal Distance between two pillars 30 ft</p>	
<input type="checkbox"/> In case of Point no. 4 marking will be done on the basis of Supporting documents submitted as per mentioned in <b>Annexure B</b>		
5	Rentable Carpet Area (as per technical bid) offered in one floor in one building	
i.	More than 30,000 Sq. Ft.	10
ii.	From 20,001 up to 30,000 Sq. Ft.	7
iii.	From 14,000 up to 20,000 Sq. Ft.	5
iv.	Less Than 14,000 Sq. Ft.	0
6	Readily available Plug & Play running Counters	
i.	1000 no.	10
ii.	800 to 999 no.	7
iii.	600 to 799 no.	5
iv.	400 to 599 no.	3
7	Required area offered on number of floors in one building	
i.	Five floor	10
ii.	Six to Eight Floors	7

l ii	More than Eight Floors	5
8	Connected and sanctioned electrical load that will be exclusively provided to SBI*** (If Bank consider 2 buildings the power load shall be considered according to the area of the building)	
i.	3500KVA and above	10
ii.	3300KVA to 3500 KVA	7
iii.	3000 to 3300 KVA (if not available, bidder will obtain required minimum power within 180 days of price bid opening)	5
9	Required area offered in number of buildings within same walled office complex/ compound.	
i.	One building	10
ii.	Two Building	7
l ii	Three Building	5
10	Available car parking* exclusive for SBI (per 1 lakh sq. ft. of offered area).	
i.	>67 cars	10
ii.	67 to 50 cars	7
iii.	49 to 35 cars	5
iv.	<35 cars	3
11	Available scooter parking exclusive for SBI (per 1 lakh sq. ft. of offered area).	
i.	> 200 scooters	10
ii.	199 to 150 scooters	7
iii.	149 to 100 scooters	5
12	If the offered premises is :	
I	Complete with flooring, paintings of hall corridors.	10
li	Partly complete with flooring, paintings of hall corridors.	7
l ii	Bare Shell	5
13	Status of premises fit outs offered	
I	Ready premises with fit outs	10
li	Ready premises with part fit outs	7
l ii	Ready premises without fit outs	5
14	Premises owned by PSU / Govt.	
i.	Owned by PSU / Govt.	10
ii.	Owned by Others	7

	Total	
--	-------	--

- Minimum qualifying marks shall be equal to or more than 60 %. The premises getting less than 60 % marks will be summarily rejected. Committee decision in this regard is final and binding to the bidders.

Price bid of only technically qualified bidders will be opened and Lowest bidder (L1) will be awarded the contract.

Please refer sample business rule for e-tendering as Annexure - J.

\* Bank reserves the right to use car parking area for parking of scooters and vice versa, if needed.

\*\* Distance means the shortest distance for four wheeler as per google map.

\*\*\*

**ANNEXURE E**

**TENDER FOR HIRING OF OFFICE PREMISES ON LEASE RENTAL BASIS ALONG WITH  
FITOUTS FOR SBI GITC IN NAVI MUMBAI AT PRESCRIBED LOCATION**

**CERTIFICATE/UNDERTAKING FROM THE BIDDER(S)**

I/We \_\_\_\_\_ (Name) M/s. \_\_\_\_\_ (Name /  
Company / Body / Firm) hereby confirm that I/we are the owner(s) of the Premises /property  
as described at \_\_\_\_\_ (Address) and are  
legally entitled to lease the subject premises/property.

---

Signature of the Bidder

I/We declare that the information furnished above is true and correct and conforms to the  
specifications.

---

Signature & seal of bidder

I/We further declare, confirm and undertake:

- a. That the property has clear marketable title free from encumbrances and the premises is free from all court cases, litigation and is free from any kind of dispute of any nature.
- b. That the premises /property will be delivered mortgage free, if mortgaged, at the time of registration of lease deed.
- c. That the drafts of all documentation which may be finalized by the SBI and its solicitors/lawyers shall be final and binding on me/us.
- d. To furnish the No Dues Certificate / NOC from the concerned Society, for which the entire payment will be made by me/us.
- e. That the transfer fees or any other charges or contributions or out go and all other expenses demanded by and /or payable for transfer of the offered premises o the Society, or to any other entity/authorities etc. incurred by either parties shall be borne and paid by me/us alone.
- f. I/We am/are aware that the SBI is not bound to accept the lowest or any or all the Tenders and will not be required to give any reason for rejecting any Tender.
- g. That the car parking (whether covered or stilt or open or both) would be as per the measurement at site and would be incorporated in the lease deed before execution of the Lease deed or a letter authorizing the said use will be provided to us.

- h. The form which is downloaded from the website has not been changed or corrected in any manner, and on the conditions as appearing in the original will be treated as valid.
- i. That all the terms and conditions specified in this Tender Form are acceptable to me/us and that all the required details have been furnished in the appropriate blank places.
- j. That there is no mention of any financial details in the Technical Bid or anywhere else other than Financial Bid, and that there are no technical and commercial conditions in Financial Bid.
- k. That the following documents as per the requirement of the SBI or its legal team will be provided:
  - l. Sale deed or/and all other title documents through which the offered premises were purchased by me/us earlier.
  - m. All original chain of documents pertaining to chain of title of the landlord of the premises.
  - n. Latest Receipt of payment of Society charges, Electricity Bill and any other Charges.
  - o. Non-encumbrance Certificate and any other document required.
  - p. My/our offer is open for acceptance for a period of 180 days from the date of opening of technical bids. If required, the validity period may be extended on mutual agreement with SBI, in case my/our offer being considered for final short listing.
- q. I/We, the undersigned am/are submitting this offer as per the directions given in the instructions/tender document and I/we understood the instructions fully.

Place:

Signature of bidder with seal

Date:

Name of the signatory

Dy. General Manager (F&OA),  
SBI GITC, 'C' Wing, First Floor,  
CBD Belapur,  
Navi Mumbai 400 – 614.

Dear Sir,

**TENDER FOR HIRING OF OFFICE PREMISES ON LEASE RENTAL BASIS ALONG WITH FITOUTS FOR SBI GITC IN NAVI MUMBAI.**

**SELF-DECLARATION - NO BLACKLISTING**

In response to the RFP Ref. No. dated for Hiring of Office Premises on Lease rental basis, as an Owner/ Partner/ Director/ Auth. Sign. of\_\_\_\_, I/ We hereby declare that presently our company/ firm , at the time of bidding: -

- a. possess the necessary professional, technical, financial and managerial resources and competence required by the Bidding Document issued by the Procuring Entity;
- b. have fulfilled my/ our obligation to pay such of the taxes payable to the Union and the State Government or any local authority as specified in the Bidding Document;
- c. is having unblemished record and is not declared ineligible for corrupt & fraudulent practices either indefinitely or for a particular period of time by any State/ Central government/ PSU/ UT.
- d. Does not have any previous transgressions with any entity in India or any other country during the last five years.
- e. does not have any debarment by any other procuring entity
- f. is not insolvent in receivership, bankrupt or being wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and is not the subject of legal proceedings for any of the foregoing reasons;
- g. does not have, and our directors and officers not have been convicted of any criminal offence related to their professional conduct or the making of false statements or misrepresentations as to their qualifications to enter into a procurement agreement within a period of five years preceding the commencement of the procurement process, or not have been otherwise disqualified pursuant to debarment proceedings;
- h. Will comply with the code of integrity as specified in the bidding document.

If this declaration is found to be incorrect then without prejudice to any other action that may be taken as per the provisions of the applicable laws.

Signature:

Seal of Company

**PRE-CONTRACT INTEGRITY PACT**  
(TO BE STAMPED AS AN AGREEMENT)

**General**

This pre-Bid / pre-contract Agreement (hereinafter called the Integrity Pact) is made on day of the month of 201, between, on the one hand, the State Bank of India a body corporate incorporated under the State Bank of India Act, 1955 having its Corporate Centre at State Bank Bhavan, Nariman Point, Mumbai through its ----- Department / Office at ----- ,\_\_.

(Hereinafter called the "Bank", which expression shall mean and include, unless the context otherwise requires, its successors) of the First Part and M/s represented by Shri \_\_\_\_\_, Chief Executive Officer (hereinafter called the "BIDDER which expression shall mean and include, unless the context otherwise requires, its / his successors and permitted assigns of the Second Part.

WHEREAS the Bank proposes to take Commercial Premises on long term lease and the BIDDER is willing to offer/has offered the said premises for lease and WHEREAS the BIDDER is a private company/public company/Government undertaking/partnership/registered export agency, constituted in accordance with the relevant law in the matter and the Bank is an Office / Department of State Bank of India performing its functions on behalf of State Bank of India.

NOW, THEREFORE,

To avoid all forms of corruption by following a system that is fair, transparent and free from any influence/prejudiced dealings prior to, during and subsequent to the currency of the contract to be entered into with a view to:

- Enabling the Bank to obtain the desired service / product at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement; and
- Enabling BIDDERS to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the Bank will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereto hereby agree to enter into this Integrity Pact and agree as follows:

**1. Commitments of the Bank**

1.1 The Bank undertakes that no official of the Bank, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through



intermediaries, any bribe, consideration, gift, reward, favour or any material or immaterial benefit or any other advantage from the BIDDER, either for themselves or for any person, organization or third party related to the contract in exchange for an advantage in the bidding process, Bid evaluation, contracting or implementation process related to the contract.

1.2 The Bank will, during the pre-contract stage, treat all BIDDERS alike, and will provide to all BIDDERS the same information and will not provide any such information to any particular BIDDER which could afford an advantage to that particular BIDDER in comparison to other BIDDERS.

1.3 All the officials of the Bank will report to the appropriate authority any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

1.4 In case any such preceding misconduct on the part of such official(s) is reported by the BIDDER to the Bank with full and verifiable facts and the same is prima facie found to be correct by the Bank, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the Bank and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the Bank the proceedings under the contract would not be stalled.

## **2. Commitments of Bidders**

2.1 The BIDDER commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its Bid or during any pre-contract or post- contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:

2.2 The BIDDER will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Bank, connected directly or indirectly with the bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the contract.

2.3 The BIDDER further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Bank or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with State Bank of India for showing or forbearing to show favour or disfavour to any person in relation to the contract or any other contract with State Bank of India.

2.4 Wherever applicable, the BIDDER shall disclose the name and address of agents and representatives permitted by the Bid documents and Indian BIDDERS shall disclose their foreign principals or associates, if any.

2.5 The BIDDER confirms and declares that they have not made any payments to any agents/brokers or any other intermediary, in connection with this Bid/contract.

2.6 The BIDDER further confirms and declares to the Bank that the BIDDER is the original vendors or service providers in respect of product / service covered in the Bid documents and the BIDDER has not engaged any individual or firm or Company whether Indian or foreign to intercede, facilitate or in any way to recommend to the Bank or any of its functionaries, whether officially or unofficially to the award of the contract to the BIDDER, nor has any amount been paid, promised or intended to be paid to any

such individual, firm or Company in respect of any such intercession, facilitation or recommendation.

2.7 The BIDDER, at the earliest available opportunity, i.e. either while presenting the Bid or during pre-contract negotiations and in any case before opening the financial Bid and before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the Bank or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.

2.8 The BIDDER will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, Bid evaluation, contracting and implementation of the contract.

2.9 The BIDDER will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.

2.10 The BIDDER shall not use improperly, for purposes of competition or personal gain, or pass on 'to' others, any information provided by the Bank as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The BIDDER also undertakes to exercise due and adequate care lest any such information is divulged.

2.11 The BIDDER commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.

2.12 The BIDDER shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

2.13 If the BIDDER or any employee of the BIDDER or any person acting on behalf of the BIDDER, either directly or indirectly, is a relative of any of the officers of the Bank, or alternatively, if any relative of an officer of the Bank has financial interest/stake in the BIDDER's firm, the same shall be disclosed by the BIDDER at the time of filing of tender. The term 'relative' for this purpose would be as defined in Section 6 of the Companies Act 1956.

2.14 The BIDDER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the Bank.

### **3. Previous Transgression**

3.1 The BIDDER declares that no previous transgression occurred in the last three years immediately before signing of this Integrity Pact, with any other Company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise / Public Sector Banks in India or any Government Department in India or RBI that could justify BIDDER's exclusion from the tender process.

3.2 The BIDDER agrees that if it makes incorrect statement on this subject, BIDDER can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

3.3 While submitting commercial Bid, the BIDDER shall submit bidder declaration form attached as Annexure L.

### **4. Sanctions for Violations**

4.1 Any breach of the aforesaid provisions by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER) shall entitle the Bank to take all or any one of the following actions, wherever required:

- i. To immediately call off the pre contract negotiations without assigning any reason and without giving any compensation to the BIDDER. However, the proceedings with the other BIDDER(s) would continue, unless the Bank desires to drop the entire process.
- ii. To immediately cancel the contract, if already signed, without giving any compensation to the BIDDER.
- iii. To recover all sums already paid by the Bank, and in case of an Indian BIDDER with interest thereon at 2% higher than the prevailing Base Rate of State Bank of India, while in case of a BIDDER from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the BIDDER from the Bank in connection with any other contract for any other stores, such outstanding could also be utilized to recover the aforesaid sum and interest.
- iv. To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the BIDDER, in order to recover the payments, already made by the Bank, along with interest.
- v. To cancel all or any other Contracts with the BIDDER. The BIDDER shall be liable to pay compensation for any loss or damage to the Bank resulting from such cancellation/rescission and the Bank shall be entitled to deduct the amount so payable from the money(s) due to the BIDDER.
- vi. To debar the BIDDER from participating in future bidding processes of the Bank or any of its Subsidiaries for a minimum period of five years, which may be further extended at the discretion of the Bank.
- vii. To recover all sums paid, in violation of this Pact, by BIDDER(s) to any middleman or agent or broker with a view to securing the contract.
- viii. Forfeiture of Performance Bond in case of a decision by the Bank to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.
- ix. Intimate to the CVC, IBA, RBI, as the Bank deemed fit the details of such events for appropriate action by such authorities.

4.2 The Bank will be entitled to take all or any of the actions mentioned at para 6.1(i) to (x) of this Pact also on the Commission by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER), of an offence as defined in Chapter IX of the Indian Penal code, 1860 or Prevention of Corruption Act, 1988 or any other statute enacted for prevention of corruption.

4.3 The decision of the Bank to the effect that a breach of the provisions of this Pact has been committed by the BIDDER shall be final and conclusive on the BIDDER. However, the BIDDER can approach the Independent Monitor(s) appointed for the purposes of this Pact.

## **5. Fall Clause**

The BIDDER undertakes that it has not supplied/is not supplying similar product/systems or subsystems at a price lower than that offered in the present Bid in respect of any other Ministry/Department of the Government of India or PSU or any other Bank and if it is found at any stage that similar product/systems or sub systems was supplied by the BIDDER to any other Ministry/Department of the Government of India or a PSU or a Bank at a lower price, then that very price, with due allowance for elapsed time, will be applicable to the present case and the difference in the cost would be refunded by the BIDDER to the Bank, if the contract has already been concluded.

## **6. Independent Monitors**

6.1 The Bank has appointed Independent Monitors (hereinafter referred to as Monitors) for this Pact in consultation with the Central Vigilance Commission (Names and Addresses of the Monitors to be given).

### **A. Shri Otem Dai, IAS (Retd)**

**Email id : otemdai@hotmail.com**

6.2 The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.

6.3 The Monitors shall not be subjected to instructions by the representatives of the parties and perform their functions neutrally and independently.

6.4 Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings. Parties signing this Pact shall not approach the Courts while representing the matters to Independent External Monitors and he/she will await their decision in the matter.

6.5 As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the Bank.

6.6 The BIDDER(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the Bank including that provided by the BIDDER. The BIDDER will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors. The Monitor shall be under contractual obligation to treat the information and documents of the BIDDER/Subcontractor(s) with confidentiality.

6.7 The Bank will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

6.8 The Monitor will submit a written report to the designated Authority of Bank/Secretary in the Department/ within 8 to 10 weeks from the date of reference or intimation to him by the Bank / BIDDER and, should the occasion arise, submit proposals for correcting problematic situations.

## **7. Facilitation of Investigation**

In case of any allegation of violation of any provisions of this Pact or payment of commission, the Bank or its agencies shall be entitled to examine all the documents including the Books of Accounts of the BIDDER and the BIDDER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

## **8. Law and Place of Jurisdiction**

This Pact is subject to Indian Law. The place of performance and jurisdiction is the seat of the Bank.

**9. Other Legal Actions**

The actions stipulated in this Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or criminal proceedings.

**10. Validity**

10.1 The validity of this Integrity Pact shall be from date of its signing and extend up to 5 years or the complete execution of the contract to the satisfaction of both the Bank and the BIDDER/Seller, including warranty period, whichever is later. In case BIDDER is unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract, with the successful Bidder by the Bank.

10.2 Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

**11.** The parties hereby sign this Integrity Pact at on

for Bank

for BIDDER

Name of the Officer /Designation  
Office / Department / Branch  
State Bank of India

Authorized Signatory with Stamp

Witness

Witness

- 1.
- 2.

- 1.
- 2.

\* Provisions of these clauses would need to be amended/ deleted in line with the policy of the Bank in regard to involvement of Indian agents of foreign suppliers.

Note:

This agreement will require stamp duty as applicable in the State where it is **executed**.

**PRE-BID QUERY FORMAT**

To be provided Strictly in Excel Format

<b>Bidder Name and address</b>	<b>SI No.</b>	<b>RFP Page No</b>	<b>RFP Clause No</b>	<b>Existing Clause</b>	<b>Query / Suggestions</b>

**Annexure –I**

**Available Facility in the Offered Premises**

(To be submitted along with Technical Bid)

The bidder has to submit the following information on letter head

SR NO.	DETAIL	
1	Rentable Carpet Area per floor (Sq. Ft. / Sq. Mtr.) (Please do not mention super built up area or Built up area or offered space etc) (to give floor-wise & building-wise data) (**)	Floor No. : _____ _____ Sq. Ft. _____ Sq. Mtr.  Floor No. : _____ _____ Sq. Ft. _____ Sq. Mtr.  Floor No. : _____ _____ Sq. Ft. _____ Sq. Mtr.  Floor No. : _____ _____ Sq. Ft. _____ Sq. Mtr.
2	Total Rentable Carpet area offered to bank. (Sq. Ft. / Sq. Mtr.)	_____ Sq. Ft.  _____ Sq. Mtr.
3	Connected and sanctioned Electrical load that will be exclusively provided to SBI	_____ KW / KVA
4	Available Car parking exclusive for SBI	_____ Nos
5	Available Scooter parking exclusive for SBI	_____ Nos

((\*\*): As per Clause 9 of TECHNICAL BID, TERMS AND CONDITIONS, OFFERS FOR COMMERCIAL/OFFICE PREMISES).

**Date :**

**Place :**

**Sign & Stamp of Authorized Signatory**

**BUSINESS RULES FOR e-TENDERING**

**NAME OF WORK / PROJECT: ONLINE E-TENDERING FOR HIRING OF OFFICE PREMISES ON LEASE RENTAL BASIS FOR STATE BANK OF INDIA GITC, CBD BELAPUR, NAVI MUMBAI.**

**Vide Tender /RFP Number: xxx**

**Dated: xx.xx.xxxx**

BUYER NAME	State Bank of India Global IT Centre, CBD Belapur, Navi Mumbai.
E-TENDERING TO BE CONDUCTED BY	<p>SBI Service Provider:</p> <p>M/s e-Procurement technologies Limited, Ahmedabad. A-201/208, Wall Street – II, Nr. Gujarat College, Ellis bridge, Ahmedabad – 380006, Gujarat (INDIA)</p> <p>The contact details of e-Tender Service Provider are as under:</p> <p>Contact Person : Jay Vyas Contact: jay.v@eptl.in Phone: 9265562819</p> <p>Contact Person : Hiral Purohit Contact: hiral.purohit@eptl.in Phone: 9510812971</p> <p>Contact Person : Shaikh Nasruddin Contact: shaikh@eptl.in</p> <p>Phone: 9510812960</p> <p>Contact Person : Fahad Khan Contact: fahad@eptl.in Phone: 9904406300</p>
<b>DATES</b>	Submission of Online Technical and Price Bid as per RFP on E-tendering website: <a href="https://etender.sbi">https://etender.sbi</a>
DOCUMENTS to be submitted to SBI, GITC, Estate Department, within scheduled time and date.	<p>i) Confirmation of business rule document of e-tendering process.</p> <p>ii) Confirmation of terms and conditions of e-tendering process.</p> <p>iii) Confirmation of process compliance form.</p>

Against this Enquiry for the subject item/system with detailed scope of supply as per our specification, SBI may resort to “**E-TENDERING PROCESS**” which comprises of **Technical Bid** and **Price Bid**.



**SAMPLE BUSINESS RULE DOCUMENT  
ONLINE E-TENDERING**

(A) Business rules for E-tendering:

1. For the proposed e-Tendering Process, vendors for the said purpose who fulfill all terms and conditions including Bid security Declaration only shall participate.
2. SBI will engage the services of an E-tendering service provider who will provide necessary training and assistance before commencement of online bidding on Internet.
3. In case of e-tendering, SBI will inform the vendor in writing, the details of service provider to enable them to contact and get trained.
4. Business rules like event date, closing and opening time etc. also will be communicated through service provider for compliance.
5. Contractors have to send by email, the compliance form in the prescribed format (provided by service provider), before start of E-tendering. Without this the vendor will not be eligible to participate in the event.
6. The Contractors will be required to submit the various documents online as per Clause 12 of GCC.  
Contractors not submitting any one or more documents shall not be eligible to participate in the on-line price bidding.
7. E-tendering will be conducted on schedule date & time.
8. The e-tendering will be treated as closed only when the bidding process gets closed in all respects for the item listed in the tender.

**(B) Terms & conditions of E-tendering:** SBI shall finalize the Tender through e-tendering mode for which M/s E-Procurement Technologies Ltd. has been engaged by SBI an authorized service provider. Please go through the guidelines given below and submit your acceptance to the same along with your Commercial Bid.

1. E-tendering shall be conducted by SBI through M/s E-procurement Technologies Ltd., on pre-specified date. While the Contractors shall be quoting from their own offices/ place of their choice, Internet connectivity and other paraphernalia requirements shall have to be ensured by Contractors themselves. In the event of failure of their Internet connectivity, (due to any reason whatsoever it may be) it is the bidders' responsibility. In order to ward-off such contingent situation bidders are requested to make all the necessary arrangements/ alternatives such as back-up power supply whatever required so that they are able to circumvent such situation and still be able to participate in the E-tendering successfully.

Failure of power at the premises of Contractors during the E-tendering cannot be the cause for not participating in the E-tendering. On account of this the time for the E-tendering cannot be extended and SBI is not responsible for such eventualities.

2. M/s E-Procurement Technologies Ltd, shall arrange to train your nominated person(s), without any cost to you. They shall also explain you all the Rules related to the E-tendering. You are required to give your compliance on it before start of bid process.
3. **BIDDING CURRENCY AND UNIT OF MEASUREMENT:** Bidding will be conducted in Indian currency & Unit of Measurement will be displayed in Online E-tendering.
4. **BID PRICE:** The Bidder has to quote the rate as per the Tender Document provided by SBI their appointed Banks.
5. **VALIDITY OF BIDS:** The Bid price shall be firm for a period specified in the tender document and shall not be subjected to any change whatsoever.
6. Procedure of E-tendering: i. Online E-tendering:
  - (a) The NIT & Technical bid available on the Bank's website during the period specified in the NIT. (b) Online e-tendering is open to the empaneled bidders who receive NIT from the Bank and qualified for participating in the price bidding as provisions mentioned hereinabove through SBI approved Service Provider. (c) The Price-Bid shall be made available online by the Service Provider wherein the contractors will be required to fill-in their Item-wise rates for each item. (d) The Contractors are advised not to wait till the last minute to submit their online item-wise quote in the price bid to avoid complications related with internet connectivity, network problems, system crash down, power failure, etc. (e) It is mandatory to all the bidders participating in the price bid to quote their rates for each and every item. (f) In case, contractor fails to quote their rates for any one or more tender items, their tender shall be treated as "Incomplete Tender" and shall be liable for rejection.
7. **LOG IN NAME & PASSWORD:** Each Bidder is assigned a Unique User Name & Password by M/s E-Procurement Technologies Ltd. The Bidders are requested to change the Password after the receipt of initial Password from M/s E-Procurement Technologies Ltd. All bids made from the Login ID given to the bidder will be deemed to have been made by the bidder.
8. **BIDS PLACED BY BIDDER:** Bids will be taken as an offer to execute the work as specified. Bids once made, cannot be cancelled / withdrawn and the Bidder shall be bound to execute the work at the quoted bid price. In case the L-1 Bidder backs out or fail to complete the work as per the rates quoted, SBI shall at liberty to take action as deemed necessary including de-panelling such contractors and forfeiting their EMD.
9. At the end of the E-tendering, SBI will decide upon the winner. SBI decision on award of Contract shall be final and binding on all the Bidders.

10. SBI shall be at liberty to cancel the E-tendering process / tender at any time, before ordering, without assigning any reason.

11. SBI shall not have any liability to bidders for any interruption or delay in access to the site irrespective of the cause.

12. Other terms and conditions shall be as per your techno-commercial offers and other correspondences till date.

13. OTHER TERMS & CONDITIONS:

- The Bidder shall not involve himself or any of his representatives in Price manipulation of any kind directly or indirectly by communicating with other suppliers / bidders.

- The Bidder shall not divulge either his Bids or any other exclusive details of SBI to any other party.

- SBI decision on award of Contract shall be final and binding on all the Bidders.

- SBI reserve their rights to extend, reschedule or cancel any E-tendering within its sole discretion.

- SBI or its authorized service provider M/s E-Procurement Technologies Ltd shall not have any liability to Bidders for any interruption or delay in access to the site irrespective of the cause.

- SBI or its authorized service provider M/s E-Procurement Technologies Ltd is not responsible for any damages, including damages that result from, but are not limited to negligence.

- SBI or its authorized service M/s E-Procurement Technologies Ltd will not be held responsible for consequential damages, including but not limited to systems problems, inability to use the system, loss of electronic information etc.

N.B. - All the Bidders are required to submit the Process Compliance Statement duly signed to M/s E-Procurement Technologies Ltd.

- All the bidders are requested to ensure that they have a valid digital signature certificate well in advance to participate in the online event.

**Process Compliance Form**

(The bidders are required to print this on their company's letter head and sign, stamp and send the scanned copy to Contractor and hard copy / scanned copy to SBI, GITC Circle)

To

Date:

**M/s E-PROCUREMENT TECHNOLOGIES LIMITED (EPTL) ,  
A-201/208, Wall Street – II,  
Nr. Gujarat College,  
Ellisbridge,  
Ahmedabad – 380006,  
Gujarat (INDIA)**

**Sub: Agreement to the Process related Terms and Conditions for the e-Tender**

Dear Sir,

This has reference to the Terms & Conditions for "e-Tendering for *"Hiring of Office Premises on Lease Rental Basis Along With Fitouts for SBI GITC In Navi Mumbai."*

This letter is to confirm that:

1. The undersigned is authorized representative of the company.
2. We have studied all the terms & conditions specified in the tender, Commercial Terms and the Business rules governing the e-Tendering Process and the RFP as mentioned in your letter and confirm our agreement to them.
3. We also confirm that we have taken the training on the E-Tendering tool and have understood the functionality of the same thoroughly.
4. We confirm that SBI and M/S E-PROCUREMENT TECHNOLOGIES LIMITED (EPTL) shall not be liable & responsible in any manner whatsoever for my/our failure to access & bid on the e-Tendering platform due to loss of internet connectivity, electricity failure, virus attack, problems with the PC, any other unforeseen circumstances etc. before or during the E-Tendering event.
5. We also confirm that we have a valid digital certificate issued by a valid Certifying Authority.
6. We also confirm that we will fax the price confirmation of our quoted price as per Annexure II and the format as requested by SBI/ M/s E-Procurement Technologies Limited (EPTL).
7. We hereby confirm that we will honour the Bids placed by us during the e-Tendering process.

8. I/We hereby declare that I/We have gone through the conditions laid down in the Notice Inviting Tender, General Conditions of Contract, Special Conditions of Contract, Technical Specifications and understood the same and on the basis of the same I/We will quote our rates in the price bid and subsequent E-Tendering.

With regards

Signature with company seal Date:

Name:

Company / Organization:

Designation within Company / Organization:

Address of Company / Organization:

**DRAFT FORMAT OF LEASE AGREEMENT**

The Lease Agreement is made on this day of 20\_\_ between \_\_\_\_\_ (hereinafter referred to as the lessor which expression unless repugnant to the context shall include his heirs, executors, administrators, representatives, successors and assigns) of the one part.(If the Lessor is a firm, company etc., the description should be accordingly be changed).

**AND**

The State Bank of India, a Bank constituted under the State Bank of India Act, 1955 having its Corporate Office at State Bank Bhavan, Madame Cama Road, Mumbai and a ----- office at SBI, GITC, Sector 11, Belapur, Navi Mumbai (hereinafter referred to as "The Lessee" or "The Bank" which expression unless repugnant to the context shall include its successors and assigns) of the other part.

Whereas the Lessor is the absolute owner of Property No.-\_\_\_\_\_, with the free hold rights of the land under the said property, (hereinafter called the property), vide **Sale Deed** Registered as document No \_\_\_ or the lessor is owner of property with the lease hold rights vide lease deed document no. ...., of the land under the said property and lessor has authority to sub-leasing the property further without any restriction / tenor.

**WHEREAS**

I. The lessor (s) has / have at the request of the Lessee agreed to grant to the Lessee a lease of the premises i.e. \_\_\_\_\_ with the free hold rights of the land under the said Property No.\_\_\_\_\_ more fully described in Schedule hereunder and the Lessee has agreed to take the premises on lease under the terms and conditions specified herein below.

The lessors being seized and possessed or otherwise well and sufficiently entitled to the premises particularly described in the Schedule hereto and entitled to grant a lease of premises have agreed to grant a lease of the premises particularly described in the schedule.

Now this INDENTURE WITNESSES that in consideration of the rent hereinafter reserved and the covenants and stipulations hereinafter contained and on the part

of the lessees to be performed and observed, the lessors doth hereby demise unto the lessee the premises as described in schedule here together with the easements, liberties, appendages and appurtenances thereunto belongings with exclusive and independent entry to the said premises and compound through paths, staircases, lifts and from public road and the right to pass and repass over the open spaces / compound in and around the said premises and the buildings and the right to park vehicles therein and thereon to have and to hold the said premises (hereinafter referred to as the "demised premises") unto the lessee for the term of initial 5 years commencing from ..... with the absolute option to the Bank to renew the lease in accordance with terms and conditions of **RFP Tender No: ETA/RFP/2024-25/48 Dated: 01.08.2024** . For further one term of 5 years with pre-determined increase in rent maximum up to 15 % after expiry of first term of 5 years at the time of renewal. Rental for Fitouts will be payable only for initial 5 years term of the contract 10 years (Ten years) (5+5) commencing from \_\_\_\_\_ with the absolute option to the Bank to renew the lease for further one terms of 10 years, yielding and paying thereof unto the lessors the Total monthly rent (rent for premises & fitouts ) for initial period of contract i.e. 5 years only of Rs. \_\_\_\_\_, and after initial 5 years rent may be increased by maximum 15% will be Rs. .... (only rent only for premises and maintenance ). After 10 years rent can be negotiated and finalized by the Bank for the next term of 5 + 5 year s, subject to TDS on or before the 7th day of the following month to which it relates and in consideration of the lease of the premises the lessee hereby covenant with the lessors that :-

1. The Lessee to the intent that the obligations may continue throughout the term hereby created doth hereby covenant with the Lessor (s) as follows:-

- (i) To pay by Banker's cheque or otherwise as agreed / the said monthly rent hereby reserved on the day and in the manner aforesaid subject to **TDS**.
- (ii) To pay all charges for electricity and water consumed by the Lessee in the demised premises to the appropriate authority according to the reading of the electric meter or water meter to be installed in the demised premises by the Lessor (s) at his/their costs for the Lessee's use.

2. (i) The Lessee shall be entitled at any time during the said terms; to install, erect, fix and set up such internal partitions, walls and electrical and sanitary and other fixtures and fittings, counters, vaults, lockers, cabinets, doors, gates, air-conditioning plants in the demised premises and every part thereof as the Lessee may require without causing any material damage or injury to the demised premises and on the expiration or sooner determination of this lease to remove the same and every part thereof at its own costs without thereby causing any material damage to the demised premises.

(ii) To use the demised premises for the purpose/s mentioned herein below:-

(a) Any IT setup/offices/ administrative offices / on site ATMs

- (b) Housing of outfits of the subsidiaries/associates of the lessee.
- (c) For cross selling purposes
- (d) (d) Branch/Office of the lessee.
- (e) Canteen
- (f) Record Room

(iii) To display its signboard / boards, hoarding, neon signs in such a manner at such portion of the demised premises whether inside or outside or on the outer wall of the demised premises which the Lessee may in its absolute discretion think fit and the Lessor (s) shall have no objection thereto.

(iv) To yield and deliver up peacefully and quietly vacant possession of the demised premises to the Lessor (s) at the expiration or earlier determination of the lease period as the case may be, in a good condition except reasonable wear and tear.

(v) To allow the Lessor/s or his / their agents to enter, with or without workmen and / or architects, contractors etc. the demised premises or any part thereof by giving prior notice in writing to the Lessee to inspect the state and condition of the premises or any part thereon for the purpose of carrying out such repairs as required / found necessary under law or otherwise.

(vi) If the Lessee uses the lift services in that case the consumption charges of the electricity for lift usage will be borne by the Lessee as other occupants are paying.

3. The Lessor (s) do and each of them doth hereby covenant with the Lessee as follows:-

(i) On the Lessee paying monthly rent hereby reserved and covenants and conditions herein contained and on the part of the Lessee to be observed the Lessee shall quietly hold, possess and enjoy the demised premises and every part thereof during the period of lease or any extension thereof without any interruption from or by the Lessor (s) or any person or persons lawfully or equitably claiming by / through / under or in trust for the Lessor/s or successors or assigns.

(ii) The Lessor (s), shall not nor shall he/they allow any person to use or carry on any noisy hazardous occupation or business in or upon any part of the said premises or any adjoining premises thereon which may cause annoyance or inconvenience to and / or otherwise likely to be prejudicial to the interest of the lessee at the demised premises.

(iii) The Lessor (s), during the lease or extension thereof shall pay all present and future municipal taxes assessments and / or other outgoing or impositions whatsoever payable by the owner and / or occupier in respect of the demised premises under the law for the time being in force and shall keep the lessee/s indemnified against all claims, demands, action, suits and proceedings in respect



of the same. The Lessor/s shall maintain at his / their cost adequate and continuous supply of electricity and hygienic, potable filtered and / or tube-well water by means of electrical water pumps and overhead tanks or otherwise for the use of the lessee in the demised premises and to operate and maintain the water pumps in proper condition at their cost.

(vii) The Lessor (s) at his / their own cost, shall effect major repairs to the demised premises and or replacement of plumbing, sanitary, electric fixtures supplied by them, doors, windows glass panes as and when the need arises and upon the request from the lessee for such repairs etc. The Lessors shall keep the demised premises wind and water tight and maintain proper repair and condition, the electric, sanitary, water fittings, equipment and appliances, pipelines, drains and sewers and execute all repairs to the demised premises as and when required and also whitewash, colour painting of the interior and exterior of the demised premises at least once in every three years, including painting of the doors and windows.

(viii) The Lessor/s shall keep the demised premises insured at all time during the term hereby created or any extension/s thereof from loss or damage by fire, earthquake, riots and against such other risks as may be required by the lessee and to make all payments necessary for the above purposes within three days after the same shall respectively become payable and to produce to the Lessee or its agent on demand the several policies of such insurance and the receipts for each such payment and to cause all moneys received by virtue of any such insurance to be forthwith laid out in rebuilding and reinstating the demised premises and to make up any deficiency out of the Lessor's own moneys.

(ix) The Lessor(s) warrants that he / they has / have good, rightful power, absolute authority and indefeasible title to demise the demised premises to the Lessee in the manner herein appearing free from all encumbrances, trusts, his dependents, executions and attachments whatsoever.

(x) The lessor(s) will not during currency of the lease transfer, mortgage, sell, assign or otherwise create any interest in the demised premises without the prior consent of the Bank in writing.

(xi) The Lessor has no objection for Lessee to assign / transfer / sublet the demised premises or part thereof.

(xii) The Lessor shall have no objection whatsoever to the Bank installing, providing and operating a DG Set of required capacity in the demised premises.

(xiii) In future, if the Bank requires additional power the Lessor shall arrange for such additional power as per the Bank's requirement at the Bank's cost and expenses. (xiii) The LESSEE have the authority to put up V-SAT in the terrace with roof right and clear access to the roof, housing the ATM in the premises, to

install core banking server and other accessories, Generator set and also to install air conditioners or other electrical or energy operated machineries in the premises and for this purpose to make necessary alteration in the structure without altering the structure or without in any way affecting the strength of the building and shall be kept/installed in the manner that it does not cause hindrance or annoyance to other occupants of the building or block any common area. The Lessor agrees to cooperate with the Lessee for applying for necessary power load from electricity board/electricity department. For removal of doubts, it is agreed that Generator set shall mean one or multiples thereof whether operated on diesel or petrol . "Air conditioners" means one or more air conditioners including split air conditioners.

4. It is hereby agreed by and between the parties hereto as follows:-

(i) In case of default in the payment of the taxes and other statutory dues, service charges, dues to society by the lessor (s) and a demand notice is served on the Bank, the lessee may as per its absolute discretion make payment of the same and such payment shall be against adjustment of future rents payable.

(ii) If the Lessor (s) shall fail or neglect to pay rents, revenues, rates, taxes, impositions, outgoings and ceases howsoever or whatsoever payable by owner or occupant in respect of the demised premises and / or to keep the demised premises and every part thereof in good repair and condition and / or to keep the demised premises insured for such sum and against such risks as may be required for by the Lessee it shall be lawful (but not obligatory) for the Lessee to pay such rates, revenues, taxes, impositions, outgoings and ceases, to incur expenses to keep the demised premises and every part thereof in good repair and condition to keep the demised premises insured for such sum and against such risks as the Lessee in its absolute discretion may think fit and in any one or more of such cases the Lessee will be entitled in its absolute discretion to deduct such payments and such expenses as aforesaid with applicable interest from the rent hereby reserved.

(iii) In the event of the demised premises or any part thereof being materially damaged or destroyed by earthquake, tempest or other act of God, fire, riots or any irresistible force so as to render the demised premises or any part thereof substantially and permanently unfit for the purposes for which they were let, this lease shall, at the option of the Lessee, be void but in the event of the Lessee desiring to continue the lease and the Lessor (s) agreeing to repair the damage or injury the Lessee shall vacate such portion of the demised premises as may be required to enable the Lessor (s) to repair and to restore them to their former state and condition and in such event the whole or proportionate part of the rent as the case may be shall abate till demised premises are restored to their former conditions and the Lessee shall continue to pay the full rent from the date of such completion of repairing or restoration to the satisfaction of the lessee.

(iv) In the event of the demised premises or any part thereof being acquired or requisitioned by Government or any local authority under any Act for the time being in force this Lease shall be determined and the parties shall be entitled to such compensation as they may respectively be entitled under the law.

(v) Notwithstanding anything to the contrary herein before contained, the Lessee shall be entitled and shall have the option to terminate this Lease at any time on giving 3 months prior notice in writing to the Lessor (s) and on expiration of the period to be mentioned in such notice this lease shall cease to be operative.

(vi) If the lessors shall at any time fail and neglect to perform and observe any of the covenants and conditions herein contained and on his/their part to be observed and performed then the Lessee shall be entitled at its option to forthwith determine this Lease.

(vii) The Lessors shall at the request of the Lessee made before the expiration of the term hereby created execute and register a renewed lease of the demised premises in favour of the Lessees a lease for further period/s of **5 (Five) years** from the date of expiration of term hereby created on the same terms and conditions as are herein contained except the monthly rent which may be reduced / increased as mutually negotiated and in any case the increase in rent shall not be more than 15%(Fifteen Percent) of the then existing arrangement. However, if the rent, rates in the market are falling, both lessor and lessee shall negotiate and decide as to reduction in the rent prescribed therein. That the expenses on stamp duty and registration charges required for the execution of lease deed and renewal of lease deed shall be borne by the parties i.e lessors and the Bank in equal sharers.

(viii) Notwithstanding anything contained herein above and subject to initial lock in period of 03 years from effective date of the Agreement , the lessee by giving prior written notice of 03 (three) months, the lessee shall be entitled to surrender, leave and deliver the unused, un-utilized portion/area of the leased premises property to the Lessor in case the Lessee feels that the unused, unutilized and excess area is not required for the purpose taken on lease during the tenure / currency of the lease without determining / terminating the said lease and continue in occupation the portion required for the purpose after surrendering of the unused and unutilized area / portion and in the event of such partial surrender of the un-utilised area / portion, then rent fixed for the lease will be reduced / decreased proportionately according to the area / portion surrendered by the Lessee. And if such surrender is going to affect the exclusive/independent entry/use for /of the branch/office, the lessor(s) shall make suitable arrangement so that the exclusive independent entry /use for/of the branch/office is not affected in any manner.

(ix) In case the Lessee desires to obtain a Lease of further floor area in the said premises, the Lessor (s) shall grant such Lease to the Lessee, the rent for such further floor area will be determined considering the prevailing circumstances for

the time being but in and the period of such Lease shall be co-extensive and coterminous with the period of the Lease in respect of the premises already leased in favour of the Bank.

(x) SALE AND /OR TRANSFER OF SAID PREMISES : that if the lessor at any time during the initial lease period or any extended period thereof sell and / or transfer rights in said demise premises as a whole or any part thereof to any one person or more than one person or agency etc. then this will be subject to the terms of this lease deed and in such event the lessee shall pay the rent to such transferee or transferees on the same terms and condition as are contained herein provide the transferees except all terms and conditions in to and agree to continue the lease. The Lessor shall arrange and ensure that term and condition of lease deed are agreeable to the transferee and no inconvenience is caused to SBI/lessee on account of such transfer during currency of lease term or any extension thereof.

(xi) In the event of the Lessor (s) deciding to sell the demised premises during the tenancy, they shall in the first instance offer the premises to the Bank and the Bank shall within three calendar month from the date of receipt of such offer either accept or reject such offer.

(xii) All other terms and conditions shall be as per RFP / Tender No: ETA/RFP/2024-25/48 Dated: 01.08.2024 .

The Schedule above referred to IN WITNESSES WHEREOF THE PARTIES hereto have executed these presents the day and year first above written.  
SIGNED SEALED AND DELIVERED

By the above named  
In the presence of Lessor (s)

SIGNED SEALED AND DELIVERED  
By the above named

For and on behalf of  
State Bank of India,  
Lessee

In the presence of

Witness :-  
Signature \_\_\_\_\_  
Name \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Signature \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

**BRIEF SPECIFICATION OF THE FITOUTS**

<p>General Specifications for any &amp; all types of works relating to civil works and its civil additions &amp; alterations, interiors, furniture's, chairs, Electrical requirements / Works, Supply of sufficient KVA UPS along with batteries to cater the load, AC, LAN &amp; Networking Works, Communication, Fire-Fighting Works, Security Works, etc. at the Premises to be considered as part of Fitouts and to be provided by Successful bidder as Per Bank's requirements/specifications /Approval". Cost of all these works/items shall be borne by the Successful bidder.</p>	
<p><b>Preamble :</b></p>	
<p>1. The specification given below are the broad illustrations of the various works related to different trades, the combination of which are to be made in planning &amp; execution, along with other items of works as per site &amp; layout requirement in order to create an IT office of Best Standards. These are to be synced with clauses under GGPS as mentioned earlier. The bidder has to design and present the layouts, detailed drawings, specifications, etc. for the proposed layout, keeping in view Bank's requirement and the corporate image of the Bank.</p>	
<p>2. The brief specifications mentioned in this annexures are tentative and for your reference to understand Banks requirements.</p> <p>Specifications have to be functional and matching with the designated areas and Bank requirement. However, if required, they may be amended &amp; finalized during approval of actual plan/specifications of fit-out by the Bank. Bidders may adopt alternate specifications to suit the concept, subject to the approval of the Bank, however it should be equivalent or superior to what is mentioned herein.</p>	
<p>3. The work shall be carried out, all in accordance with true intent and meaning of the RFP, its specifications so as to create a contemporary IT office of best standards. There may be several incidental works, which are not mentioned in the scope of work but will be necessary to complete the item/s in all respect. All these incidental works/ costs which are not mentioned in the tender document but are necessary to complete the item/s shall be deemed to have been included in the rates quoted by the bidder. No adjustment of rates shall be made for any variation in quantum of incidental works due to variation / change in requirement/s of the Bank. Also, no adjustment of rates shall be made due to any change in incidental works or any other deviation in such element of work (which is incidental to the items of work and are necessary to complete such items in all respects) on account of the directions of Bank. Nothing shall be payable on the account of incidental works.</p>	
<p><b>CIVIL, INTERIOR AND FURNISHING WORK FITOUTS</b></p>	
<p>A</p>	<p><u>CIVIL WORK</u></p>
<p>S.No.</p>	<p>Description</p>

Building should be finished airtight and watertight, with all walls, windows, terraces, vitrified flooring etc. With respect to number of work stations and different grades of employee's adequate number of washrooms for ladies / gents / differently abled persons to be provided.

1	Granite Works :
	<p>GRANITE WORKS: (FOR SILL / JAMB/ LEDGE WALL/ LINTEL, ETC.) :</p> <p>Providing &amp; fixing in position mirror polished Granite Sill / Door and Window Frames made out of 15 – 20 mm thick Jet Black or any other color Granite with outer part 250mm width (or as per width of the door / window jamb) and inner part less by 50mm width jointed using Araldite or equivalent approved adhesive as per sample approved by the SBI. The rate should include full round machine molding / chamfering with mirror polishing of edges, cutting slots for all types of hardware and accessories viz., cylindrical locks, metal washer, aldrop, etc., using core cutting machine etc., complete as directed.</p>
1.1	<p>Providing &amp; fixing Jet Black Granite Staircase Treads, sill, flooring, etc. complete as per specifications with 15-18 mm thick mirror polished, machine cut zade black granite with double thick full round moulded edges and of required size. The granite treads shall be fitted with full round moulding shall be fixed with cement grout on treads and the double thick moulded edge shall be joined with araldite adhesive to the tread. The cost shall be inclusive of cutting, moulding, transportation, edge polishing, etc. complete and also providing two parallel grooves in the treads as specified.</p>
1.2	<p>Providing &amp; constructing Jet Black Granite platform for pantry and wash basin counters complete as per specifications with 18-24 mm kota stone stand and kota stone or MS angle/T section supports as required and as instructed, including base stone in kota stone and fixing of 15-18 mm thick mirror polished, machine cut jet black granite with simple full round edge moulding and fascia for pantry counter and double thick edges with full round moulded edges and of required size. The granite full round moulding shall be fixed with araldite adhesive to the counter top. The cost shall be inclusive of cutting for sink, basin, taps etc. as and when required.</p>
2	Tiling Works :
2.1	<p>Providing &amp; laying matt finish Non-skid ceramic floor tiles in toilet areas as per specifications of size 300X300 of make Simpolo, Kajaria, Nitco, Bell, Johnson, Somany etc, or equivalent in first quality and of design, colour and make as per approval laid over cement plaster. The joints shall be filled and finished neat with cement grout as per specifications cleaning shall be done by applying acid wash curing etc. complete at all levels.</p>
2.2	<p>Providing &amp; laying glazed ceramic wall tiles for dado in pantry area and on walls in toilets as per specifications of size 600mm X 600mm or as directed of make Simpolo, Kajaria, Nitco, Bell, Johnson, Somany etc, or equivalent in first quality of design, colour and make as per approval laid and border in special/dark colours as per approval laid over fresh or existing cement plaster including surface preparation if required to the architects satisfaction, joints to be filled and finished neat with cement grout as per specifications including cutting at traps, mitring of joints if required cleaning applying acid wash curing etc. complete at all levels.</p>

2.3	Providing and fixing 1 <sup>st</sup> class premium quality, double charged vitrified tiles in floor, skirting of approved size (800mm x 800mm or 600mm x 600mm or 1200 x 600 or as directed) of make Simpolo, Kajaria, Nitco, Bell, Johnson, Somany etc, or equivalent in first quality conforming to IS:15622 of approved make in all colours shades of any size in floors and skirting over 20 mm thick bed of cement mortar 1:4 and jointing with grey cement slurry @3.3 kg per Sqmt, or fixing the same on existing floor fixed on a screed of approved adhesive viz Carebond or Nitobond or Balendura including pointing in white cement mixed with pigment of matching shade complete.
3	Providing & laying 12 mm thick internal Plastering of walls and ceiling with cement mortar 1:4, curing, ladder use, cleaning, etc. complete. Also include rates of demolition of existing plaster comes under proposed work and carting away debris, outside the compound to any lift and lead or as directed by Bank, complete.
3.1	Providing & laying external sand cement plaster of avg. 20 mm thk in two coats at all heights with first coat to be of approx 12mm thk in 1:5 sand (fine) cement mix, and the second coat to of approx 6mm thk in 1:4 sand (fine) cement mix, including necessary shuttering, scaffolding, curing roughening the first coat to receive second coat of plaster etc, providing approved water proofing compound approx 1kg to one bag of cement and adding polypropylene fibre of approved make to prevent shrinkage cracks as per manufacturers specifications, etc. curing, cleaning, etc. complete.
4	Sanitary Works :
4.1	Providing and fixing in position first quality white Jaguar, Hindware, Parryware or equivalent make Orissa Pan WC or equivalent strictly upon approval with P/S trap, and as integral part removing the existing pan (broken) and/or making connections of W.C. with other accessories such as flush valve inlet, outlet, anti syphonic pipe etc. (if required) complete including making chases and holes in floors and walls and repairing the same with cement mortar (1:3) plastering, tiling etc. to the Engineer's satisfaction.
4.2	Providing and fixing in position first quality white Jaguar, Hindware, Parryware or equivalent make Wall Mounted European WC ENIGMA or equivalent strictly upon approval with P trap, High Quality brackets as required and as integral part removing the existing pan (broken) and/or making connections of W.C. with other accessories such as flush valve inlet, outlet, anti syphonic pipe etc. (if required) complete including making chases and holes in floors and walls and repairing the same with cement mortar (1:3) plastering, tiling etc. to the architects satisfaction.
4.2.1	EUROPEAN WC : Providing and fixing white vitrous pedestal type EWC of Jaguar, Hindware, Parryware or equivalent / Parryware or equivalent make having P / S trap connection including 10 litre capacity PVC ISI approved make low height cistern. The rate should include all fittings jointing material, labour and making connection with the existing line complete.
4.3	Providing and fixing in position Flush Valve Dual Flush Concealed Body Type Jaquar make, Plumber or equivalent upon approval with all WCs complete including all required connections and settings for proper functioning to the Engineer's satisfaction.
4.3.1	Flush Cisterns :Providing & fixing flushing cisterns of Parryware or equivalent , Jaguar, Hindware, Parryware or equivalent or equivalent make, preferably sleek model dual flush, min. 7 lts. Capacity along with connector pipe, patch work tiling, cementing , plumbing works, including all required connections and settings for proper functioning to the Engineer's satisfaction.etc. complete.



4.4	Providing and fixing in position first quality white Jaguar, Hindware, Parryware or equivalent make Gents Sensor Urinal Flow) or equivalent as per approval and making all connections of urinal with other accessories such as flush pipe ,outlet, etc. filling including making chases and holes in floors and walls and repairing the same with cement mortar (1:3) plastering etc. to original condition and painting of fittings etc. complete
4.5	Providing and fixing in position Gents Urinal Divider out of size 750X500mm in 15-19mm thick jet black granite slab, polished on both sides and round moulded edge as per approval including appropriate chase making, fixing, packing and stiffening with bombay nails and plastering.
4.6	Providing and fixing premium quality white vitreous china below counter Wash Hand Basin of Jaguar, Hindware, Parryware or equivalent / Jaguar / Johnson/Parriware fixed over jet black granite counter including edge moulding, CP Brass bottle Trap (Parko or equivalent approve), 32mm dia Waste Coupling (Parko/Plumber/Jaguar), Auto closing Pillar Cock (Jaguar Cat No. PRS-031), including PVC connection etc. complete. as per sample approved.
5	Plumbing Works :
5.1	Providing and fixing in position Angular Stop Cock with Wall Flange Jaquar make, Plumber or equivalent upon approval complete including all required connections and settings for proper functioning to the Engineer's satisfaction.
5.2	Providing & Fixing CP finish Two Way Bib cock with wall flange Jaquar make, Plumber or equivalent along with Hand Shower (Health Faucet) (ABS Chrome Plated) with 8mm dia and 1 M long Flexible tube and wall hook (Cat. No. ALD 573) or equivalent upon approval make and design as per approval complete including fixing and connecting and including all materials, teflon tape, cp nipples, cover plates with testing etc.complete
5.3	Providing & Fixing CP finish Pillar cock long body bib cock of Jaquar make, Plumber or equivalent make upon approval and design as per approval complete including fixing and connecting and including all materials, teflon tape, cp nipples, cover plates with testing etc.complete
5.4	Providing and fixing sets of Bathroom Accessories of reputed brand and matching designs with concealed/ hidden screws strictly upon approval by engineer-in-charge. The cost shall include proper and careful fixing of all sets with Galvanised countersunk screws and nylon gattis as required without damaging existing pipelines, conduits, cables, wires, switchboards or any such item concealed inside wall below the tiles. The fixing must be in proper level and at places as directed by the engineer-in-charge.
a	S.S. Soap Dish Wall Mounted single dish
b	S.S. Clothes Hook with 5 hooks on one plate
c	SS Finish Toilet Paper Holder as per approval
d	SS Napkin Holder Oval or Hook shape as approved
5.5	Providing and fixing 15mm dia Swan type CP Bib cock of Jaguar make for pantry / Kitchen sink

6	Providing and fixing Mirror of make modiguard/ saint gobain etc or equivalent of height 1220 mm complete with flat polished edges, fitted on site on 12 mm ply base, base having wooden lipping border and finished with laminate if instructed. The mirror shall be either pasted on the ply with silicon adhesive or fitted with stud-head screws with air gap in between (minimum 6 nos average per location) or both as per approval complete to the Engineer's satisfaction.
7	Aluminium Louvered window, anodised,Ventilator 3x2 ft incl. labour, material etc complete
8	SS Mosquito net : Providing & fixing fly proof wire gauge to windows,clerestory windows and doors with M.S.Flat 15x3mm and nuts and bolts complete. Stainless steel (grade 304)wire gauze of 0.5 mm dia.wire and 1.4mm aperture on both sides.
9	Providing & fixing iron door MS iron sheet heavy duty 16SGW, iron angle frame 35X35mm and internal cross support to sheet, interlocking together their entire length & joint together at ends lock, handle, hinges with two l drop etc complete with suitable coat of red oxide paint.
10	Providing and applying wooden paint company make:- Sirca Paints, Product:- Paint on Wood, Brand:- Polyurethane Systems Color sirca, Shade:- White 19nc, finishing glossy varnishes(ename) of series as per the specifications given by the engineer. Including primer coat, putty coat on wall and other locations as desired after making surface good to receive paint on it without spots or colour difference at any place and providing smooth surface.
11	Painting Works :
11.1	Rates to include cost of all materials, labour, curing, tools & machinery, transportation, scaffolding, ladders and all incidental and operational charges, at all heights, etc., complete and as directed by Bank. All glasses, surfaces to be cleaned of the paint marks/drops due to work/splashes.
11.2	Plastic Emulsion Paint :
	Providing & applying Plastic emulsion paint on walls, ceiling, etc. Removing, scrapping & cleaning the existing color wash/distemper/oil bond distemper / plastic/ luster etc. paint by scrapping, washing and scrubbing and applying Birla putty nor equivalent. The surface shall then be allowed to dry for atleast 24 hours. It shall be then sand papered to give a smooth & even surface. Holes shall be filled with BIRLA putty, made with plaster of paris. Then first coat of primer to be applied. After this necessary leveling shall be done with putty and second primer coat shall be applied. The plastic emulsion paint of approved shade and make shall be applied in minimum 2 coats (finishing paint) including scaffolding, cleaning the floors, fittings, furniture's, ladders, glasses, removing of debris out of the compound etc. complete as per the instructions of the Bank.
11.3	Enamel Paints to Doors, Windows, Grills, Metallic Surfaces, Walls :
	Providing & applying Enamel Paints to Doors, Windows, Grills, Metallic Surfaces, walls, etc. Removing, scrapping & cleaning the existing enamel paint on doors, windows, grills, metallic surfaces, etc. paint by scrapping, sand papering and scrubbing. Then first coat of primer to be applied. After this necessary leveling shall be done with putty & second primer coat shall be applied. The enamel paint of approved shade shall be applied in minimum 3coats (finishing paint) including scaffolding, cleaning the floors, fittings, furniture's, ladders, glasses, removing of debris out of the compound etc. complete as per the instructions of the Bank.

	(The grills, metallic surfaces, etc. shall be finished with after scrapping, applying red oxide & finish with minimum 2 coats of enamel paint in two different shade).
11.4	Dual Tone Texturised Paint :
	Providing & applying approved make dual tone texturised paint (Royale Play or equivalent) in two or more shades, in metallic, stucco, etc. material and of design, decorative paint effects as instructed on the new surface or after removing existing finishes, plaster & apply texturised paint as per the Manufacture's Specification including leveling the existing surface with plaster of paris, cracks filled with Chemicals/M-Seal material, etc. and including scaffolding, cleaning the floors, fittings, furniture's, ladders, glasses, removing of debris out of the compound etc. complete as per the instructions of the Bank, etc. complete as per the site requirements.
11.5	"WEATHER COAT EXTERIOR EMULSION PAINT Providing and applying two coats and final coat of weather proof exterior emulsion paint (Asian / Berger or equivalent) 7 years warranty of premium quality of approved make & manufacturer of required shade after thoroughly brushing the surface free from mortar dropping and other foreign matter, including two coats of primer and two coats of putty(JK, ASIAN or equivalent) and also including preparing the surface even and sand papered smooth etc. all materials and labour complete."
11.6	OIL BOND DISTEMPER :
	Two ore more coats of Acrylic oil bond distemper with brush over the existing wall surfaces, after scrapping the existing finish, applying one coat of cement premier and one coat of putty to repair the wall as per the site condition including all materials, labour etc complete.
12	Paver Block Works :
	Providing and laying factory made coloured chamfered edge interlocking Cement Concrete paver blocks (min. 60 mm thk) of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of fine sand, compacting and proper embedding/laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand in common areas such as lawn etc. complete as per manufacturer's specifications & direction of Engineer-in-Charge. 60mm thick C.C. paver block of M-35 grade with approved colour, design & pattern.
13	Stainless Steel Railing :
	Providing & fixing Stainless Steel Staircase railing at Staircase, Balcony, Passage, etc. in Grade 304 complete as per specifications with 50 mm dia, 16 guage SS Pipe Top rail fitted on to 38mmx38mm SS Balusters by means of 16 mm pipe, with three nos middle rails of 19mm dia pipes fitted on to balusters with modular SS fittings complete with all end pieces, plain base, bends/ elbows, and fitting of balusters with 12 mm dia MS pins on to the treads/ floor/ base plate in foundation, fixing/ welding rectangular steel plate of approx. size 400 mm x 600 mm for product display and filled with metafill as specified including all installation, cleaning, levelling, buffing and covering with polyethene for protection upto the engineer in charge's satisfaction
14	M.S. Section Works :
	Providing, fabricating & erecting in position structural steel sections (max. size angle section 25mm x 25mm x 3 mm) conforming to latest BIS code, made out of Angles , Flats, Channels, for frame work for suspension of false ceiling. The said frame work (weight to be kept minimum) is to be anchored to existing structural sections at ceiling

	by welding, clamps, clips, nuts & bolts, etc. and rate to include cutting, welding, grinding, drilling, hoisting, fixing in position at all heights and levels and providing and applying two coats of synthetic enamel paint over and including a coat of approved primer including surface preparation as specified and as directed. The rate include all nuts, bolts, washers, welds, etc. required for fabrication and erection . The weight of nuts, bolts, washers, welds will not be paid separately.
B	INTERIOR & FUNRISHING WORKS FITOUTS :
1	<p>MAIN ENTRANCE DOOR (TOUGHENED GLASS) (900 x 1980 mm x 2 nos.)</p> <p>Providing &amp; fixing Main entrance door made of 12mm thk toughened glass door with machine edge polish to be fixed with complete hardware i.e. SS Patch Fittings, 600mm long SS Door handles, Locks, Floor Springs etc. as approved by the Bank/ Bank's representative The cost is inclusive of approved etching pattern / glass film as per drawing details. The cost is inclusive of all materials, labour etc. complete. (DORSET/ DORMA/ OZONE) for Hardware (SAINT GOBIN/ MODI/ ASAHI) for Glass</p>
2	<p>PARTLY GLAZED PARTLY PANELLED GLAZED PARTITION FOR MEETING ROOMS (LAMINATE FINISH) (2400mm height)</p> <p>Providing &amp; fixing in position 56mm thick partitions made of 50 x 38mm thick aluminium section at 600mm centre to centre framework of approved quality both ways and the same is covered with 8mm commercial ply on both sides (duly treated with approved quality Anti termite paint and fire resistance paint) with necessary cutting for cable tray for running LAN cable &amp; power cable. The entire partition finished with 1mm thick laminate in 2 colour as approved by the Architect. The cost is inclusive of 8 mm thk glass with approved etching pattern/glass film. All exposed edges of glass to be polished, as per detailed drawings. The cost is inclusive of all materials, labour etc. complete.</p>
2.1	<p>FULL HEIGHT GLAZED PARTITION FOR TOP EXECUTIVE CABIN, MEETING ROOM, DGM CABINS, ETC. : Providing, installation and fixing 10 mm thick Toughened Glass (Glass Make:- Saint Gobain, Asahi India Glass etc.) partitions upto 3.00 M/full height as per site conditions with proper machine edge finish in angle &amp; fixed in the flooring with Aluminium 'U' channel &amp; flushed with the ceiling. Glass panels to be formed as per approved modules 10 mm thick clear toughened glass edge polished and accurate designed holes to be installed by means of steel angle or spider fittings of an approved make Saint Gobain / Asahi or equivalent. The structural Glass walls system shall be complete with proper water tight silicon sealants /gaskets. M.S Brackets to support the structure system shall be hot dipped galvanized and slots in the brackets to be pre drilled not flame cut. All bolts, nuts, washers shall be 300 series nonmagnetic stainless steel and lock washers to be provided at all bolting connections. All anchor fasteners shall be of Hilti/Fisher make. The Rates includes all material, Labour, Wastages, Cost of scaffolding, fixing &amp; Finishing with frosted design film etc. Complete.</p>
3	<p>62 MM THICK PARTLY GLAZED PARTLY PANELLED GLAZED PARTITION Top Executive CABIN PARTITION (Both side Veneer)</p> <p>Refer same specification B-2. Instead of laminate providing and fixing 4mm thk. Veneer ( Century / Green/ Durian or approved equivalent make) on both side finish with melamine polish. providing &amp; fixing 12mm thk instead of 8mm Glass. complete as directed by the Bank/ Bank's representative</p>

4	<p>Top Executive CABIN PARTITION (59 mm Thick)  One side Veneer One side laminate without glass</p> <p>Refer above specification B-2. Inside Cabin fix 4mm thk. veneer (Century / Green/ Durian or approved equivalent make) finished in melamine polish. Another side finished with 1mm thk laminate as approved by the Architect. complete as directed by the Bank/ Bank's representative</p>
5	<p>300mm HIGH 12mm THK TOUGHENED GLASS PARTITION ABOVE STORAGE UNIT</p> <p>Providing &amp; Fixing 12mm toughened glass with 75mm round at both end fixed with patch fitting on Low Ht. Storage. complete as directed by the Bank/ Bank's representative</p>
6	<p>132mm (2 Hrs Fire Rated Wall with Gyproc® Fireline without loading on drywall)  [Fire Resistance = 120 mins; Acoustic Performance = 50 Rw dB; Maximum Reachable Height &lt;= 4900mm]</p> <p>Providing &amp; Fixing 132mm thick C-STUD partition which includes double layer of tapered edge  15mm thick fire line/Firestop of size 1219x2438mm is screw fixed to either side of C-stud.  70x0.5mm C-stud placed at 610mm c/c in 72x0.5mm.</p> <p>Finish - AZ150 (IS 15961)} floor and ceiling channel. Floor &amp; Ceiling channel is anchored to the floor &amp; True ceiling using Rawl plug Ø8x45mm {Material-IS 513 CR1 grade, Zinc coating, Pull Out Load-6.8kN for M30 concrete grade} /Hilti X-GN20MX anchor fasteners at 600mm c/c in zig zag manner.</p>

	<p>A Gypsteel® ULTRA/Gypserra™ noggin channel of 70x0.5mmwidth has to be provided at the horizontal joints of the two boards. First layer of Gyproc® boards to be screw fixed with Gyproc® drywall screws of 25mm at minimum spacing of 600mm at centre and 600mm at periphery. Second layer to be screw fixed Gyproc® drywall screws of 50mm at minimum spacing of 300mm at centre and 300mm at periphery. 50mm Glass wool slab of density 20kg/m<sup>3</sup> shall be placed in metal framework. Glass wool holding clip should be used to hold Glass wool slab in its position. Finally square and tapered edges of the boards are to be jointed and finished so as to have a flush look which - includes filling and finishing with Gyproc® Pro-Fill Jointing compound, (Conforms to ASTM C475) Gyproc® Joint Paper tape. The junction of the partition with masonry &amp; all penetration through the partition has to be treated with Hilti/Pyroplex fire and acoustic sealant. The framework has to be done from finished floor level up to soffit.</p> <p>All other detailing and specifications to be followed as per approved drawing of Gyproc. For fire certification process, contractor / site in-charge should involve Saint Gobain India - Gyproc Technical Team prior to start of partition work. Provide 12mm MR ply above this on both side and finish with 1mm laminate. complete as directed by the Bank/ Bank's representative</p>
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7	<p>DOOR WITH FRAME IN PASSAGE DOORS/ AHU ROOM /UPS ROOM.</p> <p>Providing and fixing non-metallic 55mm thick solid core bonded board type Two hour rated fire and smoke check flush door shutters with non-combustible boards in side , the core hot pressed bonded with liquid phenol formaldehyde resin , external lipping by teak wood ,heat activated intumescent on the edges of the shutter and door frame of seasoned hard wood (Sal wood) of 100x60mm with heat activated intumescent fire seal strips of size 12x4 mm (for smoke sealing ) fixed on all the three sides except the bottom and the vision panel of size 200 x 400mm made up of required thickness clear wired fire rated glass (imported) of 120 minutes fire rating from Saint Gobain/CGI</p> <p>having electrically welded chemically treated steel wire mesh of 20mm spacing sandwiched in the centre during the continuous rolling process including fire rated gasket channel &amp; moulding/beading and filling the gap between moulding /beading and glass with suitable sealant suitable for 120 minutes fire resistant shutters including 125mm medium duty hinges with necessary stainless steel screws and one coat of anti-termite fire retardant primer- "Kutty" or equivalent. The Door to be finish with 1mm thick laminate in 2 colour.</p> <p>The shutter shall be conforming to BS: 476 Part 22/ IS: 3614Part II as per prototype tested including cost of all materials, labour charges, equipment's and machineries, with all leads and lifts, Loading and unloading charges, transportation cost and conveyance of all materials &amp; cost of all fixtures, etc., complete for successful completion of work as per the specifications and complete as directed by the Bank/ Bank's representative.</p>
8	<p>MEETING ROOM DOORS (LAMINATE) (900 x 2100 x 37mm)</p> <p>Providing 35mm Marine solid core flush door shutter (Century/Green/Duro) 900 x 2100 mm in approved design and pattern and provide 600 x 1800 mm 8mm thick glass by cutting and the same is to be fixed with 25mm x 12mm T.W. beading to be finished with melamine polish. The entire door to be finished with 1mm thick laminate in 2 colours including frosted film as per design and pattern mentioned in the Drawing or as directed &amp; all necessary hardware (GODREJ/ OZONE / DORMA ) such as floor spring, pivot top bottom, mortice lock, 300mm high S.S. handle set etc complete as directed by the Bank/ Bank's representative.</p>
9	<p>Top Executive CABIN DOOR (900 mm x 2100mm x 43mm thk )</p> <p>Providing &amp; Fixing door made of 150 X 38 mm 2 vertical and 3 horizontal rails &amp; providing fixing 35mm thk marine block board (Century/Green/ Duro) Bottom panel 600mm x 600mm with 45mm thk chamfered all 4 edges of panel to be fixed with 4 mm thk Veneer (Ivory base figured sycamore/Chenchen &amp; Contrast base Fumed chestnut/Sapele) as approved by the Architect. Top panel with 8mm thk deep etching designer glass panel 600mm x 1066mm as approved by Architect/ SBI. The bottom &amp; glass panel to be fixed with 25mmx 12mm BTC wood moulding &amp; provide 50mm x 12mm BTC beading to all around thickness of door.</p> <p>Including all necessary brass hardware make of Godrej/Ozone/Dorma or equivalent approved make 38mmx38mmx152.4mm hinges 3 nos., mortice lock with computerise key, Door Closer (Dorma / Ozone / Godrej), door stopper etc. Finish with melamine polish. complete as directed by the Bank/ Bank's representative.</p>

9.1	<p><b>Toughened Glass Door :</b>  Providing, making and fixing 12mm thk single/double shutter toughened glass doors, at entrance, etc. (each door shutter counted individually) of size 2.10 m x (0.90-1.1) m (approx. as per site requirement) as demarcated, swing type door openable both sides made out of 12 mm thk. clear toughened float glass, edge polished, fixed in wooden top and bottom rails of approved colour and finish, fixed on Everite/ozone/ Hardwyn/ Dorma or equivalent floor springs set, upper patch, lower patch, lock key plate, provision of locking system, etc. as per approval. One set of 25 mm dia S. S. brush finish pull handles (approx. 450mm length) "H" shaped, of approved make &amp; design on both sides. Including providing "PUSH" * "PULL" sticker labels of approved design &amp; make. The rate to include all materials, labour, transport, taxes, delivered and placed in position at site of work. Each door shall be treated individually with complete set of accessories to be provided on each door.</p>
10	<p><b>STORE ROOM DOOR (900 x 2100 )</b> without glass panel.  Refer above specification (CGM cabin door) but provide inside side area finish with 1mm thk laminate complete as directed by the Bank/ Bank's representative</p>
11	<p><b>DUCT DOORS :</b>  Providing, fixing Shaft doors.  Shutter: The shutter of the shaft door to be formed out of 19mm thick commercial ply finished in 1mm thick approved laminate on both sides. Frame: The frame to be formed out of 50mm X 50mm approved Teak wood finished with 1mm Laminate Complete.  Hardware: All necessary hardware's of (Godrej/ Dorma/ Ozone make i.e. SS butt hinges, lock for each shutter, tower bolt etc. complete as directed by the Bank/ Bank's representative</p>
12	<p><b>SWITCH ROOM DOOR &amp; ENTRY DOOR (900mm x 2100mm) x 4nos</b> providing &amp; fixing 900mm x 2134mm, door made of 35mm BWR flush door (CENTURY / GREEN/DURO) with necessary 600mm wide x 1050mm high opening to be made for 6mm thk glass panel to be fixed with 25mm x 19mm thk. T.W. beading. The thk. of the shutter will be finished with 12mm x 38mm T.W. &amp; the doors will be finish with 1mm Thk. laminate as approved by the Bank/ Bank's representative Provide &amp; fix frosted film as per design and pattern mentioned in the Drawing or as directed. Provide necessary hardware of Godrej/ Ozone/ Dorma such as floor spring, pivot top bottom, mortice lock, 300mm high S.S. Handle etc complete as directed by the Bank/ Bank's representative</p>
13	<p><b>FIRE ESCAPE DOORS PAINTING (914.4mm x 2133.6mm) x 2nos</b>  Providing &amp; applying 2 hour fire rated paint in 1 Primer + 2 coats as per the manufactures specification to the existing door after scrapping the existing paint. complete as directed by the Bank/ Bank's representative</p>
14	<p><b>MEETING ROOM TABLE (1200mm Dia) (laminate)</b>  Providing &amp; fabricating Meeting Table made of marine flexi ply 19mm thk 450 mm x 75mm high circular base &amp; 300mm dia 686 mm high &amp; 18mm MR ply for 533mm dia base &amp; 1066mm dia for top 75 mm high facia 75 mm high 304 mm wide brackets to be finished with PVC matching bidding &amp; finish with 1mm thk laminate &amp; fix 12mm thk 1066mm dia Glass top with machine edge polish; complete as per the drawing and design given by the Architect/ directed by SBI.</p>

15	<p>EXECUTIVE WORKING TABLE (1800 mm x 750mm x 750mm) x 4 nos. 2 drawers, 1 shutter, 1 keyboard drawer Providing &amp; fabricating DGM's working table made of 18mm MR ply for vertical drawer front, shutter &amp; 12mm &amp; 6mm MR ply for drawer bottom &amp; 35mm thk B.B. top 750mm x 1800mm. The exposed area to be finished with 1mm thk laminate as approved by the Architect and all internal area to be finished with 0.8mm thk laminate as approved by the Architect including inside drawers with all necessary brass hardware, handles, lock, S.S. Pin hinges etc &amp; telescopic channel, wire master, CPU Stand,</p> <p>Key board Drawer to be fixed &amp; provide 38 x 12mm BTC wood moulding finished with melamine finish for the table top thickness. complete as directed. (Hettich / Enox/ Hafele or Equivalent make hardware). Including fixing 12 mm glass top with machine edge polish. Complete as per the drawing and design given by the Architect. Complete as directed by the Bank/ Bank's representative</p>
16	<p>EXECUTIVE SIDE RUNNER UNIT (Laminate (990mm x 450mm x 750mm) x 4 Nos. Finish) Providing &amp; fabricating 990mm x 450mm x 750mm high side table with 100mm high 2 drawers 450mm wide 2 shutters made of 18mm MR ply for vertical, horizontal, frame drawer front, shutters, Shelf &amp; 12mm MR Ply for drawer sides &amp; 6mm MR ply for drawer bottom. All external area to be finish in 1mm thk laminate as approved by the Architect.</p> <p>Drawer, internal side area to be finished in 0.8mm thk laminate as approved by the Architect. Provide necessary brass hardware handles, locks, hinges, telescopic channel. complete as directed. (Hettich / Ebco / Hafele or Equivalent make hardware) Complete as directed by the Bank/ Bank's representative</p>
17	<p>Executive SIDE STORAGE UNIT (Laminate (2290 mm x 600mm x1220.0mm) x 2 &amp; (2820mm x 600 mm x 1220mm) x 2 Finish) Providing side storage made of 18mm MR Ply for 4 horizontal 4 vertical 600mm Deep &amp; 6 openable shutters with matching pvc edge beeding to thickness of ply &amp; 6mm MR ply for back &amp; finish externally with 1mm thk laminate as selected by the Architect and internal area to be finished with 0.8mm laminate as approved by the Architect. Provide necessary brass hardware handle, lock, hinges, tower bolt etc. Complete as directed by the Bank/ Bank's representative. (Hettich / Ebco/godrej or Equivalent make hardware)</p>
18	<p>TOP EXECUTIVE WORKING TABLE (2400mm x 900mm x 750mm Ht)Providing &amp; fabricating table made of MR ply 18mm thk for frame verticals, drawer &amp; shutter facia 12mm for drawer sides &amp; front apron 6mm for drawer bottom &amp; 35mm thk Block Board for table top &amp; provide 3.5mm thk veneer (Ivory base figured sycamore/Chenchen &amp; Contrast base Fumed Chestnut/Sapele) to be fixed for top &amp; exposed area as approved by the Bank/ Bank's representative All internal area of drawer, storage &amp; table inside area will be finished in 0.8 mm thk. laminate. Necessary brass hardware, ozon make handle worth Rs.150/-, hinges, locks, drawer telescopic channel 2 pairs. Provide 25mm x 38mm thk BTC wood semi-circular stepped design moulding to be fixed at top border.</p>



	<p>The Table top and moulding to be finished in PU coating &amp; balance veneer area to be finished in melamine polish. Necessary brass hardware, handles, lock, hinges, telescopic channel, wire master, CPU Stand, Key board Drawer to be fixed &amp; provide 38 x 12mm BTC wood moulding finished with melamine finish for the table top thickness. Complete as directed by the Bank/ Bank's representative (Hettich / Ebco/godrej or Equivalent make hardware). Complete as directed by the Bank/ Bank's representative.</p>
19	<p>TOP EXECUTIVE SIDE RUNNER UNIT (900mm x 600mm x 750mm ht.) Providing &amp; Fabricating Unit made of 18mm MR ply for top &amp; vertical 2 drawers &amp; 2 shutters front area, shelf &amp; provide 35mm thk for top, 6mm thk for drawer bottom &amp; back apron. The exposed area to be finished with 4 mm thk veneer (Ivory base figured sycamore/Chenchen &amp; Contrast base Fumed Chestnut/Sapele) as approved by the Architect and the same is finished with melamine polish. All internal area to be finished with 0.8mm thk laminate including inside drawer. Provide necessary telescopic channel, handle, lock, hinge, ozone make. Provide &amp; fix 38mm thk BTC T.W. semi-circular moulding to be provided for top. The top and moulding to be finish with PU coating and other exposed area finish with melamine polish. Complete as directed by the Bank/ Bank's representative. (Hettich / Enox/godrej or Equivalent make hardware as approved by the Bank/ Bank's representative).</p>
20	<p>Top Executive REAR STORAGE UNIT (3350mm x 450mm x 750mm ht) (450mm x 300mm x 1200mm ht) Providing &amp; fabricating unit 3350mm long x 450mm wide &amp; 750mm high rear storage made of 18mm MR ply frame top, shelf &amp; bottom area &amp; 450mm x 750mm 5 nos. verticals &amp; 150mm high 390mm wide 450mm depth 4 drawers. 6mm MR ply to be used for back. The external top, door front skirting to be finished in veneer (Ivory base figured sycamore/Chenchen &amp; Contrast base Fumed Chestnut/ Sapele) as approved by the Architect &amp; internal area &amp; shelf will be finished in 0.8mm thk laminate. Necessary brass hardware such as hinges, handles, lock, tower bolt, 4 telescopic channels to be provided. Provide 38mm semi-circular /stepped moulding for top &amp; 9mm moulding for 8 shutters. The top will be finished in PU finish &amp; other area will be finish in melamine polish. Complete as directed.</p>
	<p>Above 750mm level 450mm wide 308mm deep 1220mm high 2 no. box to be made of 18mm MR ply &amp; finished with 3.5mm thk veneer as approved by the Architect (inside &amp; outside). Provide &amp; fix 12mm thk 2 no. glass shelves to be kept on brass pins. Provide &amp; fix 8mm thk toughened glass door with necessary openable patch fitting of Ozone or dorma or equivalent make. Complete as directed by the Bank/ Bank's representative. (Hettich / Ebco/godrej or Equivalent make hardware).</p>
21	<p>STORAGE UNIT (Laminate Finish) (5486mm x 450mm x 2210mm ht.) Providing &amp; fabricating storage unit 900mm x 450mm x 2210mm ht module x 6 nos made of 18mm MR ply box frame of vertical horizontal frame with 4 shelves &amp; 25mm thk 4 openable shutters &amp; 6mm thk MR ply for back. Storage units will be finished externally with 1mm thk laminate &amp; internally all area will be finished in 0.8mm thk laminate. Necessary brass hardware handle, lock, hinges made of Hettich / Ozone / Hafele or equivalent to be provided. Complete as directed by the Bank/ Bank's representative.</p>

22	STORAGE UNIT BELOW WINDOW CILL (If Any)(Laminate Finish) (5360 MM X 600 MM X 860MM HT.) X 21 NOS.Providing & fabricating side storage made of 18mm MR ply for 4 horizontal 4 vertical 609.6mm wide & 6 openable shutters with matching pvc edge bidding to thickness of ply & 6mm MR ply for back & finish externally with 1mm thk laminate & internal area to be finished with 0.8mm laminate. Provide necessary brass hardware handle, lock, hinges, tower bolt etc. Complete as directed by the Bank/ Bank's representative.(Hettich / Enox/ Hefele or Equivalent make hardware as approved by the Bank/ Bank's representative).
23	STORAGE UNIT BETWEEN THE COLUMNS BEHIND MODULAR WORK STATION (Laminate Finish) (2100mm x 450mm x 900mm) , (1800 x 450mm x 900 mm) , (900 x 450mm x 900 mm) , (2700 x 450mm x 900 mm). Refer above specification B-22 Complete as directed by the Bank/ Bank's representative.
24	COLUMN PANELLING (2100 - 2400mm ht.) Providing and fixing at site wooden panelling to make column 900mm x 900mm centre column and side column 900mm x 600mm made of aluminium frame 50mm x 38mm 16 gauge at 600mm centre to centre both ways with necessary packing of Teak wood members to achieve the size of column, on aluminium frame fix 8 mm MR Ply finish with 1mm laminate in 2 or 3 colours as approved by the Architect. The cost shall includes applying 2 or more coats of Anti-termite paint to internal surfaces. Provide and fix 6mm back painted Toughened glass at 900mm to 1980mm one colour glass and at 1980mm to 2100 another colour back painted Toughened glass as selected Architect/ SBI Engineer. The Rate includes all materials, hardware, labours, polishing, making services/ electrical provisions/ access with necessary doors etc. complete as per sample approved by the Bank . Complete as directed by the Bank/ Bank's representative. The column size may vary as per site requirement.
25	WALL PANELLING (2400mm ht.) Refer Same specification as mentioned in item no. 24 Complete as directed by the Bank/ Bank's representative.
26	Top Executive CABIN WALL PANELLING Refer Same specification as mentioned in B-24. provide and fix 4mm thk veneer (Ivory base figured sycamore/Chenchen & Contrast base Fumed Chestnut/Sapele) with melamine polish as against Laminate. Complete as directed by the Bank/ Bank's representative.
27	MINERAL FIBRE FALSE CEILING Providing & Fixing Mineral Fibre Acoustic Ceiling Tiles : Providing, making & Fixing at all heights & in spirit level, Acoustical Ceiling System @ Office areas with Armstrong, Gyproc or equivalent make mineral fibre acoustical suspended ceiling system as per Manufacturer's specification with pin-hole tiles, tegular edge with 24 mm exposed grid. The tiles should have Colour White, in module size of 600mm x 600mm x 15mm. with providing and fixing Hot dipped galvanised Steel suspension system Grid frame with butterfly clips, for laying of Acoustical Ceiling Tiles as per manufacturer's specifications. The grid should be laid on Armstrong/Gyproc or equivalent stitched True lock 24 TL exposed grid systems with 24 mm wide T-section flanges color white, the tile will be laid on frame work made of Armstrong Prelude 32 with 24 mm wide T - section flanges or of equivalent make, colour white having rotary stitching on all T sections i.e. the Main Runner, 1200 mm & 600 mm Cross Tees with a web height of 32 mm and 27mm ,25 mm respectively. The cost shall include all fittings and materials complete including proper installation and provisioning etc. The work is to be completed as per manufacturer's specification .

	Rates to include necessary scaffolding. (Measurement shall be taken of the plan area only) Complete as directed by the Bank/ Bank's representative.
28	<p>GYPSUM FALSE CEILING 2743mm LEVEL CEILING</p> <p>Providing, making and fixing Gypsum Board False Ceiling straight or curve any profile of reputed make which includes G.I. Perimeter Channels of size 0.55mm thick (having One Flange of 20mm and another flange of 30mm and a web of 27mm) along with perimeter of ceiling, screw fixed to brick wall / partition with the help of Nylon sleeves and screws at 610mm centres. Then suspending G.I. intermediate channels of size 45mm (0.9mm thick with two flanges of 15mm each) from the soffit at 900mm centres with ceiling angle of width 25mm X 10mm X 0.55mm thick fixed to soffit with G.I. cleat and steel expansion fasteners. Ceiling section of 0.55mm thick having knurled web of 51.5mm and two flanges of 26mm each with lips of 10.5mm are then fixed to the intermediate channel with the help of connecting clips and in direction perpendicular to the intermediate channel at 457 mm centres. ... contd...</p>
	<p>... contd... 12.00 mm tapered edge Gypboard (conforming to IS 2095-1982) is then screw fixed to ceiling section with 25mm dry wall screws at 230mm centres. Screw fixing is done mechanically with drilling machine with suitable attachment. Finally tapered edges of the Gypsum boards are to be jointed and finished so as to have a flush look which includes filling and finishing with jointing compound, joint paper/fibre tape and two coats of dry wall top coat suitable for Gypsum board etc. complete as per the recommended practices / specifications of the manufacturer. Including two coats of primer suitable for gypsum board two or more coats of plastic emulsion paint of approved shade and also including making necessary openings for light fittings, grills, diffusers, cutouts made with frame of perimeter channels suitable fixed all complete as per drawing and specification and direction. Rate to be inclusive of shadow profile at the junction of wall &amp; ceiling, in between of ceiling, etc. complete.</p>
	<p>The boards are to be jointed and finished so as to have a flush look which includes Filling and Finishing the tapered and square edge of the boards with jointing compound &amp; joint paper tape. Rate shall be inclusive of any vertical ceiling part, spot, tube light, A. C. Grills, fire and security systems cut outs including two or more coating approved system Plastic emulsion paint to give an even shade, All Sections should adhere to the manufacturers guidelines and contractor has to submit the Gypsum India certificate on using the India Gypsum sections &amp; boards. Refer attached sheet along with drawings for details.</p> <p>Rates to include necessary scaffolding.</p>
28.1	<p>Cove in ceiling :</p> <p>Same as above but providing, making and fixing Gypsum cove (inside height 150 - 200 mm and border 75 mm) to hide strip/cove light in ceiling or to act as pelmet for roller blinds on windows or for projector screen, etc.</p>

28.2	<p>DECORATIVE FALSE CEILING (Sound Scapes Shapes) (Approved Make : Knauf, AMF, Danoline or equivalent) :</p> <p>Providing and Fixing Knauf or equivalent SoundScapes Shapes - Acoustical clouds which are 30 mm thick, flat glass fibre panels of Humidity Resistance RH 95%, with embedded frame made of aluminium extruded section of 38X10mm of grade 6063-T6 as per dimension mentioned in below table for reinforcement and secured hanging. Embedded extrusion shall have grub slot with pre inserted nut for group hanging and connected using Aluminium die casted corner connector with ¼” – 20 threading for hanging using cable adjuster for independent clouds. The form of SoundScapes Shapes - shall be Square / Convex / Concave / Circle / Hexagon / Trapezoid / Parallelogram (Left &amp; Right) / Rectangle (Small &amp; Large) in standard Traffic White color or in the color specified by the Architect / Engineer in charge (Shell / Tangerine / Cranberry / Moss / Kiwi / Reef /Lagoon).....</p>
	<p>..... The SoundScapes Shape shall be with acoustical sound absorbing scrim on the face to achieve sound absorption. The face and edges shall be finished with matching water-based texture paint.</p> <p>Panel Edges Texture painted butt edge.</p> <p>Panel Finish Sound absorption scrim on face finished with matching water-based paint on face &amp; edge.</p> <p>Dimensional tolerances ±5 mm.</p> <p>Individual Suspension</p> <p>The panel shall be hanged using deck hanging kit comprising of griper structure anchor &amp; cap of dia. 20mm, spring loaded bottom end cable adjuster of dia. 9mm and 2.4m long aircraft cable of 1/16” dia.....</p> <p>.....The number of deck hanger will be as per company instructions Group Installation. Group installation shall be carried out using a secondary structure made of Group framing kit comprising of Aluminium extruded U-shape section of dimension 25 x 25 x 3658 mm (L) having holes at the bottom at a pitch of 51mm for connecting section to each other in line / perpendicular using frame splice / frame alignment kit respectively. The panel shall be hanged to this secondary frame using panel hook for 50/75mm drop having height of 139 &amp; 165mm / 165 &amp; 190mm respectively, complete as per manufacturer's specifications, site conditions &amp; instruction of the bank, etc. complete.</p>
29	<p>Top Executive CABIN VENEER FALSE CEILING</p> <p>Providing and fixing veneer false ceiling made of 12mm thick BWR Ply grid to be suspended 6" from ceiling from the supports finish in 3.5 mm thk veneer as approved by Architect finished with melamine polish as per the direction of the Architect. The cost shall include applying 2 or more coats of Anti-termite paint to internal surfaces.</p> <p>The rate includes all materials, hardware, labours, melamine polishing etc. Providing &amp; fixing readymade 25mm wide synthetic moulding (as selected by the Architect) to be fixed with necessary adhesive. complete as per sample approved by the Bank and as per the drawing given. Complete as directed by the Bank/ Bank's representative.</p>
30	<p>ALUMINIUM SLIDING WINDOW 4 TRACK (5360 X 1007 ) or As per site requirement :</p> <p>Providing and fixing in position four track aluminium window of excluded modular and anodised aluminium section of approved make and of size 122.2 mm x 45 mm x 1.3 mm thick (1.829 kg per running meter for bottom. 122.2 mm x 31.75 mm x 1.2 mm thick (1.093 kg per running meter for top and sides) comprising of bearing bottom and top of size 40 mm x 18 mm x 1.2 mm thick (weight 0.417 kg per running meter).</p>

	Interlocking section of size 40 mm x 26.70 mm x 1.1 mm tick (weight 0.469 kg per running meter) and hand side of 40 mm x 18 mm x 1.25 mm tick (weight 0.417 kg per running meter) with 5 mm thick plane clear glass of make Asahi/ Saint Gobain. fixed in Shutter, including approved quality of neoprene gasket, fixtures, fastenings and accessories likes PVC Rollers, Locks and stainless screws etc. complete as directed by the Bank/ Bank's representative Make: Jindal / Hindalco or Equivalent
31	ALUMINIUM OPENABLE /FIX WINDOW (2100 X 1007) (900 X 1007) or as per site requirement : Providing and Fixing of Aluminum Openable Windows made from Jindal or equivalent make Powder Coated 50 micron pure polyester coating Aluminum Sections as per following specificationsa) Outer Frame – Lam Z Section of size 45MM x30MM x 16 gaugeb) Minimum weight of frame should not less than 3kg/4.58 RMT length of section in 16 Gaugec) Shutters – Z sectionsd) Minimum weight of frame should not less than (3.25kg/15rft length of section in 16 Gauge)e) With 5mm plain glass.With necessary hardware's and fittings fixed with rawl plugs and screws or clips with powder coated aluminium with all hardware fittings, hinges, lock of approved size handles , tower bolts etc,. Complete as directed by the Bank/ Bank's representative Jindal / Hindalco or Equivalent
32	VERTICAL VENTIAN BLIND Providing & installing Vertical Blinds 100 mm wide having scotch guard cloth of approved shade and colour pull cords shall be 1.7mm dia. Braided nylon with a core of rayon threads. The blinds shall be operateable in any direction with a flight upto 180 degrees and can slide to one side for opening purposes. All metal parts shall be corrosion resistant and rotating parts shall be self lubricating. The fixing of the top rail shall be with special GI brackets at approx 1meter c/c. complete as directed by the Bank/ Bank's representative. Make: Vista /Hunter Douglas or equivalent as approved by the Bank/ Bank's representative.
32.1	Roller Blinds : Providing and Fixing Translucent/Zebra Blinds with fabric of approximate thickness of 0.4 mm with top and bottom channel of Non-Rusting Aluminum Alloy. Control Unit should be of ABS plastic shall be driven by a ball chain pulley on the left /right side as per the requirements. Bottom rail to be made up of powder coated aluminum tube having minimum weight per running meter required for a perfect fall of fabric to avoid warpage/floating. complete as directed by the Bank. Make: Vista /Hunter Douglas or equivalent as approved by the Bank.
32.1.1	Black out Blinds : Same as above but total black out blinds in all types of cabins, rooms, enclosed spaces, etc.

33	<p>SOFA IN Top Executive CABIN (2134mm + 900mm+1xxxmm + 1xxxmm + 750mm)          Providing &amp; making Sofa 5 seater (3+1+1)made in solid wood and plywood wherever required.          The structure shall have copper spring base with elastic belts with foam / jute covering on top          The seat shall have 32 density foam of 115mm thick with fabric covering in valvet Finish or leatherite as per direction of the Architect. The body will have full fabric covering in valvet/leatherite fabric with back cushions in fiber. The size will be 54" with seating widht of 22" each and sofa outer depth will be 32". The wood shall be fully treated and seasoned solid wood Sheesham. Complete as directed by the Bank/ Bank's representative</p>
34	<p>Centre Table (450mm x 900 mm)          Providing and fixing tables of specified sizes to be made up of 18mm MR ply &amp; 3.5mm thk. veneer as approved by the Architect &amp; 18mm thk BTC moulding on all sides finished with mellamine polish. The rate includes Top 12mm thick Glass with 38mm bevelling as mentioned in the Drg. Complete as directed by the Bank/ Bank's representative.          OR          Providing and making center tables of size 900 x 450 glass table top shall consist of 12 mm. Thk. float glass with chamfered edge with approved quality etching. The base shall be made up of CP Teak wood frame, vertical legs made of 50x50 mm wooden section, and shelf in bottom made of wooden strips (50 mm x 8 mm) as directed by the Bank. All exposed faces finished with PU polish as mentioned in Tables section above.</p>
35	<p>Corner Table (760mm x760mm)          Refer specification B-34 Complete as directed by the Bank/ Bank's representative.</p>
36	<p>Corner Table (760mm x760mm)          Refer specification B-34 Complete as directed by the Bank/ Bank's representative.</p>
37	<p>Centre Table (533mm x 1067mm)          Refer specification B-34 Complete as directed by the Bank/ Bank's representative.</p>
38	<p>Plastic Emulsion Paint :          Providing &amp; applying Plastic emulsion paint on walls, ceiling, etc. Removing, scrapping &amp; cleaning the existing color wash/distemper/oil bond distemper / plastic/ luster etc. paint by scrapping, washing and scrubbing and applying Birla putty nor equivalent. The surface shall then be allowed to dry for atleast 24 hours. It shall be then sand papered to give a smooth &amp; even surface. Holes shall be filled with BIRLA putty, made with plaster of paris.          Then first coat of primer to be applied. After this necessary leveling shall be done with putty and second primer coat shall be applied. The plastic emulsion paint of approved shade and make shall be applied in minimum 2 coats (finishing paint) including scaffolding, cleaning the floors, fittings, furniture's, ladders, glasses, removing of debris out of the compound etc. complete as per the instructions of the Bank.          Shades may be white, black, blue, purple, etc.</p>
38.1	<p>Asian paint Royale:          ... same as above but Asian paint Royale or equivalent, on walls, ceiling, etc.</p>

38.2	<p>Enamel Paints to Doors, Windows, Grills, Metallic Surfaces, Walls :          Providing &amp; applying Enamel Paints to Doors, Windows, Grills, Metallic Surfaces, walls, etc. Removing, scrapping &amp; cleaning the existing enamel paint on doors, windows, grills, metallic surfaces, etc. paint by scrapping, sand papering and scrubbing. Then first coat of primer to be applied. After this necessary leveling shall be done with putty &amp; second primer coat shall be applied.</p> <p>The enamel paint of approved shade shall be applied in minimum 3coats (finishing paint) including scaffolding, cleaning the floors, fittings, furniture's, ladders, glasses, removing of debris out of the compound etc. complete as per the instructions of the Bank.</p> <p>(The grills, metallic surfaces, etc. shall be finished with after scrapping, applying red oxide &amp; finish with minimum 2 coats of enamel paint in two different shade).</p>
C	Modular Furniture work :
<p><b>General Specification for Running Counters / Work stations :</b></p>	
<p>Manufacture, supply and installation of factory finished Desk based Running Counters / Workstations as per the following specification as mentioned below.          Height of the system shall be 1220 mm +/- 20mm (table top – 750 mm) from floor level.          Work top shall be made of 25mm thick prelaminated particle board (Interior grade as per IS : 12823) @ 750 m,m ht. . The bottom should be finished with 0.60mm thick laminate. Provide metal inserts below work top to fix supporting brackets, wire manager etc. Provide access flap 300- 450mm x 150mm with soft close &amp; brush for cable movements.</p>	
<p>The work station structure made of cross connector with angular legs. The entire structure to be fabricated with CO2 welded MS Tube section 50.8mm (+/- 1mm) x 50.8mm (+/- 1 mm) x 1-1.2mm thick or any other section 1 – 1.2 mm thk.. The base of MS Tube to be fitted with glide plate of size 47mm x 47mm x 5mm for fixing angular leveler. The Legs and Understructure shall be powder coated with average 40 to 50 micron thickness of epoxy powder coating.          Providing and fixing 15 - 20mm ABS plastic spacers to fix work top with entire assembly.</p>	
<p>Providing &amp; fixing perforated riser cover with metal separation for carrying data &amp; electric wires from junction box to power box. Providing &amp; fixing 0.8mm thk. 600MM high Metal perforated modesty panel in angular form on aisle side and in the center for back to back work station and front side of linear work station provide &amp; fix 1.5mm thk single skin metal/ 18mm PLT modesty panel 450mm high with vertical stiffeners to be stopped welded with modesty panel. Between modesty panel &amp; floor 100 – 150 mm clear space to be provided on aisle side and 250 – 350 mm on middle portion of back to back work stations and linear work stations. Necessary support for slanted legs to be provided.</p>	
<p>Partial 18 mm thk. single fabric magnetic screen having 470 mm height with 50mm curve at top ends to be provided or alternatively sandwiched toughened coloured glass 8mm thk may be provided (450 mm ht). These Screens are 75- 90 mm less than the work top width. These screens to be fitted with Aluminium snap fittings extrusions along with width of screens covered with M.S. dyecast powder coated caps at both open ends. These screens to be covered with transparent thin T mould lipping. On Aisle side 10mm thk toughened clear / coloured glass screen to be fitted with 2 no. of metal studs.</p>	

Cable Management : M.S. powder coated concealed 150mm x 100mm horizontal wire tray along the width below work top with separation of Data & Electrical wires for lineal as well as back to back work stations to be provided. Providing & fixing separate Power box 440mm x 112 mm for 12 MODULE mounting switches.

Provide powder coated CPU trolley 230mm : 345mm x 226mm x 180mm ht. made of 1mm thk M.S. CRCA sheet with supports of 0.8mm thk M.S. CRCA sheet.

Providing & fixing Keyboard drawer made of 0.9mm thk CRCA D grade as per IS513 having size 200mm x 11.8mm single extension as per IS513. Also provide 0.9mm thk mouse tray either on left or right side as per user.

The Legs and Understructure shall be powder coated with average 40 to 50 micron thickness of epoxy powder coating.

Provide and fix 20mm ABS plastic spacers to fix work top with entire assembly.

Note: All partitions and side panels have levelling screws for adjustment in case of Uneven floor to take care of +/- 40 mm of uneven flooring. System should be Green Guard Certified. Manufacturer to be certified for ISO:9001 Quality Management Systems, ISO 14001 for environmental management & OHSAS: 18001 for occupational Health & Safety.

General Specification for Free standing Pedestal with Cushion Size 390mm width x 450mm depth x 550- 600 mm ht. including the height of caster wheels :

The Pedestal Made of 1.2 - 2mm CRCA (Cold Rolled Close Annealed) body shell, Top panel & bottom stiffner reinforcement member & 1.2mm thk CRCA sheet for drawer front, top panel brackets & top bottom stiffners. Also 0.8mm thk CRCA sheet for drawer, drawer inner cover, drawer back cover, front & rear side stiffners & bottom panel. The entire unit to be welded assembled.

Drawer metal fronts with ABS moulded handles to be provided.

All drawers fitted with double extension presion ball slide. The drawers should be suitable for Godrej Ezee files or equivalent.

Provide & fix Cushion having size 386mm W x 448mm D x 81mm H made of PU foam 45Kg/Cu.M density, hardness +/- about 25% compression fixed on 12mm thk recycled composite board fitted with M6 T nut.

Provide 10 lever cam lock with central RH locking with actuator with lock channel mechanism.

The same foam should be covered with leatherette /tapestry finish in approved shade & design.

Provide & fix 50mm dia swiveling lockable castors (5 nos.) fitted to the bottom with stiffeners.

Complete as directed by the Bank/ Bank's representative.

(Steelcase, Godrej, Featherlite, or equivalent or equivalent )

1	<p>Modular Work Station 8 Seater (3600 mm x 1200 mm x 750 mm Ht./1220 mm Ht.)= 20 Nos.</p> <p>Back to back work stations without pedestal.</p> <p>Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative Rates to include partitions &amp; other necessary hardwares mentioned above.</p>
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2	<p>Modular Work Station 4 Seater (3600 mm x 600 mm x 750 mm Ht./1220 mm Ht.)= 20 Nos.  Linear work stations without pedestal.  Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative Rates to include partitions &amp; other necessary hardware's mentioned above.</p>
3	<p>Modular Work Station 18 Seater (8100 mm x 1200 mm x 750 mm Ht./1220 mm Ht.)= 1 Nos.  Back to back work stations without pedestal.  Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative Rates to include partitions &amp; other necessary hardwares mentioned above.</p>
4	<p>Modular Work Station 4/3 Seater (3600/2700 mm x 1200 mm x 750 mm Ht./1220 mm Ht.)= 1 Nos.  Back to back work stations without pedestal.  Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative Rates to include partitions &amp; other necessary hardwares mentioned above.</p>
5	<p>Modular Work Station 5 Seater (4500 mm x 600 mm x 750 mm Ht./1220 mm Ht.)= 1 Nos.  Linear work stations without pedestal.  Refer general specification for modular work station. Kindly check work stations as per Layout Drg. And details drg. Complete as directed by the Bank/ Bank's representative.</p>
6	<p>Modular Work Station 2 Seater (1800 mm x 600 mm x 750 mm Ht./1220 mm Ht.)= 2 Nos.  Linear work stations without pedestal.  Refer general specification for modular work station. Kindly check work stations as per Layout Drg. And details drg. Complete as directed by the Bank/ Bank's representative.</p>
7	<p>Modular Work Station 4 Seater (2700 mm x 1500 mm x 750 mm Ht./1220 mm Ht.)= 17 Nos. Back to back work stations without pedestal. Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative. Rates to include partitions &amp; other necessary hardwares mentioned above.</p>

8	<p>Modular Work Station 2 Seater (2700 mm x 750 mm x 750 mm Ht./1220 mm Ht.)= 17 Nos. Linear work stations without pedestal. Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative Rates to include partitions &amp; other necessary hardwares mentioned above.</p>
9	<p>Modular Work Station 2 Seater (1350 mm x 750 mm x 750 mm Ht./1220 mm Ht.)= 2 Nos. Linear work stations without pedestal. Refer general specification for modular work station. Kindly check work stations as per Layout Drg. And details drg. Complete as directed by the Bank/ Bank's representative.</p>
10	<p>Pedestal with Cushion Size 390mm width x 450mm depth x 577mm ht. Refer general specification for modular work station. Kindly check work stations as per Layout and detailed drawings. Complete as directed by the Bank/ Bank's representative Rates to include partitions &amp; other necessary hardwares mentioned above.</p>
11	<p>Standing Plug &amp; Play Counters of size 1200 mm x 600 mm</p>
12	<p>Height Adjustable Plug &amp; Play Table, Counters of size 1200 mm x 600 mm</p>
<b>D</b>	<b>MODULAR FURNITURE WORKS FOR EXECUTIVES IN CABIN:</b>
1	<p>Manufacture, supply and installation of factory finished Desk based Workstations as per the following specification as mentioned below.</p>
a	<p>MAIN DESK/TABLE: Supply and installation of table- 2400-2100 mm X 1050-750 mm X 750 mm, Side Return Unit 1500-1200 X 450 X 750 + Pedestal Drawer Unit + Metal Keyboard Tray 19" with Mouse Pad and Metal CPU Trolley Main table of size 2400-2100 x 1050-750 x 750mm completely made up of particle board Interior Grade with post formed finish. Top are with 25mm thk boards with post formation on 2 sides and 2mm PVC edge banding with enhanced scratch resistance supported on 25mm thk. Gable ends and 18mm thk Modesty panels. exposed edges are in 2mm thk PVC edge banding &amp; sealed edges are in 0.8mm thk PVC edge banding. Wire routing / wire management gromets (Patented Squeeze) shall be provided on main or side table. Key board Tray Metal 19" with mouse pad + Metal CPU Trolley</p>
b	<p>SIDE CREDENZA :- 1600 - 1350(w) x 450(D) x 750(H) : completely made up of particle board Interior Grade with PVC edge banding. Top is in 25mm thk board with 2mm post formation on 2 sides and 2mm PVC edge banding supported on 25mm thk. Gable ends and 18mm thk. Modesty panel. Exposed edges are in 2mm thk PVC edge banding &amp; sealed edges are in 0.8mm thk PVC edge banding. Separate provision for mounting switches on the wall adjoining the tables shall be made by customer as the tables do not come with switch mounting facility.</p>

C	PEDESTAL DRAWER UNIT:- The Pedestal Unit of Dimensions 400W x 470D x 675mm height is made of 18mm thick pre laminated particle Board Interior Grade. All the exposed edges are sealed with 2mm thick PVC Imported edge banding on sides and bottom. The top and drawer facia are sealed with 2mm thick PVC edge. The drawer unit consists of 2 box drawer and 1 file drawer. The sides of Inside drawer box are of prelam particle board. The drawer box is fitted with roller Slide for free movement. The drawer unit is provided with central locking system, where in the three drawer are locked with one key. PVC recessed handles are provided for easy opening and closing of drawer. The drawer unit is fitted on castors (5 no.) for easy mobility & with PVC edge banding. The pedestal is fitted with additional (5th) castor to avoid topling of pedestal in case of opening of any / all of the 3 drawers.
D	BACK CREDENZA for the Executive: Supply & installation of Back unit made out of 19 mm board with ply / veneer / pre finish MDF of approved make as directed by the Bank. The size of the Back unit shall be 4500 - 2400 mm width x 480 mm Depth x 750 mm height. The shop drawing of the same will have to be got approved from the Architect before execution.
	The complete furniture unit is factory assembled with knock down fittings.
2	Table Dimensions : (L x B x H) mm approx. CGM : 2400 x 1050 x 750 GM : 2100 x 900 x 750 DGM : 1950 x 900 x 750

E	MISC. INTERIOR & CIVIL WORKS :
	Panelling Works (Walls , Columns, etc. :
1.1	Wall/Column Panelling - Type I :
A	Providing, making and fixing single skin panelling (type I using 8 mm thick MR plywood), plain and/or curved in profile, on walls, front facia, boxing for rolling shutter, and/or columns and/or glazing soffits at various parts of the premises, upto 3 mt height and boxing of 0.10 – 0.45 mt. ht., as required, made out of 25 x 25 x 1.0 mm thk weighing 0.467 kg/rmt aluminium frame, vertical and horizontal sections placed at 450 mm c/c both ways or less as per site condition and finished with 8 mm thick MR plywood shall be fixed over the frame ( either in one plane or at different levels) finished with
	Providing & 1 mm laminate in one or more shades of approved make including double layering, grooves, inlay, if required and as directed, complete & match the existing panelling pattern.
	Top of the panelling edges / is to be provided with veneer or teak wood decorative beading of 35mm x 20 mm finished with polish/painting as directed.
B	Providing and applying melamine polish on Veneer/MDF /Wooden surfaces in required number of coats as mentioned above, complete as per Bank's requirement.
1.2	Wall/Column Panelling - Type II :

A	<p>Providing and fixing single skin panelling (type-II) on walls, front facia, boxing for rolling shutter, and/or columns and/or glazing soffits at various parts of the premises as required, plain and/or curved in profile, with ply framework for levelling and 18 mm thick MR ply of approved ISI grade, and/or limited use of 6mm Flexible ply for panelling of circular columns etc. including fixing as per pattern and style as directed, made out of 25 x 25 x 1.0 mm thk weighing 0.467 kg/rmt aluminium frame, vertical and horizontal sections placed at 450 mm c/c both ways or less as per site condition, and 6 mm thick MR plywood shall be fixed over the frame ( either in one plane or at different levels) finished with</p>
	<p>Providing &amp; 1 mm laminate in one or more shades of approved make including double layering, grooves, inlay, if required and as directed, complete &amp; match the existing panelling pattern.</p>
	<p>Top of the panelling / edges is to be provided veneer or with teak wood decorative beading of 50mm x 20 mm finished with polish/painting as directed.</p>
1.3	Wall Panelling - Type III :
	<p>... same as item no. 4.1 but providing and fixing decorative Hexagonal/as per 3 D approved shape wall panel finished with lamination, veneer and tapered edge fixed with different levels or panels made of Teakwood Crosslines, Teakwood Mosaic as per instruction of the Bank</p>
1.4	Cabinet for Electric Panel :
A	<p>Providing, making and placing in position cabinet with openable shutter around the electric panel. Cabinet and shutter made of 18mm thk MR grade plywood. All visible surfaces shall be laminated with 1 mm thk lamination of approved make including double layering, grooves, inlay, if required and as directed, complete &amp; match the panelling pattern on external surface .</p> <p>&amp; painting the internal surfaces with 2 or more coats of synthetic enamel paint, including providing teakwood lipping of size 20 x 6 mm on edges. Horizontal slots (approx. 10 mm wide) to be cut in the shutter at top &amp; bottom for ventilation. Rate to include for necessary hardware fixture like providing with 3 nos. of 75mm long SS hinges for each shutter, two nos of 75 mm tower bolt (one top and bottom), SS handles to shutters, magnetic catchers for each shutter and multipurpose Godrej or ebco lock.</p>
1.5	<p>PVC 3D Wall panelling- Providing and fixing 3D pvc wall panel 8-12 mm thick as per approved shape size . Rates are inclusive of all necessary fixture required, finishing work, framing, polishing etc complete.</p>
1.6	<p>WPC 3D Wall panelling- Providing and fixing 3D WPC wall panel 8-12 mm thick as per approved shape and size . Rates are to be inclusive of all necessary fixture required, finishing work, framing, polishing etc complete.</p>
1.7	<p>PVC Skirting- Providing and Fixing 12 mm thick PVC skirting upto 100 mm height as per approved design and shape. Rate are inclusive of preparation of surface, complete fixing etc. complete)</p>
1.8	<p>Providing &amp; Fixing Fabric Panelling with approved fabric over 9 mm thk BWP ply backing. All around the panelling, decorative teak wood mouldings shall be provided and shall be finished with melamine polish complete as per the instructions of Bank.(Basic Price of fabric Rs.200/- meter</p>

1.9	Acoustical Wall Panelling Providing and fixing in position Acoustical Wall Panels of size 1200x600 / 1800 x 600 or as per manufacturers' specifications, with square edges, made up of fibre glass substrate 25mm thick, wrapped with an acoustically transparent and fire-resistant fabric with various colour options as per approval of Architect/ Engineer in-charge. The panels shall be affixed, using approved adhesive, as per manufacturers' specifications, to existing wall panelling framework, having perfectly levelled surface, in proper alignment and plumb, providing a minimum sound absorption level of 0.90 NRC complete as per the instructions laid down by the manufacturer. The rate should include providing suitable, approved shade, powder coated aluminium "C" channel, with 1 mm thickness to maintain 8-12mm wide groove between the panels in approved pattern and design. The scope of work also include cost of necessary hardware, making cutouts / openings for electrical conduits / cables, Switch boards etc., wherever required, including providing necessary wooden/aluminium section members support at cutouts, providing scaffolding for execution of work at all heights, complete as per drawings and as directed by the Engineer-in-charge at site.
2	MDF Work:
2.1	6 mm : Providing and fixing 6 mm Thick Plain MDF sheet in required design/pattern/ shape/size, etc. along with application of duco paint finishes. MDF shall be fitted over plywood structures, single skin panelling or double skin ply partition and cost shall be calculated for all these application. It shall be provided & fixed in major areas, bands and /or geometrical patterns and edges flat/ bevelled/ rounded off as per requirements upon approval from the Bank's engineer. MDF shall be of reputed makes like Century/ Greenply etc. and cost shall include all recommended adhesives, nailing, screwing, mitring, edge finishing etc. complete, as and in the manner required for proper and seamless fitting.
2.2	12 mm : same as item no. 5.1 but 12 mm thick
2.3	Full (Through) Cut CNC/ machine cutting of 12 mm thick acrylic sheet so as to achieve desired design pattern/ oval/circular/geometrical, etc. through holes in acrylic sheets & half cut lines, grooves, logos etc., simple oval/ circular plates and simple circular Bank logos as per the designs so as to achieve precise, neat, perfectly finished circular niches/ plates/ Logos in acrylic to the satisfaction of the Bank. Full surface of the MDF shall be measured and the super scribed square or rectangle shall be measured for the bank logo cutting. The above shall be provided & fixed on ply frame works, panelling/ partitions/ modesty panels/ columns and including backlight (if required), colouring, etc. complete so as to achieve smooth, buffed & joint free surface as directed by the Bank.
4	Partly Glazed Door : (Partly Glazed Door on Floor Spring) Providing, making & Fixing of partly Glass door at site, door shall be of 32 mm thk flush door with Providing & fixing veneer sheet of approved make, color, texture, shades & design, 4 mm thick on ply partition, wall panelling, etc. on both one or both sides (up to Rs.1000 per sq.mt.) of approved make including double layering, grooves, inlay, if required and as directed, complete & match the panelling pattern, on both sides and central portion to have 8 mm plain glass, to be fixed to existing partition with heavy duty 4" hinges and shall have cylindrical lock. To be provided with necessary lipping, beading, etc. ...contd...

	... contd ... The cost shall also include providing and applying paint/polish on all surfaces including lippings etc. wherever instructed of approved shade and finish including thorough cleaning, rubbing and surface preparation, application of primer, sealers, etc. as required. The door shall be fixed, provisioning of locking system, with 2 Nos. of 450 mm S.S. brush finish handles (H type), providing "PUSH" * "PULL" sticker lables of approved design & make, outside Aldrop, its fittings and fixtures, etc. complete all of approved make. The rate to include all materials, labour, transport, taxes, delivered and placed in position at site of work.
	Providing and applying melamine polish on Veneer/MDF /Wooden surfaces in required number of coats as mentioned above, complete as per Bank's requirement.
5	Aluminium Sliding Windows :
	Providing and fixing in position three / four track and or composite windows to upper and lower portion, aluminium sliding window of extruded builtup standard sections and anodised aluminium section of Jindal, Hindalco, Mann or equivalent approved make and of size, fixing with dash fasteners of required size, including filling up the gaps at junctions i.e. top, bottom & sides with required EPDM rubber / neoprene / polysulphide sealant etc. Aluminium section shall be smooth, rust free, straight and jointed mechanically wherever required, including cleat angle, aluminium snap beading for glazing / panelling, stainless steel screws all complete.. The window to have extra sliding track window with MS mosquito mesh fitted to it. 5 mm Glass panes shall be fixed with approved EPDM gasket ting, beading, to be free from settling. Bottom rail shall be with self cleaning gutter section. Rate to be inclusive of cost of all fittings, fixtures, locking arrangement, handles, pegstays, gaskets, screws, hinges etc. complete.
6	Meeting / Conference Room Table :
	Providing, fabricating & placing in position oval/ elliptical ring / rectangular / square type design, conference room table of dimensions (2200 - 5700 mm length) x (1100 -1800 mm) width x 750 mm ht. or in elliptical/ rectangular ring 750 mm wide and as per room size. The table edges shall be double thick and the exposed surface shall be finished with veneer sheet of approved make, color, texture, shades & design, 4 mm thick (up to rs.1200 per sq.mt.) of approved make including double layering, grooves, inlay, designer beading on inlays, as required and directed, complete & match the existing/ sample furniture/pattern, veneer & wooden surface PU polish, etc. and 1.0 mm thick lamination on internal surfaces of approved made, design and shade, etc. complete. (mode of measurement = area of top of table).
	The table top shall be placed on pedestal of size 600 x 750 mm, made of 18 mm MR plywood, finished with duly polished veneer sheet of approved make, color, texture, shades & design, 4 mm thick (up to rs.1200 per sq.mt.) of approved make including double layering, grooves, inlay, designer beading on inlays, as required and directed, complete & match the existing/ sample furniture/pattern.
	All the hidden areas finished with 0.7 mm laminate and the cost shall be complete with lippings, mouldings, accessories, hinges, etc as per specifications. The cost shall include providing and applying putty sealers and fillers on all exposed lipping/ wooden surfaces etc. and finishing with melamine polish of approved shade and finish including thorough cleaning, rubbing and surface preparation, application of primer, sealers, colour tone, and final coat as required.

	Providing and applying PU polish and melamine polish on Veneer/MDF /Wooden surfaces in required number of coats as mentioned above, complete as per Bank's requirement.
	Each table shall be provided with one no. Flip-up Arrangement per running metre of table length (rounded to higher whole no.), on work surface so switches and sockets can also be accessed from the top, with raceways to mount the switch/sockets as per the requirement. (3 Sockets + 1 Switch for UPS, 1 Sockets + 1 Switch for Raw Power + 2 I.O. for Data + 1 I.O. for Telephone).
7	Corian Marble Surfaces on Furniture / Partitions :
	Supplying, Fabrication and Installation of Dupont/Corian of thickness as specified below, applied on table Top, Sides and any where wall, Logo etc in place of 1mm thick laminate, in plain or curved profile. To minimize material usage and facilitate installation a corner block of corian should be made square (Butt) rather than mitred. The edges to be joined should be straight, smooth and clean. Joints should only be made with joint Adhesive for Dupont Corian. All corners of a cutout must be rounded to 5mm radius and the edges smoothed, both on top & bottom, all around a cutout. "L" & "U" shaped corners need smooth 5mm radius inside corner. All works done to the satisfaction of the Architect/Project Manager. Note:- Work done including labour, material wastage, time limits, required hardware etc. Note:- Corian Sheet use in - Salt(Translucent series), Azure & Diamond Blue, preferably on BM's table, SWO counter, as directed.
A	6 mm thick
B	12 mm thick
8	Wall Unit in Cabin : Providing, fabricating & placing in position wall unit of approx. six 2400-2700 L x 450-600 W x 2100-2400 H. The table edges shall be finished with decorative moulding and the exposed surface shall be finished with veneer sheet of approved make, color, texture, shades & design, 4 mm thick (up to rs.1200 per sq.mt.) of approved make including double layering, grooves, inlay, designer beading on inlays, as required and directed, complete & match the existing/ sample furniture/pattern, veneer & wooden surface PU polish, etc. and 1.0 mm thick lamination on internal surfaces of approved made, design and shade, etc. complete. (mode of measurement = elevation area of front side).
	The lower side, upto 750 mm shall be with storage & shutters and shall be 450 mm wide. The top level of storage portion will have curve shape. The upper portion shall be with plywood frame, 375 mm deep, with three vertical sections. The vertical section on either side will have glass shelves, 12 mm thick in 4 levels and 3 levels in middle section. OR as an alternative, the upper portion may have single glass shelves in 4 levels. The front visible edges shall be of 18 mm plywood.
	Providing and applying melamine polish on Veneer/MDF /Wooden surfaces in required number of coats as mentioned above, complete as per Bank's requirement.
8.1	Storage Unit : with Laminate Finish: Providing & fixing Low Height Storage Cupboard of 750-1200 mm height and 450mm deep Outer exposed structure with to be made with 18mm MR ply as per IS 303 and back side using 8mm MR grade ply. All shutters and shelves to be made with 18 mm thk.MR ply. All internal and external surfaces to be finished with 1mm laminate of approved shade and make. All edges of the cupboard should be edge banded using PVC edge banding tape of approved shade. Shutters to be provided with S.S. 200mm handles, magnetic catchers, self closing SS hinges, locks (Godrej/ Hettich/Haffele), SS tower bolts etc. All shutters to to be made overlapping the frame Only front elevation will be considered for area calculation.

8.2	Trophy Stand- Providing and Fixing Trophy stand, which frame, vertical sides, horizontal top & bottom, partition to be made out with a combination of 18 mm, 12 mm and 8 mm thick MR plywood as per approved design on site. The exposed sides of the frame to be finished with 4 mm thick veneer of approved make, color, texture, and the horizontal partition will be provided by 10 mm thick toughened glass fixed with SS bracket at equal distances as per requirement. Rates are inclusive of provision of cut out for light fitting, veneer polishing etc complete.
8.3	Glass Shelf- Providing and fixing 10 mm thick toughened glass shelf over SS bracket etc. complete of various width, length as required.
8.4	Open Book Shelf Tree - Providing and fixing open book case made out in 18 mm plywood surface finished with veneer. The plank will be 9" deep fixed in zig-zag/angular direction on to the 18 mm ply finished with veneer, with 9" wide x 3" high box at bottom, top with double border, in tree shape, etc. complete as per pictorial view.
9	Etching Glass with Film :
	Providing & Fixing Birla, Garware, 3M, Lunar make frosted film fixed on the glass after cleaning and wiping glass surfaces free of any dust or foreign bodies and then fixed plain approved pattern / design film on the glass as per detail drawing inclusive of making necessary cutouts, carting away unserviceable materials out of compound, cleaning the site etc. complete as per the site requirements and the instructions of the Bank. (Basic Cost Of Film not less then Rs.800/- Per smt) . (Measurement area = Length X Height).
9.1	Digital Printed Graphic Film on Wall, Column, Glass :
	.... same as item no. 8 above but Providing and fixing digitally printed glass graphic with UV print designer films, 3M make as per the design, graphics as approved by the Bank, in multiple shades and design with micro Comply feature to aid bubble free application. The film should have a gloss finish and will be applied on a flat surface (glass , wall, etc.) with clean, dry, very smooth and non-porous surfaces. (Basic Cost Of Film not less then Rs. 1250/- Per smt) . (Measurement area = Length X Height).
10	Hardwares :
	The following hardwares may be provided as per make specified as directed : (this to be provided if not mentioned in item & required at site)
10.1	Providing and fixing Doorset / Sterling / Ozone or as approved heavy duty floor spring, upper patch, bottom patch, etc. complete.
10.2	Providing and fixing lock keeper plate, euro profile cylinder (EPC), etc. complete.
10.3	Providing and fixing night latch with three keys at doors, etc.
10.4	Providing and fixing two lever mortise lock of Godrej Make with brass handle
10.5	Providing and fixing Door closers on doors of make Everite/Ozone/ Hardwyn/ Dorma or equivalent upon approval including all packing, levelling, etc. as required.
10.6	Providing and fixing one no. of 25 mm dia S. S. brush finish pull handles (approx. 300 mm length) to the doors.
10.7	Providing and fixing SS AL-drop 300 mm long along with through nut & bolt fittings, etc. complete.
11	Writing Glass on Stud:



	Providing and fixing writing board made of 8 mm thick toughened Glass fixed over 1" – 1.5" SS stud (minimum 4 no.) or as per required size of glass. Rates are inclusive of transportation, back painting and lamination, bevelled edges of glass, etc. complete as per instruction of the Bank.
11.1	Writing Board on Panelling : Providing, pasting and fixing writing board made of 8 mm thick toughened Glass fixed on wooden plywood with double tape, silicon sealant adhesive. Rates are inclusive of transportation, back painting and lamination, bevelled edges of glass, etc. complete as per instruction of the Bank. The said glass shall be fixed in lieu of veneer on partitions.
12	Pin-up boards : Providing and fixing Pin-up boards of 12mm thk. Soft board covered with plain matt/cotton fabric as per approval, the fabric stuck with rubber based adhesive to the board as instructed. Cost shall include all tw lippings, base preparation required and joints on fabric shall not be approved.
13	Planters : P & F in position circular planters of diameter size 500 mm and 350 mm height with 50 mm skirting, made out of 18 mm plywood base, double layer 6mm flexible plywood sides and 1½ " x 1½" wooden frame with laminate, beading patti, duly polished. on all exposed surface including making GI housing for plants made of superior quality Galvanized Sheets 18 Gauge with rounded top edges the top and all sides/ bottom to be water tight. The look, dimension should match the existing planters at site. The job shall include all material, labour, wastages etc. complete
14	Wall Paper : Wall paper – Wall coverings to be made from vinyl (PVF), coated with plastic; to be colourfast and washable with dust repellent property. Application of wall paper as per approved sample. Rate to include surface preparation and application as per manufacturers standards. (Basic Rate Rs. 80/- per sqft)
15	SPC Flooring : Providing and fixing of Stone Plastic Composite (SPC) flooring with panel size of approx. 1220x180 mm, 4 mm thick with minimum 0.3 mm wear layer, with quick lock installation, of reputed make as Welspun, Polywood, Hugo, Wonderfloor, or equivalent make. The floor finish may be wooden, stone or marble finish look. To be fire resistant, anti-fungal & scratch free. The floor to be provided & fixed with under layer of moisture barrier (foam), 6-8 mm thick. Levelling of floor wherever required is to be carried out along with provision of expansion gap, use of T-moulding, etc. The floor to be provided with reducer at edges, change of floor tile/level as per manufacturer's requirement, Decorative PVC skirting (100 mm high) matching the floor & interiors to be fixed to walls, filling in the gaps, etc. complete as approved by the Bank.
16	Sofa's :
16.1	Single Seater Sofa with Wooden Armrest :

	<p>Providing, making and fixing in position single seater sofa with side wooden arms made for best quality badam/hillock wood framework and legs fitted with rubber nylon shoes fixing with 8mm thick commercial ply back side. Providing 150 mm thick high density (min 40) foam rubber of approved quality to seat of zigzag spring of approved quality over 12 mm thick phenol formaldehyde bonded approved quality commercial ply and 50 mm thick foam rubber of approved quality, density mini. 32 to back covered with leatherette or upholstery of rate not less than Rs. 450/- per mt. finish of approved quality materials including polish finish complete of approved quality and make selected by the Engineer in Incharge. Rate inclusive of cost of material, transportation, loading/unloading, labour tools &amp; tackles up to any lead and lift etc.</p> <p>Measurement : no. of piece.</p>
16.1.1	.... Same as item no. 32.1 but three seater sofa
16.2	.... Same as item no. 32.1 but with cushion finished arm-rest & single seater.
16.2.1	.... Same as item no. 32.1 but with cushion finished arm-rest & three seater.
17	Pre and Post Fitout works anti termite treatment.
18	Internal signage of approved type and art-work
19	Barbed wire fencing.
20	Paver block works
21	Pavement works, RCC/VDF Flooring.
22	Wall cladding (internal/external).
23	Development of external infrastructure as compound wall, barbed wire fencing, roadwork, pathways, gates, security posts, etc. as required as per site condition.

## **ELECTRICAL and AC WORKS :**

### SCOPE OF WORK:-

The Land Lord scope of work covers the following:-

Supply, testing prior to installation, testing after installation of electric meter/s and other installation and commissioning the complete Electrical Installation work associated with power supply system, lighting and domestic appliances, concealed wiring network as directed, earthing and lightning protection system, installing Heavy Gauge PVC / Black enamelled H.G. threaded conduits suitable for heavy mechanical stresses, concealed / open in slabs, walls / shafts, as required for Electrical wiring, telephones network and TV cable system for distribution in office, basement, stilts etc., Telephone wires and co-axial cable for T.V. outlets from the shafts as directed, alternate Emergency Power Panel including stand-by Diesel Generator Set and power supply network from this alternate stand-by D.G. Set, installation of fixtures and fittings issued by the Bank. Power supply to Domestic water pumps, fire pumps and any other related works for completion of the Building for its occupancy, Liaisoning with Electric Supply Company and / or Concerned Authorities and getting the installation approved by them and installation of electric meter/s is also included in the scope of Contractors work.

### DRAWINGS, SPECIFICATION AND DEVIATIONS:-

The drawings and specification lay down minimum standards of equipment and workmanship. Should the tenderer wish to depart from the provision of the specification and drawings either on account of manufacturing practice or for any other reasons, he should clearly draw attention in his tender to the proposed points of departure and submit such information, drawings and specifications as will enable the relative merits of the deviations to be fully appreciated. In the absence of such information on the deviations, it will be deemed that the tenderer is fully satisfied with intents of the specification and drawings and their compliance with the statutory requirements, all the relevant I.S.Codes, I.E. Rules, Local Codes as governed by the Concerned Electric Supply Company, N.E.C. Electrical Inspector, etc.

The Landlord shall prepare fabrication and working drawings as well as concealed / open conduits layout drawings which will be got approved from the Architect / Banks Engineer / Consultants prior to execution and all work shall be to the approved working drawings. Approval of these drawings does not relieve the Landlord of his responsibility to meet the intents of specifications. All such drawings for approval are to be submitted in triplicate to the Bank / Consultants / Architects.

After virtually completing the work, the Landlord should submit AS BUILT drawings of all systems in triplicate along with his Final Bill.

### SCOPE:-

The Scope of work shall cover the supply, installation and commissioning of all the power panels, incorporating circuit breakers, switch fuse units, busbars, interconnections, earthing etc., meeting the requirements shown in equipment schedule and the drawings.

Entire works shall comply with the latest issue of following standards, rules, codes of practice, unless specified otherwise in the specific requirements.

## STANDARDS:-

The following standards and rules shall be applicable:-

- IS : 2516 : Specification for A.C. circuit breakers.
- IS : 4047 : Specification for heavy duty air breaker switch gear and fuses for Voltage not exceeding 1000 V.
- IS : 3072 : Code of practice for installation and Maintenance of Switch gear.
- IS : 3106 : Code of practice for selection, installation and maintenance of fuses (Voltage not exceeding 650 V).
- IS : 4237 : General requirements for switch gear and control gear for voltage not exceeding 1000 V.
- IS : 2607 : Air break isolators for voltage not exceeding 1000 V.
- IS : 8623 : Specification for factory built assemblies of switch gear and Control gear for voltage up to and including 1000 V. A.C. and 1200 V. D.C.
- IS : 375 : Marking arrangement of switch gear bus-bars main connections and auxiliary wiring.
- IS : 694 : PVC insulated copper wires for 650 / 1100 Volts grade.
- IS : 1554 : PVC insulated (heavy duty) electric cables for working voltages up to and including 1100 Volts.
- IS : 3961 : Recommended current rating for cables.
- IS : 732 : Codes of practice for electrical wiring.
- IS : 2274 : Installation (system voltage not exceeding 650 Volts).
- IS : 12360 : Voltage bands for electrical installation.
- IS : 2309 : Protection of building and allied structures against lightning.
- IS : 4648 : Guide for electrical layout in Residential Building.
- IS : 1646 : Fire Safety of Buildings.
- IS : 5216 : Guide for Safety Procedures and Practices in Electrical Work.

- IS : 3043 : Code of practice for earthing.
- IS : 3202 : )
- IS : 4047 : ) Climate proofing of electrical equipment.
- IS : 2147 : ) Heavy duty air-break switches and
- IS : 4064 : ) Composite units of air-break switches.  
 ) and fuses for voltages not exceeding  
 IS : 4237 : ) 1000 Volts.  
 )
- IS : 6875 : )
- IS : 2208 : ) HRC cartridge fuse domestic and similar  
 purpose.
- IS : 5133(l): ) Boxes for enclosures of electrical accessories.
- IS : 3854 : ) Heavy duty air-break switches and
- IS : 3452 : ) Switches for domestic and similar purpose.
- IS : 371 : ) Three terminals ceiling roses.
- IS : 4615 : )
- IS : 1293 : )  
 ) Switch socket outlet.
- IS : 4160 : )
- IS : 4343 : )
- IS : 8xxx : Miniature air-break circuit breaker for A.C. circuits.
- IS : 2312 : Exhaust Fans.
- IS : 374 : Ceiling fans and regulators.
- IS : 2082 :  
 )
- IS : 3725 : ) Storage types electrical water heaters.
- IS : 2266 : Call bells and buzzers for indoor use.
- IS : 1534 : )
- IS : 1717 : )

IS : 1913 : ) Luminaires, ballasts, maintenance and safety requirements.

IS : 10322 : )

IS : 2713 : Tubular poles for overhead power lines & street lights.

IS : 2551 : Danger notice plates.

IS : 2509 : )

) Rigid PVC conduits for electrical wiring.

IS : 3419 : )

IS : 9537, Part II : Rigid M.S. conduits.

IS : 3480 : Flexible steel conduits for electrical wiring.

TD-S-113-18 Code of practice by India Telephone –  
Department.

ITD-S/WS- : )

144C, ) Insulation and conductor resistance of  
telephone

BS : 6746 : ) wires and cables.

IS : 4984 : ) HDPE pipe and fittings.

ITD-S/WS- : )

113B, ) PVC insulated, colour coded, twisted into piers,  
BS : 6746 : ) laid-up taped and overall.

CBL : 7000 : )

BS : 6746 : ) PVC sheathed telephone cables.

IS : 1554 : )

MUMBAI Revised code of practice for telephone wiring of  
multistoreyed  
TELEPHONES Buildings – 1985.

Codes of practise of Indian Standards or relevant British Standards in the absence of Indian Electricity Act and Rules National Electrical Code, Local Regulation prevalent in Maharashtra or the state which work-site exists, Regulations of Fire Insurance – Tariff Advisory Committee, Rgulations and Standards of Mahanagar Telephone Nigam Ltd., etc.

SYSTEM DETAILS:

Entire electrification work and its associated accessories shall be designed for the system data given hereunder.

Rated System Voltage : 415 Volts (+/-) 10%, 3 – Phase, 4 Wire.

Rated System Frequency : 50 Hz (+/-) 3%

Rated Lighting Control System Voltage : 250 Volts, 1 – Phase, 2 Wire and earth, 50 Hz

System Earthing : Effectively earthed neutral.

All material and its associated accessories shall also be designed to withstand for the desired services due to fluctuations in supply voltage and variation in frequency as permissible under Indian Electricity Act and Rules.

Meter Room Works :

150 mm. dia. R.C.C. pipe/s shall be provided for laying of Electric Supply Company's power cables from outside of plinth protection up to a chamber in the meter room. In case the distance from the outer edge of the plinth protection upto the chamber in meter room is more than 2 meters additional pipes shall be laid and all the pipes shall be properly laid and jointed with collars etc. the pipe at the end of the plinth protection shall at the level of 600 mm. below the ground level.

One end of the R.C.C. pipe inside the meter room shall open in a brick masonry chamber of size 300 mm. x 600 mm. and 300 mm. deep.

One no. 8 SWG G.I. Wire shall be laid in the R.C.C. pipe for pulling the power cables.

One / two / three / four light point/s shall be provided in the meter room, the control switches for which shall be near the door but inside, from the wiring provided for the staircase lights. A teak wood plank of 20 mm. thick and varnished (with two coats) on all sides shall be provided in the meter room for fixing of Electric Supply Co s Bus System, Cutouts, I.C. cutouts for individual meters and ELMCBs for flats, cable end box to terminate main incoming supply cables shall be provided for the S.F. unit with suitable cable glands. On the outgoing side of S.F. unit a 3 phase and neutral busbar chamber shall be provided. The busbars rating shall be 50% more than the capacity of the S.F.U. controlling it.

The lead wired to individual meters and cutouts shall be taken out from this busbar chamber. Each load distribution on all phases and the proper colour code is to be observed for lead wire. Lugs shall be crimped at both ends of these lead wires for termination.

Wherever the energy meters are to be fixed in the wooden meter box / cabinet, the same shall be made out of 50 mm. x 25 mm. wooden frame and 20 mm. thick wooden planks on all sides and metal grill shall be fixed on the front door (side). The door shall have locking arrangement and lock with keys shall be provided. The meter box shall be fixed to the wall and before polishing / painting, anti-termite treatment shall be given to it. Polishing / painting, has to be done to all the sides of the box / cabinet.

The meter box shall accommodate main S.F.U. for terminating incoming cable, T.P.N. Bus chamber and other switch gears like I.C. cutouts main switches, ELMCBs energy meters etc. All meters, switches etc., shall be interconnected with wires of size suitable for the connected load / meter capacities as directed.

All wiring in the meter room related to metering etc. shall be carried out with single core PVC stranded copper wires of adequate size, fixed on the T.W. Plank with brass clips and brass takes. Earth wire shall be provided with the lead wires for connecting earth terminations of meters, main switches etc.

The Landlord shall submit the layout drawing of the meter room wherein all the above items shall be shown. This layout shall be got approved by the Contractor from the Clients as well as from the Electric Supply Co. In the meter room, outgoing from the meters will be taken to the main switch, ELMCB, the outgoing from which either cables or copper wires, as specified, will lead to the respective destinations as specified.

All codes and standards mean the latest, wherever not specified otherwise, the installation shall generally follow the I.S. codes of practice of the relevant Standard Codes of Practice in the absence of corresponding Indian Standard.

Switch fuse units and disconnects :

Switch fuse units shall have quick-make, quick-break silver plated preferable double break contacts, with operating mechanism suitable for rotary operation in the case of cubical mounting. All switches shall be rated according to equipment schedule or drawings, and shall withstand the system prospective fault current let through. Cam operated rotary switches with higher rating S.F. units shall be heavy duty type conforming to IS : 4047.

Fuses shall be HRC cartridge type conforming to IS:2208 with a breaking capacity corresponding to system fault level. Fuses shall be line type with visible indication. Screw type diazed fuses are not acceptable for any rating.

All disconnects shall consist of switch units quick-make, quick-break type with silver plated contacts. The switches shall preferably have double breaks. All switches shall be mounted in sheet steel enclosures, which in turn is mounted on suitable angle iron frame work. In wet location switches shall have cast iron enclosures Disconnects shall have minimum breaking capacity.

Cubical Boards :

All boards shall be combination of 14 & 16 SWG sheet steel, free standing, extensible totally enclosed. Dusttight, vermin-proof cubical, flush dead front and modular construction suitable for 3 phase, 415 V, 4 Wire, 50 Hz system. All boards shall be accessible from the front for the maintenance of switches, Bus-bars, cable terminations, meters etc. Cables shall be capable of entering the board both from top as well as from bottom. All panels shall be machine pressed, with punched openings for meters etc. All sheet steel shall be rust inhibited through a process of degreasing, acid pickling, phosphating etc. The panels shall be finished with two coats of synthetic enamel paint of approved colour over one coat of red oxide primer. Engraved plastic labels shall be provided indicating the feeder details including the size of the incoming / outgoing cables, capacity and danger signs.



#### Earthing :

##### All switches

panels shall be provided with an earth bar as specified earthing of the switch boards shall be through the equipment earthing system provided in the building.

All meters shall be calibrated and tested through secondary injection tests.

All field tests shall be witnessed by Clients representatives, lost certificates shall be furnished by the Contractors.

#### Installation :

All panels shall be supported on MS Channels incorporated in the panel during the fabricating. All such supports shall be coated with primer followed by two coats of approved synthetic enamel colour paint. After completion of the work, all panels shall be touched up for damaged painting. All work shall be carried out as per IS: codes, I.E. Rules, NEC.

All panels shall be megged at phase and phase to Neutral using 1000 V meggar with all outgoing feeders in closed position. The meggar value should not be less than 2.50 megohms between phases and 1.50 megohme between phase and neutral.

Fabrication drawings of all panels shall be submitted by the Contractor to the Clients in triplicate and they shall proceed for fabrication after Clients approval.

#### Testing and Inspection :

All switch boards shall be factory inspected before finishing and dispatch, with the Clients representatives.

Certificate for all routine and type tests for circuit-breakers in accordance with IS:2516-1963 shall be furnished from the manufactures. In addition, all panels shall be megged phase to phase and phase to Neutral, using 1000 V meggar with all the switchgear in closed position. The meggar value should not be less than 2.50 megohms between phases and 1.50 megohms between phase and Neutral.

#### Distribution Board :

##### Scope :

The scope of work shall cover supply, installation, testing and commissioning of lighting and power distribution boards. Associated civil work required for the erection of the D.B.S. is also included in the scope of this contract.

##### Standards :

The following standards and rules shall be applicable :

- 1) IS : 2675 – 1983 : Enclosed distribution fuse boards and cutouts for

Voltage not exceeding 1000 V

- 2) IS :  
375 – 1963 : Marking and arrangement of switchgear busbars  
main connections and auxillary wiring.
- 3) IS : 8xxx – 1978 : Miniature circuit-breakers.
- 4) IS : 2607 – 1976 : Air-break isolators for Voltage not exceeding 1000 V.
- 5) IS : 9926 – 1981 : Fuse wire used in rewirable type Elec. fuses upto  
650 V.
- 6) Indian Electricity Act 1910 and Amendments issued there under.

All codes and standard mean the latest, where not specified otherwise, the installation shall generally follow Indian Standards Codes of Practice and the relevant British Codes of Practice in the absence of Indian Standard.

Distribution boards along with the controlling M.C.B.s, Fuse or Isolator as shown be fixed in an M.S. Box, suitable for recessed mounting and in wall. D.B.S. should be factory made from the standard “approved” manufactures and not fabricated by the tenderer. D.B.S. shall be made of 16 SWG sheet duly rust inhibited through a process of degreasing, acid pickling, phosphating and spray painted or powder coated to an approved colour over a coat of red oxide primer. Three phase boards shall have phase barriers and wire channel on three sides. Neutral bars shall be solid tinned copper bars with tapped holes and chase headed screws. For three phase D.B.S. 3 Nos. independent neutral bars shall be provided.

There shall be earth busbar of adequate size provided separately to terminate all outgoing circuit earth wire conduit knockouts shall be provided as required / shown on drawings and entire board shall be rendered dust and vermin proof and shall have conduit knockout entry.

MCBs shall have quick make and break non-welding self wiping alloy contacts both on the manual and automatic operation. Each pole of the breaker shall be provided with inverse time thermal overload and instantaneous over current tripping elements, with tripping must be on all the poles and operating handle must be common. Breakers must conform to MBS 3871 with facility for locking in off position. Pressure clamp terminals for stranded / solid conductor insertion are acceptable upto 4 sq.mm. aluminium of 2.5 sq.m.. copper conductors and for higher conductor sizes the terminal shall be suitably shrouded. Wherever MCB isolators are specified they are without tripping elements.

Distribution Boards shall have MCBs as shown on the drawing / schedule. D.B.S. shall meet with the requirements of IS:2675 and marking arrangement of Bus-bars shall be accordance with IS: 375, Bus-bars shall be suitable for incomer switch rating and sized for a temperature rise of 35 Centigrade over the ambient temp. circuit diagram indicating the distribution shall be pasted on the inside of the DB s instructed. One earthing terminal for single phase and two terminals for 3 phase D.B.S. shall be provided with an earth strip connecting these earthing studs / terminals and the outgoing ECC earth bar. All

MCBs shall be with a minimum short circuit rating of 10 K Amps. All outgoing feeders shall terminate or by means of insulated single conductor copper wires.

All termination shall be carried out by using crimping type ferrules or reducer type terminal lugs.

#### Installation and Testing :

All distribution boards shall mounted as directed either recessed or on adequate size of angle iron frame work in case they are to surface mounted. All mounting frames shall be coated with one coat of red oxide primer followed by two coats of synthetic enamel paint of approved colour, after installation. All D.B.S. shall touched up for damaged painting. All work shall be carried out as per NEC.

All boards shall be meggard phase to phase and neutral, using 1000 V meggar with all switchgear in close position. The meggar value should be not less than 2.50 megohms between and 1.50 megohms between phase and neutral.

#### E.L.C.B. (Earth Leakage Circuit Breaker) :

The E.L.C.B.s shall have leakage sensitivity of 30 ma / 30 Secs and shall have a short circuit current rating equal to that of MCB i.e. mini. of 10 KA. Current rating and No. of poles shall be as described in the B.O.Q. / Drawing. A test push knob facility shall be provided to periodically test the operation of E.L.C.B.s.

#### Medium Voltage Cabling :

##### Scope :

The scope of work shall be cover supply, laying, connecting, testing and commissioning of medium voltage power cables inclusive of all labour.

##### Standards :

The following standards and rules shall be applicable :

- 1) IS : 1554 (P-I) : PVC insulated electric cables (heavy duty)
- 2) IS : 1753 : Aluminium conductors electric cables (heavy duty)
- 3) IS : 3961 : Recommended current ratings for cables.
- 4) Indian Electricity Act and Rules.
- 5) NEC.

All codes and standards mean the latest. Whereas not specified otherwise, the installation shall generally follow Indian Standard Codes of Practice and the relevant British Codes of Practice in the absence of Indian Standard.

Cables :

All cables

shall be 1100 Volt Grade, PVC insulated and extruded inner sheath with or without steel armouring as specified and with an outer PVC Protective sheet. Cables shall have high conductivity stranded aluminium or copper conductor as specified. Cores shall be colour coded as per Indian Standard.

All cables shall be new without any kind of visible damages. The manufactures name, insulating material, conductor size, voltage class and ISI mark shall be embossed on the surface of the cable at every 600 mm. centres.

Installation :

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 drawing and also on the site and obtain the approval of the Architect / Consultant before laying the cable. Procurement of cables shall be on the basis of actual site measurements and the quantities shown on the schedule of work shall be regarded as a guide. Payment shall be restricted to the quantity of cable installed (and measured jointly as per unit stated) at site. Cables rising indoors shall be laid on walls, ceiling, shafts or trenches. Cables shall be fixed to walls or ceiling with supports saddles. Cable trays will be used wherever directed / necessary. All supports shall be at not more than 500 mm. apart. Plastic identification tags shall be provided at every 20 M in general at every floor in the rising shaft in particulars. Oversize M.S. Sleeves shall be used for cables passing through the walls. Cables shall be bent to a radius not less than 12 times the recommendations, whichever is higher, in case of direct buried cables the cable route shall be parallel or perpendicular to roadways, walls cushion to provide cushion against abrasion. Width of excavated trenches oversand cushion shall be covered with a mini. of excavated trenches will be as per drawings or as directed. The laid cables in protective layer of bricks on both sides and top. Backfill of the trench shall be with a minimum earth cover of 600 mm. to be properly rammed and consolidated. At road / pathway crossings cables shall be pulled through R.C.C. pipe of 150 mm. dia. to be laid for each cable by the Electrical Contractor. A mini. of 100 mm. thick concrete bed has to be spread before laying the RCC pipes, topped by 150 mm. thick concrete to avoid any damage to the RCC pipe.

The cables shall be provided with cable route markers at every 20 meters and also at every in the direction of the route.

All cables shall be full runs from panel to panel without any joints or splices. A minimum of Eight (8) M loop shall be provided at each end of every cable. Cables shall be identified at end terminations indicating the feeder number and the Panel / Distribution Board from where it is being laid. All cable terminations shall have tinned copper compression lugs. Cable terminations shall have necessary Brass glands. The Brass glands and armouring shall be earthed at both the ends of the cable. The end terminations shall be insulated with a minimum of six half lapped layers of PVC tape.

Testing :

MV cables shall be tested before and upon installations with a 1000 V megger and the following established.

- 1) Continuity on all phases.

- 2) Insulation Resistance a) Between conductors. b) Between all conductors and ground.

All test

reading shall be recorded. Cables will be charges only after the above reading are found to be satisfactory.

(General Electrical installation (Part II).

- 3) IS : 9537 : Rigid steel conducts for Electrical wiring (Part II)
- 4) IS : 2667 : Fittings for rigid steel conducts for Electrical Wiring.
- 5) IS : 3480 : Flexible steel conduits for Electrical Wiring.
- 6) IS : 3837 : Accessories for rigid steel conduit for Electrical Wiring.
- 7) IS : 694 : PVC insulated cables.
- 8) IS : 9537 : Rigid non-metallic conduits for Electrical Wiring.
- 9) IS : 6946 : Flexible (pliable) non-metallic conduits for Electrical Wiring.
- 10) IS : 1293 : 3 – Pin plugs and sockets.
- 11) IS : 8130 : Conductors for insulated electric cables and flexible cods.
- 12) IS : 5133 : For switch boxes and other conduit accessories.
- 13) Indian Electricity Act 1910 and Amendments issued thereunder.
- 14) Regulations for the electrical equipment in buildings issued by the Mumbai Regional Council of Insurance Association of India.
- 15) NEC.

Rigid and Flexible conduits.

All conduits shall be heavy gauge black enamelled mild steel or galvanised steel or as specified in schedule of works. Conduits shall be with ISI mark.

Flexible conduits shall be formed from a conditions length of spirally wound inter locked strip steel with a fused zinc coating on both sides. The conduit shall be terminated in brass adaptors.

Accessories :

Conduit fittings such as bends, elbows, reducers, chase, nipples, split couplings, plug, etc., shall be specifically designed and manufactured for their particular application. All conduit fittings shall conform to IS : 2667 – 1964 and IS : 3887 – 1966. Conduit bends and elbows shall not be used. Instead, wherever bending is required, the conduit shall be properly bent using the bending machine. Only in unavoidable conditions, use of bends and elbows may be permitted.

Cast iron round junction boxes used for light and fan points shall be normally 75 mm. deep in case of slabs and 50 mm. deep in case of walls. Bottom of the junction boxes shall be flush with wall / bottom of the slab. The fabricated junction boxes shall be 1.60 mm. thick and of suitable dimension and minimum 75 mm. deep. Other dimensions shall be as per IS:5133. These boxes may be used for light / bell point in walls. These boxes shall be galvanised M.S. boxes. Checknuts shall be used on either side of the box for conduits. At conduit entry, bushes shall be provided to avoid cutting of insulation of wires.

#### Notes of Concealed Conduiting :

- 1) Routing of concealed conduits Location of conduit drop or rise in walls, location of junction boxes, vertical surface conduit runs in shafts etc. Wherever shown on the drawing is schematic only. Adjustments / Re-routing of the same shall be carried out by the Contractor to suit layout of lighting fixtures, ceiling fans, receptacles, telephone outlets, TV outlets room switch boards etc., shown on relevant drawings and to suit site conditions.
- 2) Passing of embedded conduit through columns for any reason whatsoever is totally prohibited, except in any of the really unavoidable situation, where Structural Consultants express permission in wiring will be a must before so doing.
- 3) Cross over of embedded conduit in slab, except at locations unavoidable should not be done, in case of cross-over of conduits where it is a must, the contractor shall obtain the specific permission for the location of cross-overs from the Consultant prior to concerning the slab.
- 4) Conduits droppers in columns shall not be permitted.
- 5) Concealed conduit running along the length of beam is to be avoided. Suitable conduit sleeves shall be provided in lintel beams where conduit droppers are required to be extended through such beams.
- 6) Standard typical details shall be referred for concealed conduit routing through sunk slab through staircase, walls, etc., and for provision of junction boxes, wherever required.
- 7) Conduit routing at Lift Machine Rooms and at Lift Wells shall be installed in consultation with Elevator Contractor.
- 8) The Contractor shall select the routes of surface conduiting in such a way that embedded conduits laid during civil works need not be punctured. In case embedded conduits get damaged, it shall be the responsibility of the Contractor to rectify the defective work at his own cost.
- 9) All conduit shall be of 25 mm. nominal bore except specified otherwise.

- 10) Bending radius of concealed conduit shall not be less than ten times the outside diameter of the conduit. Maximum distance between two junction boxes shall not be more than four meters.
- 11) Cast iron junction box for fan hooks shall be at appropriate location so as to avoid interference.
- 12) Conduit sleeves with threaded projections (50 mm.) shall be provided at suitable locations in Auxillary Beams, Lintel Beams to facilitate extension of conduits in walls.
- 13) Junction boxes, conduits etc., shall be suitably tied to reinforcing bars in slabs to avoid displacement and misalignment. Minimum 25 mm. thick concrete cover around conduit / junction box shall be ensured.
- 14) To facilities pulling of wires / cables, pull-out wires shall be provided in each length of conduit to be concealed. Also all open faces of junction boxes and open ends of conduits shall be suitably plugged or covered by the Contractor with care to avoid ingress of stones / sand / concrete mix etc. into junction boxes / conduits during pouring of concrete. Similar care must be taken at the locations where couplers etc., are used for extension of conduit.
- 15) During civil works, Contractor shall arrange to provide conduit sleeves (of adequate size and adequate in number) at ceiling level or walls for the passage of surface – conduits so as to avoid routing of conduits along the beam contours at a later stage. Co-ordination in this regard shall be Contractor's responsibility.
- 16) Supply and installation of 150 mm. / 250 mm. dia. Hume pipes for main power cable, for earthing conductors and for direct line telephone cables shall be in Contractors scope. These pipes shall be laid in typical standard details as directed to avoid damage to these pipes.
- 17) Two Nos. earth electrode stations shall be provided for general earthing system of the buildings to be located to suit site conditions. Distance between two earth electrode stations shall not be less than 3.5 meters and that between the outer edge of plinth protection of the building and earth electrodes shall not be less than 2.00 meters.

Wiring :

All wires shall be single core stranded copper PVC insulated to IS: 694 and shall be 1100 V Grade. All wires including earth wire shall be terminated using crimping type ferrules or lugs. Earthing shall be of stranded copper conductor with Green or Yellow Green insulation of 440 V Grade with ISI Mark.

All wires shall be colour coded as follows:

Phase	Colour of Wires
R	Red
Y	Yellow
B	Blue
N	Black
Earth	Green (insulated) (if any) Grey.

All wires shall be with ISI Mark.

Installation :

All works shall be carried out as per National Electrical Code. The size of conduits shall selected in accordance with the number of wires permitted table given below :

Note : Even though 20 mm. dia. conduit is indicated in the table. Contractor has to use minimum size of the conduit of 25 mm. dia. unless otherwise indicated. Size of wires shall be not less than 1.5 sq.mm.

<b>Nominal Cross Section &amp; Area (Sq.mm.) of wire.</b>	<b>20 mm.</b>	<b>25 mm.</b>	<b>32 mm.</b>	<b>40 mm.</b>	<b>No. of Strands Dia. in mm.</b>
1.5	6	10	14	--	3/0.80
2.5	5	10	14	--	3/1.04
4.00	3	6	10	14	7/0.85



6.00	2	5	9	11	7/1.04
10.00	--	4	7	9	7/1.35
16.00	--	2	4	5	7/1.70

The above table is applicable for both straight as well as deviated runs.

Conduits shall be kept at a minimum of 100 mm. from the pipes of other Services such as T.V., Telephones etc., Pull / Junction Boxes shall be provided for straight conduit runs of more than 10 meters and also for deviated runs with more than 3 Nos. of 90 bends.

Separate conduits / raceways shall be used for

- 1) Normal lights, and 5 A – 3 pin sockets on lighting circuits.
- 2) Power outlets : 15 A – 3, 20/A 30 A 2 pin + scraping earth metal clad socket.
- 3) Separate conduit runs shall be used for incoming and outgoing circuits. 4) Wires of various circuits but of different phases.

Conduits runs in the slab shall be properly laid, fixed to the reinforcement bars, before concreting of the slab all conduit entries shall be properly blocked or sealed to avoid ingress of concrete slurry.

For vertical conduits drops in the wall proper chasing shall be carried out and conduit laid and fixed, chase restoration shall be done after installing the 24 SWG G.I. wiremesh over the chase and after which plastering shall be carried out to give a neat smooth finish.

As far as possible horizontal chase in the wall shall be avoided. If unavoidable, it shall not exceed 300 mm.

Looping system of wiring shall be used. Wires shall not be jointed. Where joints are unavoidable they shall be made through approved mechanical connection. Earth wire shall be provided for all light, fan, bell and socket points, control switches having marking for light or fan as required shall be connected in the phase conductors only and shall be ON when knob is down. Unless otherwise stated, switches shall be fixed in 3 mm. white colour Hylam sheet on M.S. Boxes with cover plate as specified. Chromium plated brass screws shall be used. M.S. switch boxes for switch board shall be of sufficient dimensions to accommodate required no. of choke type fan regulators for flush mounting or electronics regulators as the case may be.

M.S. Boxes shall be fabricated from 1.6 mm. thick M.S. sheet and shall be galvanized. Switch boards accommodating 3 or more than 3 switches shall be provided with slide-in fuse holder of 10 Amps. Rating and proper rating fuse-wire.

Power wiring shall be distinctly separate from lighting circuit, M.S. conduits not less than 25 mm. and wires not less than 2.5 sq.mm. shall be used for power wiring. Wire size for circuits will be as per schedule of quantity.

Testing :

The entire installation shall be tested for :

- A) Insulation resistance.

- B) Earth continuity.
- C) Polarity of single pole switches.

A test certificate shall be submitted in the Format, in triplicate as required / specified by the Electric Supply Company / M.S.E.B.

Point wiring rates shall include, but not limited to supply and installation of the following items.

PVC heavy gauge or M.S. conduiting embedded CONCEALED type or exposed SURFACE type as called for, branch and sub-circuit wiring with all items such as fabricated junction boxes, conduit fittings and accessories such as couplers, bends, tees, nipples, spacers, saddles, pull-out wires (2 mm. G.I. Wire), hardware, ceiling fan boxes to be embedded in the ceiling etc. Supports for exposed surface conduits shall be at an interval of 750 mm. for vertical run and at the interval of 450 mm. for horizontal run.

Recessed type M.S. covers as specified for various items such as room switch boards, receptacle board or light switch board etc. Housing with knock outs shall be tailor made or as specified to accommodate all switches, sockets, outlets, fan regulators, etc., as necessary for a particular location.

PVC insulated, unsheathed, stranded copper wires for phase, neutral and earth for branch circuits, for subcircuits and for point wiring, cable, / wire upto lamp holder.

SP or DP or TPN / MCBs / ELCBs individual switches and accessories.

All consumables such as insulation tape, hardware, pipe sleeves and any other item not specified but required for completion of point wiring.

All work in complete wiring of a switch circuit of any length from the D.B. to the following via the switch board.

- 1) 3 Plate ceiling rose.
- 2) Connector.
- 3) Blank Plate.
- 4) Socket.
- 5) Lamp holder – Angle / Straight.
- 6) Fan boxes, hooks.
- 7) Any other terminal outlet.

All metal boards and boxes sunk or surface mounted.

Supply and installation of this item of work shall comply with all above requirements in co-ordination with the construction of civil works for provision of sleeves in walls / beams / slab and for laying embedded junction boxes / inspection boxes / pull out boxes / pull out wire etc. as required.

Earthing :

Scope :

This item of work is required for providing the earth-pits for electrical power network and also for lighting protection network. Earth pits for power network and lighting protection network shall be separate from each other without any interconnection. However, all Earth pits for power supply shall be interconnected with each other through buried earth conductors, similarly all earth pits for lighting protection shall be connected with each other through buried earth conductors. Spike earthing for St. Light poles is also covered. Each down common conductor of lighting protection network shall be terminated to a separate earth electrode pit through test-link.

Standards :

The following Standards and rules shall be applicable

- 1) IS : 3043 – 1987 Code of Practice for earthing.
- 2) Indian Electricity Act and Rules Electric Supply Co.'s Rules.
- 3) NEC.
- 4) IS : 2309 – Protection of building and allied structures against lightning.

All codes and standards mean the latest. Where not specified otherwise, the installation shall generally follow the Indian Standard Code of Practice. In the absence of Indian Standards, the relevant British Standard Codes shall be followed.

General Requirements :

- 1) The earthing shall generally carried out in accordance with the requirements of I.E. Rules as amended from time to time and relevant regulations of B.E.S.T / Electric Supply Company, If Rules No. 32, 51, 61, 62, 67, 69, 88(2) and 90 are particularly applicable.
- 2) All earth connections shall be carefully made visible for inspection and testing of individual earth electrode shall be possible.
- 3) The earthing electrode shall be away at a minimum distance of 2 mt. From the outer surface of plinth protection / Diaphragm wall in case of basements. A minimum clearance of twice the depth of electrode shall be maintained between two earth stations. Wherever adequate distance cannot be maintained due to site constraints. The decision of the Architect / Consultant will be final and binding.
- 4) A brick masonry chamber cement plastered from both inside and outside shall be provided on the top of the each earth station to house the funnel for watering and the earth connection. The size of this chamber will be 300 mm. x 300 mm. deep. The chamber will be provided with a lockable cast iron cover hinged to the C.I. frame embedded in the top portion of the masonry wall, by providing spikes for grouting. Lock with key shall be supplied for each pit. The top of the masonry chamber shall be 50 mm. above the surrounding G.L.
- 5) The earth conductor from electrode shall be taken out of the masonry chamber through a protecting pipe embedded in the masonry laid atleast 250 mm. below the ground level.
- 6) Earthing system shall be mechanically robust and the joints shall be capable of retaining low resistance even after passage of fault currents / strokes.

- 7) Joints shall be welded / soldered / tinned and double rivetted. All the joints shall be mechanically, electrically continuous and effective, joints shall be protected against corrosion by giving suitable treatment duly approved by Architect.
- 8) Contractor shall use the layout drawing issued by the Architect / Consultant for guidance only. He shall submit working drawings for approval of the Architect prior to execution of the work. He will thereafter submit as built drawings for conductor route showing locations of earth pits etc., for final records and reference after executing the work.
- 9) Contractor shall use the schematic layout drawings for the quantity and route of the conductor issued by Architect / Consultant for guidance only. He shall work out the exact quantity of earth conductors with its associated accessories required for the job.

#### Earth Electrodes :

- 1) The materials of earth electrode and earth conductors shall be galvanised iron unless specified otherwise in the bill of quantities, specifications or drawings.
- 2) The earth electrode shall be free from paint, enamel, grease etc.
- 3) The earth electrode shall be embedded as far as possible in the moist soil and below permanent moist level.
- 4) Earth electrode shall not be installed in the proximity of a metal fence.

#### Types of Earth Electrodes :

The earth electrode shall be either a pipe electrode or plate electrode, as detailed in schedule of quantities. Plate electrodes shall be used for sub-stations and large medium voltage network and pipe electrodes for small medium voltage network and installations.

#### Pipe Electrode :

- 1) Pipe Electrode shall consist of 2.50 meter long single piece heavy duty G.I. pipe of minimum 40 mm. N.B. and shall be cut tapered at the bottom. 12 mm. dia. holes in a staggered manner shall be drilled on the pipe as per IS : 3034.
- 2) This Electrode shall be buried vertically in a specially prepared earth pit of size 30 cm. x 30 cm. and the earth pit shall be filled with alternate layers of charcoal, salt and fine washed sand with a minimum thickness of 150 mm. for each layer. A funnel with wiremesh inside shall be fixed to the top of G.I. pipe for watering purpose.
- 3) The earth conductor of 50 mm. x 6 mm. G.I. strips shall be connected to the electrode just below the funnel with proper terminal lugs, check nuts the other end of this 50 mm. x 6 mm. strip shall be terminated through a removable test-link, on the earth bus at meter room. Test link is to be provided in masonry chamber.

- 4) Details of chamber etc., have been already give below.

Plate Electrode :

- 1) The plate electrode shall consist of G.I. Plate of size 600 mm. x 600 mm. x 6.3 mm. as per B.O.Q. or drawings.
- 2) The electrode plate shall be buried vertically in a specially prepared earth pit which shall be dug up 2.50 M. deep from the ground level. The earth plate shall be placed in the earth pit with its faces vertical and embedded in the alternate layers of coal fine washed sand and salt with a minimum thickness of 150 mm.
- 3) The earth conductor of 50 mm. x 6 mm. G.I. strip shall be connected to the earth electrode plate with terminal lugs, the other end of this 50 mm. x 6 mm. G.I. strip shall be terminated through a removable test link provided in the masonry chamber, on the earth bus at meter room.
- 4) A 20 mm. G.I. pipe heavy gauge, shall be provided from the masonry chamber upto the top earth late for watering purpose. The G.I. pipe shall be provided with a funnel having wiremesh inside for watering.
- 5) Details of masonry chamber etc. have been already give above.

Simple Pipe Electrode for earthing individual Street Light Poles etc. with chamber :

- 1) Pipe Electrode shall consist of 2.50 meter long single piece heavy duty G.I. pipe of minimum 40 mm. N.B. and shall be cut tapered at the bottom. 12 mm. dia. holes in a staggered manner shall be frilled on the pipe as per IS : 3034.
- 2) This Electrode shall be buried vertically in a specially prepared earth pit of size 300 mm. x 300 mm. and 3 M. deep. The pit shall be filled with alternate layers of salt, charcoal, salt and fine washed sand, with a minimum thickness of 150 mm. for each layer.
- 3) The earth conductor of 25 mm. x 5 mm. G.I. strips shall be connected to the electrode just below the top with G.I. nuts and bolts and spring and flat washers with check-nuts. Other end of this earth strip shall be connected to the equipment to be earthed using suitable lugs for termination at both ends, etc.

Sub-Station Earthing :

In case of Sub-Stations, large installations and wherever specified earth electrode shall be 600 mm. x 600 mm. x 3.15 mm. copper plate. The earth lead shall be connected to earth plate, using termination lugs and brass nuts, bolts and washers, masonry chamber details being as given above, including heavy duty 40 N.B. G.I. Pipe, funnel for watering etc.

Earth leads and connections :

Earth lead shall be either bare copper or aluminium or galvanized steel as specified with sizes in the B.O.Q. Copper lead shall have a phosphor content of not over 0.15% aluminium and galvanized

steel buried in ground shall be protected with bitumen and hessian wrap or polythene faced hessian and bitumen coating. At road crossings necessary hume pipes shall be laid. Earth lead run on surface of wall or ceilings, columns, beams etc., using G.I. spacers of minimum 6 mm. thick and saddles. The complete earthing system shall be mechanically and electrically continuous and robust and should provide an independent return path to the earthing source.

#### Testing of Earth-Stations / Pits :

After the erection of Earth-Stations is complete, Contractor should arrange for an earth-tester, carry out earthresistance test (- average of 4 – readings -) in the presence of the Clients representative and records the results.

For substation earth-stations, the resistance of each earth station should not exceed 0.5 ohms.

For other earth-station, it shall be less than 0.2 ohms.

In case of higher resistance values, either the electrode shall be driven of more depth or to construct additional earth-pit assesblies at a distance minimum three meter apart to achieve the combined resistance less than or equal to the desired results as stated above.

#### Sizes of the G.I. Strips to be used :

- 1) 50 mm. x 6 mm. G.I. earth strip shall be used for connecting the earth-bus at meter room / meter box of chamber to be earth electrode pit.
- 2) 40 mm. x 6 mm. G.I. strip shall be used for interconnection of earth pits by directly buried underground system to a minimum depth of 600 mm. to form an earth grid.
- 3) 20 mm. x 3 mm. G.I. earth strip shall be used for connections between earth-bus and S.F. / M.C.B. / M.C.C.B. / E.L.C.B. units at meter room. Two pole units shall be connected with one such earth strip and three or four pole units shall be connected by two such earth strips.
- 4) 32 mm. x 6 mm. G.I. strip shall be used for horizontal air-termination network at terrace / roof level and for down covers to bond with earth-electrode pit through test-link.
- 5) The overlapping of strips at joints where necessary, shall be 75 mm. (minimum). The joints will be double riveted and then welded and painted with silver paint.

#### Equipment Earthing :

All apparatus and equipment transmitting or utilizing electric power shall be earthed in the following manner. Copper earth wires / strips shall be used where specified in B.O.Q.

#### 1) Power transmission apparatus :

- a) Metallic conduits shall not be accepted as an earth continuity conductor. A separate insulated earth continuity conductor or bar of the size 50% of the size of the phase conductor subject to the maximum as given below shall be provided.

Copper

Galvanized Iron

Minimum 2.5 Sq.mm.

6 Sq.m..

Minimum 6.5 Sq.mm.

200 Sq.m..

The earth continuity conductor may be drawn inside the conduit in which case it should be insulated.

- b) Armour of the cables shall be earthed by two distinct earth connections at both the ends to the armouring, the size of the connection being as for the metallic conduit.
- c) In case of unarmoured cable, an earth continuity conductor shall either be run outside along the cable or should form a separate core of the cable.
- d) 3 phase power panels and distribution boards shall have two distinct earth connections of the size correlated to the incoming cable size. In case of single phase D.B.'s and isolating switches 1 earth connection and in case of 3 phase, two distinct earth connections shall be provided, sizes being co-related to the sizes of incoming cables.

Testing :

The following earth resistance shall be measured with an approved earth-tester and recorded.

- 1) Earth resistance of each earth station.
- 2) Earthing system as a whole.
- 3) Earth continuity conductors.

Prohibited Connections :

Use of following as earth conductor is strictly prohibited for earthing an installation or ever as a link in the earthing system.

Neutral conductor, sprinkler pipes, gas pipes, water pipes, structural steel work, metallic enclosures or armour of cables and conductors, metallic conduits lighting protection system conductors are all prohibited to be used earth conductor.

- a) Motors – earthing forming part of cabling / wiring for the motors.
- b) Isolating switches and starters shall form part of mounting frame, switch starter etc.
- c) Fan lightings, Exhaust fan fittings Light fittings – These shall form part of installation of these fittings only.
- d) Conduit wiring cabling – shall form part of the wiring or cabling.
- e) Street Lighting – should form that of the street light pole.

### External Lighting :

The scope of the work covered the supply, installation and testing and commissioning of lighting poles, wiring to the fixtures, cable laying as specified and shown on drawings / B.O.Q. etc. All work shall be carried out as per NEC.

### Standards :

The following standards and rules shall be applicable :

- 1) IS : 1913 – 1969 : General and safety requirements for light fittings.
- 2) IS : 1944 – 1981 : Code of Practice for Lighting Public through fares.
- 3) IS : 3528 – 1966 : Water Proof Electric Lighting fitting.
- 4) IS : 2713 – 1978 : Swaged type tubular poles.
- 5) IS : 2149 – 1970 : Luminaries for street lighting.  
650 V.
- 6) Indian Electricity Act & Rules.
- 7) N.E.C.

All codes and standards mean the latest. Where not specified otherwise, the installation shall generally follow the Indian Standards Codes of Practice or the British Standard Codes of Practice in the absence of Indian Standards.

### Lighting Poles :

The lighting poles shall be fabricated from heavy duty cold rolled street tubes to IS:2713 and hot dip galvanized or painted as specified. The pole shall have M.S. base plate and Junction Box a large access panel shall provide easy access to multiway porcelain connector and fuse board to be mounted inside the Junction Box. The access shall be specially fabricated with adequate reinforcement and weather gasket to prevent ingress of moisture and vermin proofed. Poles shall have large diameter entries for incoming and outgoing cables and two earth studs. The contractor shall make a drawing and have it approved before fabricated.

### Cable Laying :

Cable shall be generally laid as specified in section "Cabling" cable shall be terminated in a 4-way terminal block inside the pole of attached therewith. Contractor shall mark out the cable route and get it approved before laying the cables.

### Earthing :

All street lighting fixtures and poles shall be earth as specified under section "Earthing"



#### Mode of Measurement :

Each light fitting with lamp, control gear, earthing etc., shall be considered as one unit for measurement and payment. Each lighting pole, concreting, coping, base plate, earthing etc., shall be considered as one unit for measurement and payment. Wiring from terminal block to the light fitting shall be considered as one unit for measurement and payment. All cabling work shall be measured on the basis of unit length for supply and installation. The excavation and backfilling of cable trench, cable-termination in Junction Boxes or Terminal Box of the pole etc., shall not be measured separately.

#### Power Panel Boards :

The salient features of construction of power panel boards shall be as follows :

- 1) Construction: Totally enclosed, dust and vermin proof conforming to IP-54 of IS:2147, free standing, floor mounting, single front compartment, cubicle extensible type at both ends.
- 2) Welded shall be fabricated with shipping sections bolted together. All such joints to be gaskets. Lifting lugs shall be provided.
- 3) Panel shall be fabricated out of CRCA Sheets 1.6 mm. thick for front and rear doors and cover. Bottom and top of the panel for cable glands and component, mounting Plates shall be fabricated out of 2 mm. thick CRCA Sheets. Frame work – 2 mm. thick.
- 4) All doors to be hinged type except bus-bar chamber which shall be bolted type. Panel shall be flush door design suitable for access from front.
- 5) Fabricated panel shall undergo seven tank process and two coats of primer before giving Epoxy resin paint finish. Final colour shall be Shade No. 631 of IS:5. No welding or drilling shall be done on the panel after final painting.
- 6) Vertical bus-bars will be red from main horizontal bus-bars located at top. Panel compartment, busbar chamber and cable alley will be operated from, front. Depth of MCCB panel shall be 1000 mm. and the width of it shall be 7000 mm. The depth of the other section shall be minimum 500 mm. and width shall be 500 mm. vertical bus-bar chamber and cable alley width shall be 300 mm. Height of earth bus-bar chamber at the bottom shall not be less than 150 mm. Total height of the panel shall not exceed 2400 mm. Foundation channel shall be provided at the bottom and shall be of type MC 1000.
- 7) Bus-bars shall be electrolytic grade aluminium suitable for the current capacity as per BOQ and shall be supported by high quality FRP insulator of SMC type, to withstand short circuit of 500 KA at 415 Volts. Busbars shall be provided with heat shrinkable PVC sleeving with R, Y, B and neutral colour coding for identification. All bus-bar connections (nuts and bolts) shall be accessible so that they can be checked with normal tools.
- 8) In a blank compartment provided at the bottom, G.I. earth bus-bar of 50 mm. x 6 mm. run through entire length shall be provided and project outside in vertical. Formation with facility for connection earth strip at either terminals on opposite sides to connect external earth

conductor. All accessible live terminals / portion of components shall be provided with shrouds.

- 9) Separate compartment shall be provided for each three phase feeder. Each feeder compartment shall be provided with three pilot lamps with red lens on each for indication of power supply.
- 10) Indicating lamps shall be panel mounting type with filament or Neon lamps. Filament type lamps shall be provided with series resistors to prevent short circuiting of control supplies on fusing of lamps filaments. The lens shall be easily replaceable from the front.
- 11) Indication Instruments and Meters :

These shall be provided as per BOQ and shall be 96 mm. square size suitable for flush mounting and zero adjustment from outside. All meters except KWN meter shall be AE make. KWN meter shall be GEC / IMP make.

- 12) Current transformers shall be bar primary cast type or dry type, and shall have short-circuit-time withstand rating equal to that of associated switchgear for 1 sec.
- 13) Push Buttons : The push buttons shall be of the momentary contact to actuate for 10 Amp. At 240 V AC and 2200 V.D.C., provided with integral inscription plates engraved with their functions. They shall have required "NO" and "NC" contacts. Only "Siemens" or E.E. Push Buttons shall be used.
- 14) All HRC switch Fuse Units, Contactors, single phase preventive and O/L relays, indicating lamps will be only "Siemens", "English Electric" or "Havells" Brands only.

15) Control and Selector Switches :

The control switches and selector switches shall be of rotary type having enclosed contacts, adequately rated for application but with a minimum rating of 10 Amps, at 2400 V AC and at 220 V.D.C. the plates shall have clear position markings, control switches shall have momentary contacts, spring return to centre, with pistol grip handles, instrument and selector switches shall have stay-out contacts with oval knurled handles.

- 16) Name Plates : Main name plate shall be fixed at the top centre, name plate giving feeder details shall be provided and are to be fixed by screws. All labels / name plates shall be black plastic with white engravings of letters or minimum 6 mm. size.

- 17) Internal Wiring : All internal power wiring shall be done either stranded PVC Copper wire 2.5 sq.mm. size 1000 V Grade or strips of insulated copper conductor of adequate size.

Small wiring for control circuit shall be done with stranded Copper wire PVC conductor 1100 V Grade.

Each end of control cable shall be provided with identification Ferrules Yellow in colour with black letters. All wiring shall be terminated on stud type terminal blocks through crimping sockets. Not more than 2 connection shall be made on any one terminal block. All spare auxiliary contacts of contactors shall be wired to terminal block.

- 18) Terminal Blocks :

Terminal blocks for power and control wiring shall be of reputed make stud type, with washers, nuts, and lock nuts, and identification mark. All adjacent terminals shall have insulating barriers. All power terminal blocks shall be rated for a minimum current of 300 Amps. Terminal blocks for controls and instrument circuit shall be rated for minimum 115 Amps., and shall be suitable to receive 100 Sq.mm. conductor. All sets of power control power terminal blocks shall be identified with engraved plastic labels, black background and white letters.

19) Cable Terminators :

Public compression type of brass cable glands mounted on gland plates shall be provided to receive and support all power and control cables entering the switchgear. Size of the cable gland shall be suitable for cables entering the switchgear. Cable gland shall have earthing facilities for earthing armour of the cable.

20) Tariff Advisory Committee and CPRI Tested :

The switchgear shall be approved by the TAC for fire insurance and CPRI tested for short-circuit test and enclosures test.

21) Tests :

Following tests shall be performed before shipped the switchgear panels to Site :

- 1) high Voltage Test at 2.5 KV.
- 2) Insulation Resistance test before and after H.V. test, using 1000 V Meggar.
- 3) Operational Test.
- 4) Three sets of Test Certificates to be submitted.

22) Documentation :

Contractor shall arrange to get from Manufacturers and shall supply following drawings in quadruplicate for approval before starting manufacturing operations within 4 weeks from the LOI / date of order. a) General Agreement Drawings.

- b) Scheme and Wiring Diagram Drawings.
- c) Instructions and Service manual for all the Components.

Approval of drawings by Clients / Consultant does not relieve the contractor of the "Performance" of the panels.

After supply and installation and commissioning of the panels and switches Contractor shall submit 6 sets of the above documents of as built in panels.

23) Air-Break Switches :

For all places in this project: Metal Clad.

- 1) The air-break switches shall be of AC 23, heavy duty, quick make-quick break type as per IS : 4047.

- 2) Switches shall be capable of withstanding the mechanical and thermal stresses produced by overloads and short-circuits.
- 3) All switches of all rating shall have interlocks with the compartment doors. Switches 250 A and above shall be lockable in "OFF" position. All live parts shall shrouded. It shall be possible to intentionally defeat the interlocks if required.
- 4) Red indicating lamps shall be provided for "ON" indication.
- 5) Brands: Only L & T, Siemensm English Electric, Hevells, controls and switchgear brands to be used.

The switches shall have the following standards rating :  
32, 63, 100, 125, 200, 250, 300, 400 and 600 Amps.

24) Fuses :

The fuses shall comply with the following :

- 1) HRC Cartridge Fuse: Link type with carriers.
- 2) Certified reuping capacity not less than 46 KA at 415 Volts A.C .as per IS : 2000.
- 3) All fuses shall have visible indication to indicate "Blown" condition.
- 4) Pressure clamp terminals for wires upto 4 sq.mm. and bolted lugs for higher ratings.
- 5) HRC Fuses: Make: E.E., L & T, Siemens, Havells.
- 6) Fuse Puller: Contractor shall supply 3 sets of Fuse Pullers.

25) Moulded case circuit breakers :

M.C.C.B.

- 1) The M.C.B.C.B.'s shall be 4 pole construction wherever specified and shall have independent Manual opening and closing mechanism of quick make, quick break type and they shall be trip free in operation. "ON" , "OFF" and "TRIP" mechanism shall be clearly indicated.
- 2) They shall conform to IS : 2516.
- 3) Bolted type neutral link will be provided with T.P. M.C.C.B. only.
- 4) It shall be possible to mount accessories on the M.C.C.B's like shunt trip, U.V. release, alarm contacts etc.
- 5) The M.C.C.B.'s shall have adjustable thermal / static trip devices.

- 26) Contactors :
- 1) The Motor starter contactors shall be of electro-magnetic type double break, non-gravity type rated for uninterrupted duty suitable for operation under AC – 3 utilization category of as per IS : 2959. The contacts shall be silver plated.
  - 2) 2 Nos. and 2 NC auxiliary contacts shall be included.
  - 3) The operating coils shall have Class “E” insulation of wire and shall be suitable for operation of any specified control supply systems.
- 27) Thermal overload Relays :
- 1) These shall be 3 elements, positive action, ambient, temperature compensated with a time lag and adjustable settings.
  - 2) The setting range shall be selected according to the ratings of the motor.
  - 3) The relay shall be self – reset type / hand reset type. The reset button in case of hand reset type – shall be fixed on the compartment door.
  - 4) The relay shall have atleast on “NO” and one “NC” or changeover contact or as per requirements.

**Electrical Specifications:**

1	S/I/T/C of computer UPS wiring ISI mark POLYCAB MAKE FRLS 2.5sqmm x 2 Wires with 1.5sqmm Earthing WITH 2 SET OF (1 nos 8 mod plate 3 Nos 5amps 5 Pin Socket with 1 nos Indicator Switch ). etc from UPS DB TO work stations. ( 2 work stations served by 1 circuit)
2	S/I/T/C of RAW power wiring ISI mark POLYCAB MAKE FRLS 2.5sqmm x 2 Wires with 1.5sqmm Earthing WITH 3 mod plate 1 Nos 5amps socket with 1 nos etc from RAW DB TO work stations. ( 4 work stations served by 1 circuit)
3	S/I/T/C of concealed / reassessed / surface light point / fan point / call bell point wiring using 600V FRLS class-2 conductor grade 3 x 1.5 Sq.mm copper conductor PVC insulated wires (with proper colour code) pulled through heavy gauge PVC conduits laid concealed over false ceiling or in wall chases or on the ceiling. In case of an open ceiling including 3 x 2.5 Sq.mm circuit wires from the relevant DB. Provide 2.5 sqmm green colour copper earth wire. Provide Modular type switch plate, switches, MS concealed back box, etc. as required as approved by the Architect.

4	<p><b>ELECTRIC PANEL</b>  Supply and installation / Testing / Commissioning of main LT Panel, wall/floor mounted/operated, totally enclosed vermin proof, indoor non draw out - cubicle type power panel fabricated out of 2 mm thick CRCA sheet having gasketed hinged cover on each cubicle fully powder coated/enamel painted after seven tank treatment incorporating horizontal and vertical sleeved copper bus bars complete with all internal wiring danger board, two earthing lugs, cable chamber etc. as required housing below mentioned switchgears/ meters. (GA drawing of the panel to be got approved from the consultant)</p>
5	<p>S/I/T/C of following sizes of PVC sheeted PVC insulated Aluminium conductor armoured cable of 1.1 KV grade in trench/ duct on surface of wall, in recess on rack, in existing pipe or on clamps, nuts &amp; bolts including supporting clamps and hardware as required. Provide earthing of 4 Sq.MM./6Sq.MM PVC insulated wire. Complete as directed by the Architect/SBI Engineer/Consultant.</p>

#### LIST OF APPROVED MANUFACTURERS FOR ELECTRICAL WORKS

##### S.N. MATERIALS APPROVED MANUFACTURERS

1 Moulded Case Circuit Breaker (MCCB) i) Legrand

ii) Schneider

iii) Hager

iv) Siemens

v) Havells

2 Switch Fuse Unit (SFU) i) L & T iv) Hager

ii) Siemens v) HPL

iii) ABB

3 Power Contactors i) L & T iv) Hager

ii) Siemens v) HPL

iii) Schneider vii) Ligrand

4 Meters i) HPL iv) Benteh

ii) IMP

iii) L & T

5 Armoured LT cable i) Polycab

ii) Finolex

- iii) R R Kabel
- iv) Havells v) KEI
- 6 Cable Termination i) Dowells
- ii) Comet
- iii) Frontier Technologies
- 7 Cable Tray i) Profab
- ii) Metalemmms
- iii) Asian Ancillary Corporation
- 8 PVC Conduit & Accessories i) Allied Conduits iv) Diamond
- ii) SRG v) Precision
- iii)New India Trading
- 9 Wires (FRLS only) i) RR Kabels, ii) Havells
- iii) Finolex, iv) Polycab v) KEI
- 10 MS Conduit & Accessories (ISI Mark). i) BEC
- Medium - 1.6 mm thick. ii) AKG
- Heavy - 2 mm thick. iii) NIC
- 11 Modular Switches & Sockets with PVC Box i) Legrand - (Arteor model)
- ii) MK - (Blenz model)
- iii) Schneider - (Zencelo model)
- iv) Elleys - (Fotolia model)
- v) Anchor/Roma
- 12 Distribution Board, MCB, RCCB & RCBO i) Legrand v) Seimens
- ii) Schneider
- iii) Hager
- iv) L&T
- 13 Data/ Voice Cable & accessories i) D-Link iv) Legerand
- ii) AMP v) DG-Link
- iii) iball
- 14 Light Fixtures i) CG
- ii) Philips
- iii) CGL

- iv) Osram
- v) Bajaj
- vi) Orient
- Vii ) Havells

## **AIRCONDITIONING WORK**

### **SCOPE OF WORK AND SPECIFICATION**

#### **SPECIFICATION FOR CASSETTE/SPLIT ACs TYPE CEILING MOUNTED/WALL MOUNTED AIR CONDITIONING INSTALLATION GENERAL:**

The work shall generally be carried out as per CPWD specification, IE rules and IS standards.

#### **LIST OF SAFETY STANDARDS:-**

618 - Code of practice for safety and health requirements in electrical and gas welding and cutting operation  
659 - Safety code for Air conditioning  
660 - Safety code for mechanical refrigeration  
3016 - Code of practice for fire precautions in welding and cutting operation  
3696 - Safety for scaffolds and ladders.

#### **ADDITIONAL SPECIFICATION FOR CASSETTE/SPLIT TYPE AC:**

1. Unit rating: 2 TR, Power supply: 415V, 1 ph, 50Hz, AC supply. Unit EER shall not be less than 3.0
2. Refrigerant line and refrigerant: suction and liquid refrigerant pipe size as recommended by the manufacturer. Refrigerant R-410A or equal ,environmental friendly refrigerant shall be used.
3. The unit shall have contemporary look and the panel shall match with the stylish and decorative false ceiling.
4. The unit shall have cordless remote controller to operate the Cassette/split AC and the remote shall have LCD display to display the various parameters.
5. The ceiling /wall mounted unit shall be extremely quiet in operation; the air louvers shall have auto swing facility to distribute cool air uniformly.



6. Integrated drain pump shall be provided with the ceiling/wall unit so as to drain the condensed water effectively without damaging the false ceiling.
7. The logic control of the unit shall ensure that the unit operates at the most suitable capacity according to indoor and outdoor condition.
8. The ceiling unit fan shall be able to operate at different speed high-low-medium through remote control unit.
9. The firm has to arrange all tools & plants, machineries, scaffoldings etc. for installation of Cassette type Ac units.

## NETWORKING/ COMMUNICATION WORKS FITOUTS

A	EPBAX System
1	Basic exchange with 4500 lines expandable up to 6000lines Digital switching system (PBX) with duplex CPU and fully non blocking. Features required as per listed below Call pull, call forward, call waiting, call transfer Caller ID Inbuilt Voice greeting Inbuilt Conference calls Inbuilt software and other latest features Inbuilt
2	5 Dual port PRI card (30 channels) for PRI lines
3	6 X 24 lines Digital card
4	3 CO ( 8 trunk) lines card for hunting line
5	Gateways/( Extension cards) for 4500 analog extensions ports with built - in power supply and 8 hours battery back-up.
7	Power supply with Redundancy in built
8	CPU with Redundancy in built
9	FCBC with sealed Batteries for battery back- up for 8 Hrs.
10	FAX server card Inbuilt (min. 5 nos. fax connections required)
11	Billing software Inbuilt
12	One number Extension / Mobility Extension (using android ph. Or pc.) (you may quote license fees as per slot i.e. 0-20 or 0-50)
13	Sperator console
14	PC based operator consoles
15	140 Digital Phones and remaining Analog Phones
16	WALL MOUNTABLE MDF ☹ 5000 PAIR KRONE BOX  Requisite MDFs with krone modules, in each floor, 300 x300/400 x400 pair metal junction box with crone connector /As per Requirement)  50 pair metal junction box with crone connector
18	TELEPHONE CABLE,(JFA and PVC as per requirement),cat6 cable upto workstation etc
19	Installation commissioning and testing of above the EPABX and Cabling system
20	Warranty required for above all system (EPABX)

1	<p><b>B AUDIO VIDEO , VC, DISPLAY ETC in 40 seater Board/Conference room LED Display - 98" or bigger WITH Remote Control :</b>  Screen Size 98" or bigger  Aspect Ratio 16 : 9 ,Maximum Resolution 3840 x 2160 Pixel  Brightness 500 nits or better ,Operating System Android  Native Resolution 3840 x 2160 (UHD)  RS232(1), RJ45(In and Out)), IR(1)  USB Type C 3.0 : Yes(1) Option : Yes(1) ,AUDIO Power  Audio Main : RGB/DVI-D/AV/Component(3.5mm) ( 1)  Analog Main : RGB(1) Option : Composite(1)  Digital Main : HDMI(1), DVI-D(1)  HDMI in (3), HDMI Out(1)  Input Power 230 v(10%),50 Hz  Blue tooth.  Audio Power minimum 10 W X 2. Capable of Miracast and AIRPLAY.  Make: LG/ Samsung / Panasonic/SONY with 3 year warranty</p>
2	<p>Wall Mount Bracket: Wall mount bracket for suspension of display along with Cable Management  Make: Btech or Newstar or AdTech</p>
3	<p><b>Side Fill Displays of 60 -65 " LED Monitor/Displays( as per requiremet )with remote control :</b> Diagonal Size:60-65"  Resolution: 1920 x 1080 (FHD) or better  Brightness 450 nits or better  Viewing Angle Degree: 178 x 178  Input: HDMI In (2),  RS232(1), RJ45(1), IR(1)  make: LG/ Samsung  /SONY/Panasonic.</p>
4	<p>Wall Mount Bracket: Wall mount bracket for suspension of display along with Cable Management (Professional LED back-lit monitor mounting system with swivel based arm) Make: Btech or Newstar or AdTech</p>
5	<p><b>Display Support/Control System should be integrated with the AV,VC and Camera/Mic Speaker System (for IP and Internet/Intranet dialing), in the Board Room/Conference Rooms. The AV Solution also includes Control and Switching equipment's, devices viz Switches, Splitters, Controllers,Hub,HDMI Extenders, Touch Panel, accessories etc. Also Conference Table TOP Mikes, Display ( 17 inch Monitors), Pop up boxes etc should be provided in Board/Conference Rooms.</b></p>
6	<p>Cable cubby:  Module Retractable Connection Ports with retractable HDMI x2 VGA-A x2 USB Charger x2 RJ45x2 and Dual Power Source Selction Control Panel With Selection LED Make: Extron/Crestron/AMX</p>
7	<p><b>Sound/Speech Reinforcement System</b></p>

a	2 Way In-Wall Speakers with 6.5" Woofer(Ceiling ,Front and Back) Extended bandwidth performance of min. 50Hz – 20 kHz. (100 W program, 200 W peak) power. Make: JBL/ TANNOY/ QSC /Bose
b	Hand Held Mics, Collar Mics and Table Mics along with the AV System: Element: Electret Condenser Frequency Range: 10–20,000 Hz Phantom Voltage: 2–50 Volts DC Acoustical Mode: Handheld Temperature Stability: +/- 0.02 dB per degree F maximum Operating Current: 30 $\mu$ A typical, 50 $\mu$ A maximum Make: AKG/Beyerdynamic/Audio Technica /Shure/Sennheisar etc
8	DSPs(BIAMP/QSE/CLEARONE, Switchers, Amplifiers, Splitters, Accessories etc ( complete AV system integration) as per the site requirements of Conference Rooms/Board Room
9	VC Camera/Mic System and Teams/Webex Camera /Mic System integrated with the AV System in all the Conference Rooms/Board Rooms.

## SECURITY SYSTEMS WORKS FITOUTS

### CCTV

<b>1</b>	<p><b>32 SATA hot swappable NETWORK VIDEO RECORDER (128 Channel)</b></p> <p><b>- 04 Numbers (One NVR for each 60000 sft). Quantity may be variable as per the layout and distribution of the floors.</b></p> <p>Video Input : Min 128 -channel, Resolution: 12MP,</p> <p>Hard Disk SATA : 32 Hot swappable SATA interfaces for 32 HDDs Capacity Up to 12TB (or more) per HDD / 24 Hot swappable SATA interfaces for 24 HDDS up to 16TB (or more) per HDD / 16 Hot swappable SATA interfaces for 16 HDDs up to 20 TB (or more) per HDD. All SATA should support enterprises level hard disks with support Arm actuated operation. RAID 0/1/5/6/10 or above.</p> <p>Serial Interface : 2 (1 RS-485 (full-duplex) and 1 RS-232)</p> <p>USB interface :Front panel: min 2 × USB 2.0; Rear panel: min 2 × USB 3.0</p> <p>e-SATA Interface: 1 e-SATA interface</p> <p>Two-way Audio Input: 1-ch 3.5mm</p> <p>Audio Output 1 3.5mm, 1 BNC</p> <p>Output HDMI min 2 ports (4K), VGA output and 02 DP out 8K</p> <p>Alarm in / Out : 16 /08</p> <p>Network Interface : 4 RJ-45 10/100/1000/2500 Mbps self-adaptive Ethernet interface</p> <p>Network Protocol : TCP/IP, DHCP, IPv4, IPv6, DNS, DDNS, NTP, RTSP, SADP, SMTP, SNMP, NFS, iSCSI, ISUP, UPnP™, HTTP, HTTPS</p> <p>Bandwidth Income : 1024Mbps Outgoing 1024Mbps</p> <p>Screen Split 1/3/4/6/8/9/10/13/16/20/25/36/40/64/128</p> <p>Decoding: Format S+265/H.265/H.264 and above</p> <p>Recording Resolution:12MP/8MP/6MP/5MP/4MP/3MP/1080P/UXGA/720P/VGA/4CIF/DCIF/2CIF/CIF/QCIF</p> <p>Minimum 16 channel synchronous play back</p> <p>Playback: Minimum 16 channel synchronous play back (16ch -720P and minimum 3ch- 12 MP)</p> <p>Preview / decoding Capability: 128ch 4CIF, minimum 3ch 12MP, minimum 5ch 5MP</p> <p>Records Encryption: YES</p> <p>System Compatibility :ONVIF (PROFILE S/T/G), SDK, P2P General Web Version: WEB6 , Operating Conditions : -10 ~55 , 10%~90% RH, Power Supply: AC100~240V, 50/60HZ, Redundant Power : Yes ,Consumption (without HDD) 100W, Chassis: 3U / 4U</p>
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	Make: AXIS/ ADOR / BOSCH / SAMSUNG/SONY/HONEYWELL/SIEMENS
<b>2</b>	<p><b>Surveillance Hard Disk Drives</b></p> <p>Formatted capacity: 20TB/18TB/16TB/12TB/10TB each to cater minimum 3Tb per camera connected to each 128 channel NVR (128 x 3Tb = 384TB ) OR the Hard disc capacity required to ensure 90days of recording in minimum 2048 bitrate at 30fps, whichever is greater.</p> <p>Form factor 3.5-inch, Hot Plug support, Advanced Format (AF),RoHS compliant, Interface transfer rate,(max)2 Buffer to host: 6 Gb/s, Host to/from drive (sustained): 178 MB/s, Cache (MB) : 512, Performance Class :7200 RPM Class, Load/unload cycles : 600,000,</p> <p>Average power requirements (W): Read/Write: 7.8, Idle: 7, Standby and Sleep :1.2,</p> <p>Temperature (°C, on the base casting) Operating: 5 to 65, Non-operating: -40 to 70,</p> <p>Make : Seagate (Skyhawk / Skyhawk AI)/ Western Digital (purple)/ Transcend /Sony</p>
<b>3</b>	<p><b>IP CAMERAS</b></p> <p>8MP Motorized varifocal IR Dome Camera (indoor) and bullet (at outdoor), 1/2.8" CMOS Sensor, Compression H.264, H.264h,H265,H265+. Encoding - 4 Streams, Motorized Lens:2.8mm / 12mm, Protection IP67,IK10, Interoperability ONVIF, MicroSD Slot up to 128GB(min),Built in Mic with audio compression,</p> <p>Alarm I/O , Alarm events: Tripwire/Perimeter/Crowd/Foreign &amp; Missing Object/ Fast Moving etc., NIR,WDR,3DDNR, HLC, Dual-ICR, AWB, AGC, BLC,1/1ch Audio I/O, 2/1ch, , USB, Builtin Mic, PoE, DC12V/AC24V, TVS 6000V Protection, MicroSD Slot up to 128GB, Material: Metal, IP66, IK10.</p> <p>Power supply12VDC/PoE/ePoE Operating Temp -40 to +60Degree Celsius, Humidity &lt;95%,</p> <p>Make: AXIS/ ADOR / BOSCH / SAMSUNG/SONY/HONEYWELL/SIEMENS</p>
<b>4</b>	<p><b>72" LED for Display</b> (One for each NVR) - 72 inches 4K Eye comfort display. HDMI ports 03 or more, USB 02 , VGA and LAN. TCO certified.</p> <p>Make: LG/ Samsung / Sony</p>
<b>5</b>	<p><b>CABELING FOR CCTV AND ACCESS CONTROL</b></p> <p><b>CAT 6a UTP</b> cable solid cable, Conductor : 23 AWG ( Solid ) , META : Bare Copper, Insulation Material : HD-PE, OD : 61.mm +- 0.2 , Resistance Unbalance : 5% Max, Capacitance Unbalance : 330pF/100m, Delay Skew : &lt; 45Ns ISO/IEC 11801complied. Make: (Make D-link, Molex, Commscope, Finolex,R&amp;M )</p> <p><b>Optical Fiber Cable</b> to be used if the distance from camera to NVR is more than 100 meters depending upon the layout and distribution of the premises. Multimode fiber, 50/125µm or 62.5/125 µm, Wave length -859nm/1300nm, Band width Support up tp 4GHz, ISO/IEC 11801 complied</p> <p>Make: D-link /Corning/ Finolex /Sterlite/Amphenol</p> <p>Power Supply cable: 2 core FRLS cable, 1Sq mm gauge, copper cable with ISI mark stamped</p>

	<p>on the cable (IS694:2010).</p> <p>Make: Polycab/ Finolex/ RR cable</p>
<b>6</b>	<p><b>SWITCH FOR NETWORK AND COMMUNICATION</b></p> <p>Switch MAKE : D-LINK 24-Port Gigabit Smart Managed PoE Switch, MODEL : DGS1210-28P, 24 x 10/100/1000BASE-T PoE ports, 4 x Gigabit RJ45 &amp; SFP Combo ports, Advanced L2 switching and security features, L2+ Static Routing, Optional “standard mode” or “surveillance mode” management user interface, 193 W PoE budget. Or switches with equivalent specification of any of the following brands:-</p> <p>Tp Link/Cisco / Netgear</p>
<b>7</b>	<p><b>RACK FOR SWITCH MOUNTING</b></p> <p>Need to provide suitable (4U/6U/9U) racks for housing NVR and switches.</p>
<b>8</b>	<p><b>MIRRORING ARRANGENT</b></p> <p>Mirroring of entire surveillance system need to be done in a standby location at the farthest location at the farthest floor (to ensure maximum physical distance between the two locations) providing a dedicated room to accommodate the standby system with same number of NVRs, HDDs and display arrangement as in the main system. The video footage back up needs to be made available in the mirroring system in separate storage media at the mirroring room. Specification, make and other features of the mirroring system need to be identical with the main system. The streaming from the all cameras needs to be available for the main system as well as the mirroring system. In case the distance is more than 150 meters then optical fiber may be used providing necessary converting devices as required. Need to prepare the most suitable architecture availing professional consultancy (as necessary). The entire surveillance system (the main system and the mirroring system) need to meet the technical specifications and functional requirement of the bank. Need to design the surveillance network in such a way to ensure sufficient bandwidth required for smooth functioning, (ie live display and storage) in both the systems (the main system as well as in the mirroring system).</p>
<b>8</b>	<p><b>MISCELLLENEOUS</b></p> <ul style="list-style-type: none"> <li>- Entire system needs to be powered on UPS supply only.</li> <li>- Need to have necessary arrangement with OEM for spare and other support.</li> <li>- Need to have CAMC arrangement with OEM/System Integrators for back-to-back support post warranty. Details and copy of SLA need to be handed over to us after each renewal of the CAMC arrangement.</li> <li>- In case the devices have been declared end of sale/ end of life by the OEM and if there is a requirement to replace any such device same need to be replaced with higher specification devices only.</li> <li>- The display wall in the control room may be sufficient enough to accommodate the five 72” displays in two rows (18-20 ft) and the dimension of the control room need to be sufficient to conduct live monitoring from the seat of the BMS. In case the distribution and layout of the premises is scattered at different locations of the building / campus without desired</li> </ul>

	<p>continuity then separate surveillance arrangement and control rooms need to be setup accordingly.</p> <ul style="list-style-type: none"> <li>- Both control room and the mirroring room need to have air conditioners to maintain the temperature.</li> <li>- Need to provide separate server room adjacent to the control room to accommodate all NVRs and access control servers.</li> </ul>
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<b>ACCESS CONTROL SYSTEM</b>	
	<p><b>Functional Requirement</b></p> <p><b>The premises need to be provided with separate entry and exit points with separate scanning, screening and access-control systems.</b></p> <p>The entire premises need to be secured providing access control on each door and turnstiles providing dual authentication access to authorized persons only. The readers need to be compatible to HID Corporate 1000 SBI format cards to provide biometric access and mifare Cards to provide access to the visitors. The system needs to be provided with HID compatible SSI ( to ensure compatibility with majority annexes of GITC) access control software with minimum three servers with NetApp for storage and VM ware for ensuring redundancy. <b>No fingerprint template nor any details of the finger print to be saved in the system in any form and same need to be stored only in the HID card which will be issued to the individual.</b> The log needs to be made available in the desired format of the bank. Entire premises as well as each floor/wing also need to be provided with separate entry and exits with 03, turnstiles / flap barriers to resist tailgating in addition to a separate turnstile (without biometric authentication) for visitors/ vendor members who have not enrolled in PRMS . Such visitor turnstile entry will not be available for the permanent card holders (vendor partners and staff) issued with permanent HID access ID cards. Door closer arrangement with access control may be provided in other restricted entries to server rooms and department entries with less traffic.</p>
<b>1</b>	<p><b>ACCESS CONTROL – CONTROLLER Devices</b></p> <p>Need to provide HID AERO™ X1100 (or higher version) Intelligent controller which support up to 4 readers, 7 inputs and 4 outputs.</p> <p>Credential capacity - 2,50,000 , Transaction buffer - 50,000</p> <p>Credential Number Size - Up to 664 bits with 15 digit PIN MAX</p> <p>Access Levels – 32 per credential per reader schedule plus custom credential over ride.</p> <p>Onboard Access point control - Up to 02 access points with onboard IO</p> <p>Onboard Reader Support – Up to 04 (OSDP Multi Drop) or 02 weigand with onboard IO.</p> <p>Maximum Access points – 64 (using X100 / V100IO modules)</p>



	<p>Maximum Inputs – 615 (using X100 / V100IO modules)</p> <p>Maximum outputs – 388 (using X100 / V100IO modules)</p> <p>Input Voltage – 12 to 24Vdc +/- 10%</p> <p>Max input current – 1.9 A(550 mA excluding readers and USB)</p> <p>Micro USB port – 5Vdc, 500 mA maximum(USB 2.0)</p> <p>Memory and clock battery backup – 3V Lithium, Type CR2032</p> <p>Micro SD card - Micro SD or micro SDHC: 2GB to 8GB</p> <p>Ethernet Communication – 10BaseT/100Base-TX</p> <p>IO module communication – 02 wire RS-485, 2400 to 115K BPS, asynchronous</p> <p>Inputs– 07 supervised/non supervised, standard EOL– 1k/1kohm 1% 1/4W</p> <p>Outputs- 4 Relays, Form C with dry contacts</p> <p>Normally Open Contact rating – 5 A @ 30Vdc resistive</p> <p>Normally closed Contact rating – 3 A @ 30Vdc resistive</p> <p>Reader Power - 12Vdc +/- 10% regulated, 500 mA maximum each reader</p> <p>Data Input power – TTL compatible or 2 wire RS--485</p> <p>OSDP mode – 9600 to 230,400 bps Asynchronous, half duplex, maximum cable 2000 ft (609.6 meters)</p> <p>Operating Temperature – 32 to 158<sup>0</sup> F (0 to 70<sup>0</sup> C)</p> <p>Humidity – 5 to 85 RHNC</p> <p>Dimension – 6.46” x 5.51” x 1.02” (164mm x 140mm x 26mm)</p> <p>Weight – 352 gm</p> <p>Mounting – DIN rail mounting (to be purchased separately)</p> <p>Certifications – FCC Part 15 subpart B, CE, BSMI, IC, AS/NZS, TCVN, KCC</p> <p style="padding-left: 40px;">Safety: UL-294, IEC 62368-1, CB Scheme</p> <p style="padding-left: 40px;">Hazardous substances : RoHS (2011/65/EU &amp; 2015 /863), EU</p> <p style="padding-left: 80px;">REACH(1907/2006)</p> <p style="padding-left: 80px;">California proposition 65</p> <p style="padding-left: 40px;">Security : NIST certified encryption</p>
2	<p><b>ACCESS CONTROL SOFTWARE</b></p> <p><b>Security Shells Infotech (SSI)- iSecure Application (iSecure Standard - Enterprise Web based Access Control &amp; Time Attendance CUSTOMIZABLE Platform) or superior versions from SSI / Lenel / Secure 9000/ Honeywel</b></p>

**prowatch.**

## **The required Features and specification details**

### **ACCESS CONTROL MODULE**

- 1 Should allow managing multiple companies, locations, systems Web-based ENTERPRISE Access Control application platform
- 2 Intelligent tool to get details of newly added network controller automatically.
- 3 Manage employee details and access restrictions.
- 4 Bulk import of cards • The application should have the facility to import all card numbers in bulk from excel sheet in a specific format. User should be able to download this specific format from application itself.
- 5 Should support multiple card formats on same system • Support up to 253 card formats. (in case of HID Controllers) • 26- bit card format, 32- bit, 34-bit card formats and 35- bit corporate 1000 format. (In case of HID Controllers)
- 6 Facility to read unknown card Formats • If card format is not known the application can accept raw hex value. • Select any reader from application, show unknown card format on selected reader. • Application should give information about Facility code and card number of the unknown card.
- 7 Manage Multiple Access Groups ; manage up to 65000 access groups or more
- 8 Manage Multiple Time Zones; no limitation on time zones
- 9 Manage Multiple Door Groups; no limitation on Door Groups
- 10 Manage Multiple Holiday Groups; no limitation on Holiday Groups
- 11 Manage Extended Access, prevent pass back and also should have the option to Pass-back Exempt
- 12 Timed/Real Anti-passback for area control • that is if you set Time Anti-Passback then user can't get access once he swaps the card for particular time interval which is defined. • If you set Real Anti-Passback then at define area user gets normal access.
- 13 Facility to reset Anti-passback for particular employee in case of emergency. Multi-Man Feature for Dual Access
- 14 Door Enabling, Disabling from Software
- 15 I/O and alarm configurations like fire, door-held, door-forced, battery failure, AC failure, etc.
- 16 Monitor and control I/O status in real-time.
- 17 Real time alarm monitoring.
- 18 Pop-up on various alarm conditions. User can receive various alarms from hardware such as : • Battery fail • AC fail • Tamper alarm and other alarms from I/O Linker. • Facility to reset all the alarms from application
- 19 Elevator Control; to manage multiple elevator groups and employee groups if

required.

20 Door Interlocking • If the system requires the user to pass through two doors in a series to enter the premises and if the doors are interlocked, both the doors cannot be opened at a time. Thus, we can select more than two doors in a group.

21 Bulk Import and Registration of employees.

22 Fire alarm system integration • User can integrate fire alarm panel to the access controller so that through I/O linker the application can get the alarms in case of fire from fire panel. • User can reset the alarm received from fire panel from the application itself. • Based upon I/O linker grouping, the controller will take an action.

23 Web-Based / network based Reporting for easy accessibility.

24 Real-time transactions downloading.

25 Database Management through Backup and Restore options.

26 Audit log for all actions against each user.

27 Facility to fetch time from Controller and Time Synchronization with PC/Server

28 Wide range of Reports provided with various filtrations which need to be exported to a number of formats like PDF, Excel etc. a) Employee Access Master b) Access Granted c) Access Denied d) I/O Alarms e) First In Last Out f) Employee Registration g) Unknown Card Swipe h) Anti-Passback i) Audit Log j) Multi-Man k) Access l) Access Vehicles m) Activity Log n) Access Zone o) Asset Assignment p) Asset Transaction q) Card Assignment r) Departmentwise Privilege s) Doorwise Privilege t) Driver Helper u) Driver Helper Unregistration v) Transaction w) Card Activity Report x) Master Registration Report y) Activity Log Report z) Agency Wise Summary Report aa) Photo ID Card Master Report ab) Accesss Zone Live Status ac) Emergency Situations Report

29 Woman Safety Feature: The application should have capability to intimate at central location if ONLY one female employee is there within the organization .

30 Identity Analytics under Access Control to be part of the Centralized Dashboard. This feature should include the following: a) Location-wise Employee Status Summary b) Access Zone Occupancy c) Card Inventory d) Summary Transaction Summary e) Top 10 Alarms f ) Top 10 Transactions g) Door-wise Access Grant Details h) Door-wise Transaction Details i) Department-wise Employee Status Summary j) Card-Format wise Employee Distribution k) Last 7 days Anti-Passback Violation l) Last 7 days I/O Alarms m) Door-wise Unknown Card Swipe Details n) Door-wise Access Denied Details o) Controller Health Status p) Every User should be able to design its own dashboard in a 9X9 window pane.

## **TIME ATTENDANCE MODULE**

1 Web based architecture

2 Add and manage multiple companies, locations, departments, designations.

	<p>3 Real time system, on the fly data processing for attendance calculation</p> <p>4 Sections: Group employees into different sections governed by Section Heads for better control.</p> <p>5 Multi-user System with various roles and rights to operate system</p> <p>6 Maintain Dynamic user hierarchy</p> <ul style="list-style-type: none"> <li>- Super admin</li> <li>- Section admin</li> <li>- Hierarchy</li> <li>- Employee</li> </ul> <p>7 Employee Management: Admin or HR person can add employees.</p> <p>Each Employee master consists of following details.</p> <ul style="list-style-type: none"> <li>- Company</li> <li>- Location</li> <li>- Department</li> <li>- Sub Department</li> <li>- Designation</li> <li>- Code &amp; Name of Employee</li> <li>- Email ID</li> <li>- Address</li> <li>- DOB &amp; DOL</li> <li>- Joining Date</li> <li>- Photograph</li> <li>- Gender</li> </ul> <p>8 Multiple categories (attendance rules setting). Totally user defined settings.</p> <p>Punch Setting:</p> <ul style="list-style-type: none"> <li>- User can define which punch should be consider for time calculation.</li> <li>- User can define maximum Hrs allowed for employee continuously.</li> <li>- Provides much flexibility in punch selection for time attendance calculation.</li> </ul> <p>General Setting:</p> <ul style="list-style-type: none"> <li>- Work Hrs settings: USer can define Min full day hrs and Min half day hrs.</li> <li>- Check IN time Setting: User can set punch time as a check in time</li> </ul>
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User can set overwrite Shift In time as check In time

- Application can ignore punches with difference of less than specified time. (Time is user defined)
- Application should round up work hrs to the nearest, Before and Next level. User can set the time slot.
- User can set Compensation off setting as Min work hrs applicable for comp off and min extra hrs applicable for comp off. Also user can set no of comp off in a month.
- User can set Weekly Off in between absent days set as Absent.
- User can set Holiday in between absent days set as Absent.

Over time & Late/Early Setting:

- User can set Overtime Starts After time
- User can define Min OT hrs after Shift and Min OT hrs before Shift
- Based on setting User can Consider OT for work on Wkly Off and Consider OT for work on paid holiday.
- User can set timing for late and early timing based upon company rules.

9 Shift Management: Multiple shift structures can be created including night shift. Shift rosters i.e. rotational shift

patterns can be created & assigned to the employees. Flexi Shifts should be possible

10 Intelligent and auto logic for night shift handling

- User can set IN-OUT mode in category so that the employee who continues shift till next day, the report should generate for shift start date.

11 Supports more than 24 work hours using IN/OUT readers

- User can set two different reader for In and Out so that the entries from In reader should consider as IN and the entries from Out reader should consider as Out.
- User can set the maximum hrs the employee can work continuously

12 Holidays: Single or multi-day holidays can be added.

- No limitation on adding holiday

13 Leave Management: Can maintain various leave rules as per organization policies.

- User can set the leave year
- User can define leave code as per company policy like CI, SL, PL etc

Leave rule: User can set various rules as

- Max no of days allowed
- Max days allowed at a time
- Max no of times allowed
- Min days allowed at a time/ half day allowed
- Weekly Off in between leave days set as leave
- Holiday in between leave days set as leave
- User can set leave opening balance
- User can send request to section head for leave sanction.

Leave Carry forward: Leaves will be carried forward from previous year balance.

Leave Opening balance: User can define leave opening balance.

14 Manual Punches: Facility to add manual punches has been provided for attendance adjustment

15 Compensation Off: Comp-off can be given to an employee if he has worked on holiday/weekly-off day or on the basis of his extra working hours.

- User can set Compensation off setting as Min work hrs applicable for comp off and min extra hrs applicable for comp off. Also user can set no of comp off in a month.

16 OD(Outdoor Entry): No of hrs can be defined to mark outdoor entry which means time utilized for official work

outside office which gets added into the work hours.

17 Tour Entry: Tour entry can be added if the employee is outside for single/multiple days for official work.

18 Special Entry: This is a special feature provided where-in the admin can over-write the day status of an employee as

present or half-day.

19 Overtime Request & Approval: Section head can request for bulk overtime approval of all employees under him which

can be sanctioned by the authorized user.

20 User Hierarchy: There are 4 different user profiles in the system i.e. Admin, Section head, Hierarchy

Admin (Company, location, department or sub-department admin) and Employee.

21 Employee Login: Employee can log into the system & track his attendance & also apply & track status of various requests like manual punches, leave, tour, outdoor entry etc.

22 Bulk import & export of employees provided.

Application needs to have facility of bulk import & export of data for following:

- Import master data
- Import shift roaster
- Import export employee data
- Import leave opening balance

Application should have standard format to import the data in a specific format.

23 Option for Integrating with ANDROID based iTime application to Mark 'Check IN' & 'Check OUT' from the remote location with capability to capture Geo location of the Employee who marks the attendance

24 Standard Utility shall be available for 3rd Party Payroll & HR applications

25 Audit log for all actions against each user.

- Application has facility for audit log report this gives user details with company, date, time and location of login

26 Attendance calculation analysis shown for support

- Attendance analysis gives punch details about previous day, current day and next day.

- Report shows shift applied and category applied for the employee

- Based upon settings analysis report gives summary for day status, total work hrs, extra hrs, break time, late time and early time

27 Active directory integration

28 ERP report: The user can configure the report settings & generate report in any required format.

- User can set report for ERP as report header, date format, date separator, field separator and row terminator.

- User can select the field required for ERP report just by drag-drop option.

- User can add custom text field and can add column header

29 Wide range of Reports provided with various filtration options which can be exported to a number of formats like PDF, Excel etc.

#### A Monthly

1 Employee Attendance

2 Muster

3 Muster A3

4 Muster Roll A3

5 Muster Roll

6 Muster Shift
7 Monthly In Out Late
8 Employee Shift Details
9 Date of Birth
10 Time Card
11 In Out
12 Monthly In Out
13 Monthwise In Out
14 Late Coming
15 Early Going
16 Continuous Absentee
17 Continuous Late Coming
18 Continuous Early Going
19 Punch Details
20 Daily Attendance
21 Tour
22 Special Entry
23 OD entry
24 Punch
25 Present in Premises
26 Absent
27 Absent 2
28 Continuous Absent
29 Audit Log
30 Leave Register
31 Leave Balance
32 Leave Request
33 Daily Attendance Analysis
34 Approved Overtime
35 Shift Deviation
36 Compensation Off



	<p>37 Summary</p> <p>38 Departmentwise Summary</p> <p>39 Attendance Summary</p> <p>40 Attendance Report</p> <p>41 Punch Time</p> <p>42 Monthly Muster</p> <p>43 Work Details</p> <p>44 ERP Daily</p> <p>45 ERP Monthly</p> <p>B Graphical Reports</p> <p>46 Working Hrs Histogram</p> <p>47 Attendance Summary</p> <p>30 Identity Analytics under Time Attendance to be part of the Centralized Dashboard. This feature should include the following:</p> <p>a Online Status Summary</p> <p>b Pending Requests Summary</p> <p>c Location-wise Employee Status Summary</p> <p>d Birthday's Today</p> <p>e Department-wise Employee Status Summary</p> <p>f Shift-wise Employee Status Summary</p> <p>g Continuous Late-Coming</p> <p>h Continuous Absentee</p> <p>i In time Statistics</p> <p>j Attendance Statistics</p> <p>k Continuous Early-Going</p> <p>l Location-wise Employee Count</p> <p>31 Every User should be able to design its own dashboard in a 9X9 window pane.</p>
<p><b>3</b></p>	<p><b>ACCESS CONTROL - BIO CLASS READER</b></p> <p>Supply, Installation, Testing and Commissioning of HID ICLASS SE – RKL40 BIO-METRIC READER (or higher version) at OUT side of define Door / turnstiles. Card plus finger Two-way Authentication. Dual modes - Enrolment Mode, Verification Mode.</p> <p>Base Part Number 928N</p>

13.56 MHz Credential Compatibility

- iCLASS® Seos® 8kB
- Standard iCLASS® 16-32k bit

TYPICAL CONTACTLESS READ RANGE<sup>1</sup>

- Single Technology ID-1 Cards
  - iCLASS® Seos™ 1.2" (3 cm)
  - iCLASS® 4.7" (12 cm)

Mounting : Double-gang size; designed to mount on double (preferable for stable wall mount) or single-gang switch box

Color Black

Keypad Yes (illuminated, 4 x 3)

Display Yes (illuminated)

Dimensions 4.8" x 6.1" x 1.2" (12.2 cm x 15.6 cm x 3.0 cm)

Product Weight (Terminal Strip) 16.0 oz (454 g)

Operating Voltage Range +12VDC

Current Draw - Normal Standby Current<sup>2</sup> 195mA

Current Draw - Maximum Average<sup>3</sup> 255mA

Current Draw - Peak<sup>4</sup> 320mA

Operating Temperature 14° to 122° F (-10° to 50° C)

Operating Humidity 5% to 95% relative humidity non-condensing

Storage Temperature -67° to 185° F (-55° to 85° C)

Environmental Rating UL 294 and IP55 indoor / outdoor ratings

Fingerprint Biometric Sensor Type Optical

Biometric Authentication Compatibility

- ANSI-378 template stored on iCLASS Seos credential and verified on reader
- bioCLASS® template stored on standard iCLASS credential and verified on reader (6180A enroller template is NOT COMPATIBLE)

Language Support English,

Communications Wiegand, Clock-and-Data, Open Supervised Device Protocol (OSPD) via RS4855

Panel Connection- Terminal Strip

Certifications UL294/cUL (US), FCC Certification (US), IC (Canada), CE (EU), RCM

	<p>(Australia, New Zealand),  SRRC (China), KCC (Korea), NCC (Taiwan), iDA (Singapore), RoHS, MIC (Japan),  WPC (India), ANRT (Morocco)</p> <p>Crypto Processor Hardware Common Criteria Rating - EAL5+</p>
<p><b>4</b></p>	<p>ACCESS CONTROL - HID Signo™ 20 Reader</p> <p>Supply, Installation, Testing and Commissioning of HID Signo™ 20 (or higher versions) Card READER at IN side of define Door / turnstile.</p> <p>Base Model &amp; Form Factors 20 - mullion</p> <p>Security Rating - Secure Element Hardware EAL 5+</p> <p><u>Credential Technology Supported</u></p> <ul style="list-style-type: none"> <li>- 2.4 GHz Credential Compatibility Yes – Integrated Supports HID  Mobile Access</li> <li>- 13.56 MHz Credential Compatibility - Yes - Integrated  Support for:  Seos®, iCLASS SE®, iCLASS SR®, iCLASS®, ISO15693,  MIFARE Classic, MIFARE DESFire EV1/EV2,  Near Field Communication (NFC), &amp; ISO14443A</li> <li>- 125 kHz Credential Compatibility  Yes – Available in all Standard Profile HID Signo Readers  Support for: HID Proximity, Indala Proximity, EM4102  Proximity, AWID</li> </ul> <p><u>Device Characteristics</u></p> <p>Mounting - Mullion, single or double-gang switch box</p> <p>Connector Type - Pigtail Cable – 18 inch (0.5 m) Terminal Block  flush mount</p> <p>Color : Black Bezel / Black Trim</p> <p>Keypad : Mullion - 2 x 6 capacitive Wall-switch - 3 x 4 capacitive</p> <p>Material Housing Polycarbonate – UL94 V0 rated</p> <p>Operating Voltage Range 12 VDC</p> <p>Current Draw (max) 250 mA</p>

	<p>Device Input &amp; Output : Input: Tri-color LED, Buzzer, Hold Output: Tamper Relay</p> <p>Operating Temperature Range -35° C to +66° C (-31° F to +150° F) 0% to 95% non-condensing</p> <p>Storage Temperature Range -40° C to +85° C (-40° F to +185° F)</p> <p>Environmental Rating - UL294 Outdoor and Indoor rated</p> <p>Ingress Protection IP65</p> <p>Controller Communication OSDP or Wiegand, both integrated into base hardware</p> <p><u>Device Features</u></p> <p>Device Management - HID Reader Manager, OSDP configuration</p> <p>Intelligent Power Mode - Yes</p> <p>Velocity Attack Detection - Yes</p> <p>Metal Environment Optimization: Yes – surface detection feature automatically calibrates read range</p> <p><u>Certifications</u></p> <p>UL294/cUL (US), FCC (US), IC (Canada), CE (EU), RCM (Australia, New Zealand), SRRC (China), KCC(Korea), NCC (Taiwan), iDA (Singapore), RoHS, MIC (Japan), Green Circle, Bluetooth SIG, and additional regions.</p>
	<p><b>Access Control Servers</b></p> <p>Make : Dell Poweredge R250 Server or higher/ HP/ CISCO Equivalent or higher Quantity : 03 or more as per the requirement of the site. Intel Xeon E-2314 2.8Ghz , 8MB Cache, 4C/4T, Turbo(65W), 3200 MT/S, 4 DIMMS, 32GB UDIMM, RAID, Single Cabled Power Supply 450w Bronze, IDRAC9 Enterprise, Windows Server 2022, OEM Pack , 2 TB 7.2 RPM SATA 6 Gbps, 1U Rackmodel ( Without LED ) SQL SERVER 2022</p> <p>With VM Ware 8 (or above) and NETAAP for application and data redundancy.</p>
5	<p><b>ACCESS CONTROL - ELECTROMAGNETIC LOCK</b></p> <ul style="list-style-type: none"> <li>• Holding Force : Up to 1200 lbs (545 kg)</li> <li>• Voltage Input : 12 VDC / 24 VDC</li> </ul>

	<ul style="list-style-type: none"> <li>• Current Draw : 12V / 500mA ; 24V / 250mA (±5%)</li> <li>• Hall Effect Contact : SPDT rated 2A at 24 VDC</li> <li>• Anti-Rust Surface Treatment : Blue Zinc Plating</li> <li>• Operating Temperature : 0~55° C ( 32~131° F)</li> <li>• Weight 2.5 – 4.8 Kg</li> <li>• Operating Humidity : 0~95% ( non condensing)</li> <li>• Green/Red LED Indication for EM Lock Status</li> <li>• Durable and Silence Operation</li> <li>• Cosmeticize Anodized Aluminum Casing</li> <li>• Surge &amp; Spike Protection PCB</li> <li>• Anti-Tamper Jam Nuts</li> <li>• Full Range of Optional Brackets</li> <li>• Anti Residual Magnetism Kick Off Button</li> <li>• Compliance to UL,CE and PSB</li> <li>• Make : EBELCO / BEL / W BOX</li> </ul>
6	<p><b>ACCESS CONTROL - ACCESS CARDS</b></p> <p>HID Cards : HID 2002 series iClass(16Kb) smart card, programmed. Part No. 2002PGGMN, Corporate 1000 Format compatible with SSI, Snehapadma Configurator, HID Bio class RKL B-40 and HID Signo™ 20 Readers, iCLASS HID, genuine, Authorized for SBI, One and Two way authentication with Vertex V2000 EVO, V2000. Need to supply minimum 5000 cards along with the system.</p> <p>Mifare access control cards for visitors : Mifare access control cards for visitors compatible with SSI, Snehapadma Configurators and HID Signo™ 20 Readers. Need to supply minimum 5000 cards along with the systems.</p>
7	<p><b>CONCEALED CABELING FOR ACCESS CONTROL</b></p> <p>CAT 6a UTP cable solid cable, Conductor : 23 AWG ( Solid ) , META : Bare Copper, Insulation Material : HD-PE, OD : 61.mm +- 0.2 , Resistance Unbalance : 5% Max, Capacitance Unbalance : 330pF/100m, Delay Skew : &lt; 45Ns. Make: (Make D-link, Molex, Commscope, Finolex, R&amp;M ). Cabling needs to be done through ISI stamped PVC conduits of 2" diameter.</p>
	<p><b><u>X RAY BAGGAGE SCANNING MACHINES</u></b></p>
	<p>Need to provide one X ray machine for each 1000 occupants at the entrance for screening the incoming personal and another same number at the exit for screening the outgoing personnel. I.e. at least 10 baggage scanners (five at the entrance and five at the exit) are required. Also need to provide one additional machine each at the entrance and exit points to scan larger baggages. Complete assembly with power supply and</p>

	extended stainless steel conveyor roller table 10 feet from the conveyor and 4 feet horizontal platform at the end with guiding stoppers on either side.
<b>1</b>	<p>System should have following features:</p> <ul style="list-style-type: none"> <li>• Tunnel size 620mm x 420mm (10 machines) and Tunnel size 750mm x 550mm (02 Machines)</li> <li>• Make : Smiths Detection/ Astrophysics/ Rapiscan</li> <li>• Single view baggage screening system providing high threat detection and throughput</li> <li>• Spectrum 4-color imaging</li> <li>• Explosives and narcotics detection with regulatory based explosives detection algorithms</li> <li>• Minimum 15 image processing functions</li> <li>• Dual mode feature helping with identification of organic materials accurately and quickly</li> <li>• Explosive threats, narcotics &amp; density alerts</li> <li>• low density enhancement</li> <li>• Automatic, Enhanced Image Archiving</li> <li>• Remote Status Monitoring</li> <li>• Remote Archive Review</li> <li>• Tray Return System Compatible</li> <li>• 64-bit Operating System</li> </ul>
<b>2</b>	<p><b>PHYSICAL SPECIFICATIONS</b></p> <p><b>DIMENSIONS</b>    Length Max 2,400 mm                                  Width Max 1100 mm                                  Height Max 1,500 mm</p> <p><b>TUNNEL SIZE</b>    W 620 mm (min) and min 750 mm (for 2 larger size machines)                                  H 420 mm (min) and min 550 mm (for 2 larger size machines)</p> <p><b>CONVEYOR HEIGHT</b>    750 -800 mm from ground</p> <p><b>WEIGHT (NET)</b>                below 600- 630 Kg</p>
<b>3</b>	<p><b>ENVIRONMENT &amp; POWER</b></p> <p>Storage Temp -20°C To 50°C</p> <p>Operating Temp 0°C To 40°C</p>

	<p>Relative Humidity 5 To 95% Non-Condensing</p> <p>System Power 100/110/120/200/208 /220/230/240 VAC ±10</p>
<b>4</b>	<p><b>PERFORMANCE</b></p> <p>Conveyor Speed1 0.18 - 0.20 M/Sec</p> <p>Conveyor Load1 160- 170 Kg</p> <p>Steel Penetration 43-44 Mm Typical, 41-42 Mm Standard</p> <p>Wire Resolution 43- 44 Awg Typical, 41-42 Awg Standard</p> <p>Spatial Resolution 0.8 - 1 Mm Vertical &amp; Horizontal</p> <p><b>HIGH SPEED OPTION</b></p> <p>Conveyor Speed1 0.34 0.36 M/Sec</p> <p>Steel Penetration 33-35 Mm Typical, 32-34 Mm Standard</p> <p>Wire Resolution 38-42 Awg Typical, 36-40 Awg Standard</p> <p>Spatial Resolution 0.8 Mm Vertical &amp; Horizontal</p> <p>X-Ray Generator</p> <p>Anode Voltage: 160kv</p> <p>Orientation : Diagonally upwards</p>
<b>5</b>	<p><b>SAFETY</b></p> <p>The radiation level should not exceed the accepted health standard(0.1m R/Hr at a distance of 5CM from external housing). Relevant certificate from AERB required</p> <p>Radiation Safety</p> <p>The machine must comply with requirements of health and safety regulations with regard to mechanical electrical and radiation hazards. Before installation of the machine, the supplier/manufacture should furnish relevant certificate from Atomic Energy Regulatory Board of India regarding radiation safety. The company manufacturing the equipment should</p>

	<p>have ISO certification for manufacturing and serving of X-ray Screening machines.</p> <p>Film Safety : Guaranteed safety for high-speed films up to ISO1600. The machines should be film safe. In other words, photographic films must not be damaged due to x-ray examination.</p>
	<p><b><u>DFMDs (Door Frame Metal detectors)</u></b></p>
	<p>Need to provide 12 DFMDs (or more as per the requirement and layout of the site) , 06 at the entry screening area and 06 at the exit screening area. Make: Garrett / Rapiscan /Godrej</p>
	<p><b><u>Specifications</u></b></p> <p><b><u>Zones</u></b></p> <p style="padding-left: 40px;">Minimum No of detection zones : 20 (with minimum 02 vertical zones)        (No of vertical zones : 03 (preferable) minimum 02 vertical zones        No horizontal zones : minimum 10 )</p> <p><b><u>Dimensions / Weight</u></b></p> <p>a) Internal passage        Min Height – 200 Cm        Min Width - 72 Cm        Max Breadth (depth) – 70 Cm</p> <p>b) Overall Exterior size        Max Height - 225 Cm        Max Width - 100 Cm        Max Breadth - 70 Cm</p> <p>c) Weight Max in Kg - 80 Kg</p> <p><b><u>Other Specifications / features</u></b></p> <p>a) Should Meet IP 55, IP 65, IEC 529 Standard for moisture, foreign matter protection</p> <p>b) Power supply :100-260 VAC, 50 -60 Hz, 12-24 VDC, should provided with internal battery backup for 08 hours minimum in operational condition.</p> <p>c) Operating Temperature: DFMD shall work satisfactorily without any deterioration in performance within the temperature range of -3 to +46 C, RH up to 90% non-condensing.</p> <p>d) DFMD shall have inbuilt feature of both manual and automatic calibration</p> <p>e) Minimum 100 programmable Sensitivity Levels</p> <p>f) Standard Programs: Minimum 20 application programs to be included</p> <p>g) Detection technology: Pulse Induction / Continuous Wave technology (Any of two)</p> <p>h) Detection of Ferrous, Non-Ferrous and alloy metals when hidden/ concealed on the body of the person when passed through the door frame.</p> <p>i) Should have Uniform Detection in all the zones.</p> <p>j) Should have the ability to simultaneously detect multiple metal objects of various shape, size and weight when taken thorough any part of the interrogation area of the door frame.</p> <p>k) Performance of the DFMD should be independent of the speed of person passing through.</p> <p>l) Ability to detect target objects when tossed up through the DFMD interrogation</p>



	<p>area, irrespective the speed of passage.</p> <ul style="list-style-type: none"> <li>m) High discrimination between small masses and personal metallic objects. (Option to select or deselect the detection of such items)</li> <li>n) Static Metal Compensation:- The metal objects located in the site of installation should not degrade the detection level of the equipment.</li> <li>o) Moving metal beyond one meter from DFMD should not affect performance of the DFMD. It should be possible to move metallic items like trolleys, metallic gate opening/ closing one meter away from the DFMD without the generation of false alarm.</li> <li>p) Interference rejection: Interference which is mains –borne or radiated by any external source should not cause the DFMD to raise the alarm spuriously. It should be possible to use equipment such as radio, portable telephone, walkie-talkie sets, X-ray monitors etc. at a distance of one meter from the archway without causing spurious alarms.</li> <li>q) Digital Signal Processor (DSP) based technology to provides greater sensitivity, noise immunity, discrimination, detection etc</li> <li>r) Alarm Indication: should have i) Optical indication on door frame corresponding to the zone of detection ii) Alphanumeric display and Low Battery indication above the door frame of the DFMD iii) Distinct Acoustic indication as per the type of target objects iv) Variable volume option for acoustic indication.</li> <li>s) Control Outputs: Solid state switches (low voltage AC or DC) for operating external alarms and control devices.</li> <li>t) Remote control: Option for Desktop Remote Control with Zone Indication and/or via network Yes /optional.</li> <li>u) Tamper proof: All setting to be secured with a key lock and multiple levels of access codes.</li> <li>v) Traffic Counter facility: Unit should have traffic and alarm counter in bidirectional mode.</li> <li>w) Synchronization with adjacent DFMDs: Automatic synchronization for DFMDs located close to each other up to a distance of one feet side by side.</li> <li>x) Automatic Reset: DFMD should reset itself within 3 Seconds after alarm condition.</li> <li>y) Health and Safety: DFMD should be harmless to pacemaker and pregnant woman. Magnetic field should be harmless to magnetic media, electronic devices and should be film safe Need to have test certificates from national/ international accredited lab) in this regard.</li> <li>z) Operation of DFMD shall not be affected by infrared, ultraviolet, electromagnetic or RF radiation. The equipment shall comply with CE or equivalent safety/ immunity standard (Supplier shall submit test certificates from national/ international accredited lab).</li> </ul>
	<p><b>Certifications</b></p> <ul style="list-style-type: none"> <li>a) ICNIRP : DFMD should be harmless to pacemaker and pregnant woman (Supplier shall submit test certificates from national / international accredited lab as per ICNIRP guidelines).</li> </ul> <p>International Commission on Non ionizing Radiation Protection provides scientific advice and guidelines on the health and the environmental effects of non-ionizing radiation (NIR) to protect people and the environment from detrimental NIR exposure.</p> <ul style="list-style-type: none"> <li>b) CE : Confirmation of European standards. Mandatory for marketing in Europe. The marking indicates that a product has been assessed by the manufacturer and deemed</li> </ul>

	<p>to meet EU safety, health and environmental protection requirements.</p> <p>c) BIS 14132 : BIS 1995 and amendment in 2021</p> <p>d) NIJ 0601.02 : National Institute of Justice US Department of justice</p> <p>e) IEEE C95.1 : Standard for safety levels with respect to human exposure to radio frequency electromagnetic fields, 3 kHz to 300 GH.</p>
	Frisking stool for Frisking: Need to provide 12 nonmetallic- wooden stool with granite top with rounded edges for HHMD screening.
	<b>Turnstiles</b>
	Need to provide turnstiles at the entry and exit points (one for each 1000 occupants). For 5000 occupants 5 at the entry and 5 at the exit points. Also need to provide 3 each at the floor / wing entry and exit gates. Actual quantity will vary as per the layout of the premises. Necessary P gates with access control also need to be provided in such places for specially abled persons and visitors. Larger size drop arm turnstile may be used in place of P gate if width feasible as per norms. All turnstiles need to be bidirectional and automatic (the tripod arms to be rotated automatically without manual drive) and should have arm drop feature during emergencies or in other conditions as programmed.
	Electro mechanical mechanism • 3 x 120 degree rotating tripod arms • Bi-directional operational control • Self-centring mechanism with hydraulic damping • has to be Integrated with biometric and card based access control • Case work available in mild steel powder coated or stainless steel 304, with stainless steel arms • Lockable casing • 380mm min walkway (standard is 380mm) • 500-660mm walkway option for selected turnstiles for specially abled persons if norm permits • Sensor based auto swirl • sensor for crawling and jumping over detection and alarm • Power Supply 230 VAC @ 50-60 Hz
	Q- Managers : Minimum hundred Q stainless steel finished Q-managers need to be provided for the entry and exit points for managing the screening procedures and Q-management requirement as mentioned in the section below.
	<b><u>Miscellaneous (for CCTV, Access control system , Turstiles, Baggage scanner and DFMDs)</u></b>
<b>1</b>	<p>a) Need to have necessary arrangement with respective OEMs for spare and other support.</p> <p>b) Need to have CAMC arrangement with OEM/system integrators for back-to-back support post warranty. Details and copy of SLA need to be handed over to us after each renewal of the CAMC arrangement.</p> <p>c) In case the devices have been declared end of sale/ end of life by the OEM and if there is a requirement to replace any such device same need to be replaced with higher specification devices only.</p> <p>d) For Baggage scanner, DFMD and turnstiles back to back support (for service and spares) need to be ensured.</p> <p>e) All security equipment and devices brand and model number, specifications and brochures need to be produced to the bank and necessary approval and confirmation need to be obtained before placing of orders. Any items</p>

not as per the RFP will be rejected (even after procurement and fitment) and necessary penalty clauses will be enacted accordingly if not suitably replaced.

- f) During layout and design phase dimensions of security equipment need to be taken in to account. Security requirement cannot be bypassed stating any structural limitations.
- g) Sufficient space to be provide at the entry and exit points for placement of Baggage scanners, DFMD and frisking stools maintaining sufficient space for movement of separate Que. Scanning sequence is as mentioned below.
- h) The people need follow separate que as indicated and guided using appropriate and sufficient number of Que managers.
- i) Persons carrying restricted items can submit those items to the guards and same need to be kept in pegion racks / cabinets. Need to provide sufficient number of storage facility 5% of the occupants strength.
- j) Individuals will place the items in the baggage scanner (sufficient trays of various sizes need to be provided) and then follow the Que to the DFMD.
- k) Horizontal separation between any DFMD and the baggage scanner should be minimum one meter to avoid metallic interferences in DFMD.
- l) Baggage will be collected from the baggage scanner only after completing the body screening and frisking,
- m) Once a person crosses the DFMD then next person will enter the DFMD only after the completion of frisking of the person ahead of him. Please note that the zone indication on DFMDs need to be easily visible to the guard so that he can pinpoint / concentrate the HHMD screening accordingly.
- n) Sufficient space need to be provided to the reception and screening area considering the peak time traffic to enable the screening procedure as mentioned above.
- o) Sufficient space also need to be catered for providing additional lanes of scanners and DFMDs in future if felt necessary.
- p) Need to provide screened facility to frisk ladies maintaining personal privacy and separate que. Minimum two such ques, screening lanes and frisking enclosures need to be provided for ladies.
- q) All same arrangement provided at the entry point also need to be provided at the exit point too. Similar space, arrangement and equipment need to be provide at the exit point as mentioned above.

- **Requirement / Quantity shown are only . Actual requirement may vary at the time of final selection of the site.**

## **FIRE FIGHTING SYSTEM WORKS FITOUTS**

The work should be carried as per Fire NOC and Fire Brigade Dept., NMMC rules & regulation.

As per Maharashtra Fire Prevention and Life Safety Measure Act, bidder has to obtain and submit Fire NOC of the premises from Local Fire Brigade Authority to the Bank.

As per Maharashtra Fire Prevention and Life Safety Measure Act, bidder has to obtain and submit Form - B, Fire NOC Certificate (half yearly basis) from Local Fire Brigade Authority to the Bank.

<b>1</b>	<b>FIRE DETECTION SYSTEM - Notifier-by Honeywell/Siemens/Johnson Control/EST)</b>
	The Main FAP would be located in control/BMS room. Repeater Panel will be located in Reception / Security desk. SITC of detectors in such a way that all area should be covered by the detectors including all rooms/cabins/washroom etc. Detectors/Devices to be provided in above false ceiling. Design and drawing of installation of Fire Alarm System detectors/Devices should be finalized by the bank.
	Each Loop mentioned above should be divided into multiple logical zone/areas while programming. - Provision of separate zones for each wing. Each wing should be provided a separate zone/loop. In activation of device/ detector in any wing should not activate another wings detector /device. - Wing wise programming of Fire Alarm System - programming of Fire Alarm System detectors in such a way that Each Wing has separate zone/Loop and if any Fire call come in any zone will not be activated the other Wing or zone hooter except control room common hooter. if any Fire call happened in one Wing, only respective Wing hooter & control room common hooter should only be activated or sound.
	Provision of common hooter in control room to alert Control room operator. The common hooter should be connected with all zones/loops, which should be activated when any detector/device operates in any zone/loop.
	Integration of fire alarm system to be done with AHU unit. If any detector/device activate in any wing/zone respective wing/zone AHU unit should only be tripped.
	Integration of fire alarm system to be done with Gas Suppression system unit. If any GSS system operates in any wing, same to be indicated in FAS or separate panel installed for the same in Control room.
	Integration of fire alarm system to be done with Access Control System. If any detector has activated in any wing/zone respective wing/zone Access Control Doors, Electro-Magnetic lock, Emergency doors and Critical Room Doors should automatic opened.
	the layout printout in readable format should be pasted near reception and at locations as required by client
<b>1.1</b>	<b>Providing following Fire Alarm equipment complete with accessories</b>
	Supply, Installation, Testing & Commissioning of Addressable Main Fire Alarm Panel with Power supply & battery backup complete as per following features: Network card, Loop Capacity to accommodate following above & below detectors and devices with 15% spare capacity, LCD display minimum 160 Characters,

	Shall integrate Control modules, Monitor modules, Relay modules, Heat Detectors, Smoke detector, Multisensor Detector, Duct Detectors, Beam Detectors, Flame detectors etc., Battery of 48 hrs backup in normal condition + 1 hr backup with 25% Loop under fire condition, Autodialer facility with 4 nos dialling capability with 20 sec message. Email notification module. EN54 Approved
	<b>Notifier (By Honeywell)/Siemens/Johnson Control/EST</b>
1.2	Fire Detection repeater panel for easy alarm identification and addressing of alarm
	<b>Microprocessor based Fire Repeater Panel</b> - The repeater shall have its own power supply, batteries and battery charger module with battery charging. The Battery Backup shall be 60 Minutes in Alarm Condition and 48 Hours in Standby Condition. The Network Repeater shall monitor and control each and every FACP and connected field devices on the fire network.
	<b>Notifier (By Honeywell)/Siemens/Johnson Control/EST</b>
1.3	Addressable Field Charging Monitored Power Supply required to provide 24VDC,500 Watts power to the Notification devices and for auxiliary power to devices. The Power supply shall be supplied with all necessary enclosures and shall be monitored by the Fire Alarm Control Panel. The Power Supply shall not be loaded beyond 50% of rated Capacity. Vendor to Provide Loop Calculations to substantiate the use of the Power Supplies. The Make & Listings of the Power supply shall be same as Fire Alarm system.
	<b>Notifier (By Honeywell)/Siemens/Johnson Control/EST</b>
	Supply, installation, testing and commissioning of signal initiating following addressable devices complete with galvanized steel back box, base detector, wiring etc, complete as specified, required & as approved.
1.4	Analogue Addressable Photoelectric Type Smoke Detector with dual LED, sensitivity range of 0.5% to 2.35% /ft with Isolator Detector base, complete with MS Powder coated Junction Box for mounting on Surface / on above False Ceiling / Below False Floor.
1.5	Analogue Addressable Fixed Temperature Heat Detector with Isolator Detector base, complete with MS Powder coated Junction Box for mounting on Surface / on False Ceiling / Below False Floor.
1.6	Analogue Addressable Photoelectric + thermal Multi-sensor Detector with Isolator Detector base, complete with MS Powder coated Junction Box for mounting on Surface / on False Ceiling / Below False Floor.
1.7	Addressable Dual Action Manual Pull Station with Reset Lock & Key arrangement with back box along with MS Powder coated Junction Box, cable glands complete with ferrules etc.
1.8	Fault Isolator Module in suitable MS Powder coated Junction Box, cable glands complete with ferrules etc.
1.9	Ceiling mounted addressable <b>Hooter/Sounders with Strobe flasher</b> 85 DB & 110 Cd along with MS Powder coated Junction Box, cable glands complete with ferrules etc.
1.10	Wall mounted addressable <b>Hooter/Sounders with Strobe flasher</b> 85 DB & 110 Cd along with MS Powder coated Junction Box, cable glands complete with ferrules etc.
1.11	Addressable Monitor Modules with suitable MS Powder coated Junction Box, cable glands complete with ferrules etc.

1.12	Control/Relay Modules in suitable MS Powder coated Junction Box, cable glands complete with ferrules etc. (CM for AHU/Fire damper/ACS control/Builder FAS integration etc.)
	<b>Notifier (By Honeywell)/Siemens/Johnson Control/EST</b>
1.13	Remote response indicator having twin LED flush mounted on false ceiling/wall along with MS Powder coated Junction Box, cable glands complete with ferrules etc. As per IS 2189
	<b>As per IS 2189 (Polycab/RR)</b>
1.14	<b>Detection Loop cable</b> : 2C x 1.5 mm <sup>2</sup> , Stranded Copper conductor, Type AST 1 PVC insulated ISI marked, Armoured FRLS Cable 650 V as per IS 1554, with GI saddle spacers every 0.3 mtr with Single compression Cable Glands, ABS Junction Boxes (wherever required), terminals, Ferruling complete.
<b>II</b>	<b>PA SYSTEM - BOSCH / Johnson Control/ Siemens</b>
	<b>Wing wise programming of Public address system to be done to facilitate announcement in separate or multiple wing.</b>
	<b>Provision of Public Address – Wing wise programming of Public Address system to be done, which is provide facility to announce individual wing or switching different wing as per banks requirement from control room.</b>
	<b>Drawing and Installation of public address system shall be finalized by the bank</b>
1.1.1	6 W, Metallic Grill, high quality type music speakers with fire dome to be fixed flushed with false ceiling with line matching transformer for direct connecting to 100/70 V output line.
1.1.2	Ceiling speakers with metal back box - 6 Watts output with multiple tapings.
1.2	Metal Cabinet Speakers Wall mounted - 6 Watts output with multiple tapings.
1.3	Providing Volume control - cum - ON - OFF switch flush mounted on wall along with other electrical switches with size & regulating knob matching the electrical fittings, upto 25 Watts- <b>To be confirmed by client</b>
	<b>BOSCH / Johnson Control/ Siemens</b>
1.4.1	Set of Amplifiers fully monitored speaker circuits dual Channel suitable to meet the speaker wattage with 230 VAC networkable with all interconnecting Cables . System shall be designed with 25% spare amplifier capacity for equipment safety
1.4.2	Network controller with adequate numbers of zone with following features - Microprocessor based, MODBUS/IP or BACNET/IP Port for 3rd Party IBMS System Integration, Accommodates all set of Amplifiers/ zones, 2 Channel Operation for Simultaneous Evac & Alert Audio message broadcast, Accommodates All Zone Call stations peer to peer, Automated Evacuation message facility, IP/Ethernet Port for Configuration & Audio decoding, With all interconnecting Cables, rack mounted, EN54-16.
1.4.3	Individual Zone Call Station with goose neck Microphone with zone selection & all call selection to be connected peer to peer with the network controller.
1.4.4	Network Router / Slave controller
	<b>BOSCH / Johnson Control/ Siemens</b>
1.5	27U Rack for all above Equipments Amplifiers/Network Controller/Music Source etc powder coated with exhaust fan for proper ventilation & cooling covered from both sides with castors & partitions.
	<b>VALRACK/APW-PRESIDENT/WQ</b>
1.6	Providing music source DVD/CD Changer, AM/FM Tuner
1.7	Providing of CAT 6 cable for interconnection between Controller, Router, Call Station etc.
	<b>SYSTEMAX/AMP/PANDUIT</b>

1.8	2C x 1.0 mm <sup>2</sup> , Stranded Copper conductor, Type AST 1 PVC insulated, ISI marked Armoured FRLS Cable 650 V as per IS 1554, with GI saddle spacers every 0.3 mtr with Single compression Cable Glands, ABS Junction Boxes (wherever required), terminals, Ferruling complete.
	<b>POLYCAB/CALLIPLAST/RR</b>
<b>III</b>	<b>Fire Suppression System</b>
	Vendor to co-ordinate with server/UPS/battery/EPBAX/Electrical Panel contractors for Panel GA Layout. Accordingly, Vendor to re-calculate the components & provide flow calculations, drawings, test certificates & complete documentation for all components as well as single system as per pre-engineered fire suppression system ( <b>Direct/ Indirect System as per banks requirement</b> ) in accordance to NFPA 2001 / equivalent standard. (Extinguishing agent should be UL & FM approved, non-poisonous, low GWP gas etc).
	<b>Make: ANSUL / KIDDE/ Kanex /Cease Fire</b>
	<b>Provision of GSS panel in control room and zones/system wise integration with fire alarm system as finalized by the banks.</b>
1.1	Providing adequate capacity Extinguishing Clean Agent Novec 1230, Cylinder Stored Pressure Type, DLP Assembly with automatic valve, Nickel plated brass valve, End of line adaptor, equipped with a low-pressure switch to monitor the system activation, ball valve interfacing the tubing and the cylinder, burst disc of OEM specified design, complete with accessories, mounting bracket, connectors.
1.2	Providing Linear pneumatic heat detection Tube for automatic fire detection and suppression system made out of special modified Polyamide / equivalent material, of suitable size pressurised with dry Nitrogen complete with accessories, fixing connectors.
1.3	Providing All Necessary Connectors for system installation and not limited to Nickel plated brass T-connections, End of Line Plug, End of Line adapter with Pressure gauge, check Valve, Low pressure switch
1.4	Providing Double pole discharge Pressure Switch to monitor Pressure drop
	<b>NOVEC BASED GAS SUPPRESSION SYSTEM (GSS) - ANSUL / KIDDE/ Kanex /Cease Fire</b>
	<b>The GSS is designed for Server room for design concentration 4.5% design temperature of 21 °C</b>
	<b>No redundancy considered. Server room - Area - 17 sq mtr and height - 3.65 mtr</b>
	<b>The vendor is required to inspect the present site condition to verify the system. The vendor is required to recalculate gas quantity &amp; prepare schematic for number of cylinders along with sequence of cylinder discharge operation for proposed areas</b>
1.1	Novec 1230 Seamless Storage Tank & Valve assembly 80 / 120 Ltr Capacity, Empty with CCOE Approval for storage and refilling, to accommodate following qty of Gas
1.1.1	120 Ltr
1.1.2	80 Ltr
1.1.3	34 Ltr
	<b>ANSUL / KIDDE/ Kanex /Cease Fire</b>
1.2	Novec 1230 Fire Protection Fluid, <b>OEM</b> Factory Fill in Kgs stored in above cylinder @ 25 / 42 bar.
	<b>3M</b>
1.3	MS Powder coated 2"x2" hollw box frame Cylinder(s) support assembly with manifold support system duly fastened to the slab floor & wall / Ceiling complete with cylinder brackets / U clamps etc.
	<b>Local Fabricated</b>
1.4	Discharge Hose of suitable size
1.5	Manual Actuator

1.6	Electric & Pneumatic Actuator Assembly complete with male female connectors, adaptors, tee, elbow fittings etc
	<b>ANSUL / KIDDE/ Kanex /Cease Fire</b>
1.7	Auto manual selector Switch with inbuilt key lock arrangement in Glossy ABS Enclosure
	<b>Local</b>
1.8	SCh 40 Seamless ASTM 106 gr B, piping with 3000 psi fittings, with MS fabricated ( 50 mm x 50 mm x 6mm ) rigid supports at every 1 mtr and every bend, T, and at nozzles with U bolts clamps etc. cost shall include 3 coats of PO red paint and 2 coats of Zinc primer. supports shall be painted black.
	<b>Indian Seamless/Maharashtra Seamless</b>
1.9	Manifold for above cylinders with UL Listed check Valve duly tested for 90 Bar suitable for above cylinders
	<b>Local Fabricated</b>
1.10	Abort switch yellow coloured Diecast Aluminium with metal lift plate & press to operate switch complete with MS powdercoated back box
1.11	Release switch green coloured Diecast Aluminium with metal lift plate & press to operate switch complete with MS powdercoated back box
	<b>RAVEL</b>
1.12	Discharge Pressure Switch
	<b>ANSUL / KIDDE/ Kanex /Cease Fire</b>
1.13	LCD Display Gas Release Panel with single cross zone, timer card, Abort release connection, Power supply & Battery backup for 48 Hrs. The Panel shall display countdown timer and shall extend 4 freely programmable relay contacts.- UL Listed
	<b>RAVEL</b>
1.14	LED type display sign board flashing with inbuilt Sounder " <b>EVACUATE GAS RELEASED</b> " & " <b>DO NOT ENTER</b> "
	<b>PROLITE</b>
1.15	Nozzle, Brass, Drilled for room / floor / ceiling void 360 deg
	<b>ANSUL / KIDDE</b>
1.16	Conventional Photoelectric detectors with base and powder coated Junction Box. (False Floor Detectors shall have GI Powder coated U Supports 50x6 mm flat).
	<b>System Sensor/Apollo/Ziton</b>
1.17	Wall / ceiling Conventional Sounder cum Strobe with 85 dB with GI powder coated Junction box, cable glands complete with ferrules etc.
	<b>System Sensor/Apollo/Ziton</b>
1.18	Response Indicator
1.19	2C x 1.5 mm <sup>2</sup> , Stranded Copper conductor, Type AST 1 PVC insulated, Armoured FRLS Cable 650 V as per IS 1554, with GI saddle spacers every 0.3 mtr with Single compression Cable Glands, ABS Junction Boxes (wherever required), terminals, Ferruling complete.
	<b>POLYCAB/CALLIPLAST/RR/KEI</b>
1.20	UL approved Flow calculation with piping isometric, Gas quantity, layout drawings with Cylinder CCOE certificate for Storage cylinders, OEM fill certificate, Certificate for filling in India and all related documentation complete
1.21	Room Integrity test as per NFPA 2001 including all consumables. Only power to equipment for testing shall be supplied at site
<b>VI</b>	<b>Ceiling Mounted Extinguishing System</b>
	<b>Make: Kanex/Minimax/Ceasefire/Safex</b>
1.1	Providing adequate capacity Clean Agent System complete with novoc1230 with discharge nozzle, discharge valve, pressure gauge ceiling mounting brackets, duly charged and pressurised with nitrogen gas, solenoid valve, cabling etc. complete with



	fittings, supports, mounting brackets, valves & accessories required to install in Sever/EPBAX/Hub/Network room etc.
1.2	Providing Adequate capacity of ABC type modular System complete with MAP 90% with discharge nozzle, discharge valve, pressure gauge ceiling mounting brackets, duly charged and pressurised with nitrogen gas, solenoid valve, cabling etc. complete with fittings, supports, mounting brackets, valves & accessories required to install in UPS/Batteries/Electric panel room etc.
<b>V</b>	<b>FIRE EXTINGUISHERS</b>
	<b>Placement and Installation of fire extinguishers in the wing shall be finalized by the banks</b>
1.1	ISI mark Clean agent Fire Extinguisher <b>2 Kgs.</b> Capacity complete Charge with FE 36 Gas only. The Extinguisher will be Manufactured Strictly as per BIS: 15683:2006 with wall mounting bracket. Fire rating shall be <b>21B.</b>
1.2	ISI mark Clean agent Fire Extinguisher <b>4 Kgs.</b> Capacity complete Charge with FE 36 Gas only. The Extinguisher will be Manufactured Strictly as per BIS: 15683:2006 with wall mounting bracket. Fire rating shall be <b>21B.</b>
1.3	6 Kg ABC Stored Pressure type Fire Extinguisher bearing ISI Mark for fighting ABC Class of Fire. The Extinguisher will be Manufactured Strictly as per <b>BIS: 15683:2006</b> bearing ISI Mark with wall mounting bracket. Fire Rating shall be <b>4A &amp; 55B.</b>
1.4	CO2 type Fire Extinguisher <b>4.5 Kgs.</b> Capacity, made from brand new seamless cylinder, as per IS: 7285 and CCE approval, fitted with Discharge hose and horn and Squeeze Grip type valve with initial Charge as per IS: 15683:2006 specification, bearing ISI Mark with wall mounting bracket. Fire rating shall be <b>21B.</b>
1.5	Class K Type <b>6 Ltr.</b> capacity Fire extinguisher. The Extinguisher shall be pressurized with N2 gas, squeeze grip type with nozzle and with wall mounting bracket or floor stand.
1.6	Fire extinguisher for batteries fires (Lithium -ion/other batteries) Type <b>6 Ltr.</b> capacity. The Extinguisher shall be pressurized with N2 gas, squeeze grip type with nozzle and with wall mounting bracket or floor stand.
1.7	Tripod Floor stand for Fire Extinguisher with required accessories, as per requirement & approved by client.
	<b>KANEX / MINIMAX / CEASEFIRE/SAFEX</b>
<b>VI</b>	<b>FIRE SIGNAGES</b>
	<b>Fire Safety Signage : SITC of LED based fire signage Supply Of Self Contained Rechargeable IBS-AS Emergency Egress Routes Lighting With the 1X 3W LED Lamp The equipment Shall Surface/ hanging mounted , An aesthetically pleasing design that is both slim and discrete Quick &amp; Easy Slide Connect Installation , Complete with all variations of the "Running Man. IP 20 as Per IEC 529 the Fitting CAD Designed printing on 8 M. M. clear acrylic sheet. with requirement for the Fire and Safety code of practice and the respective, Fitting with 180 Min backup, Nominal Input Voltage 230 +-10 % to 240V A.C. +-10 % 50 Hz +-10 % confirms to IS: 10322 with ITR, Lithium-ion Rechargeable battery. CE &amp; ROHS certified</b>
1	FLUSH MOUNT DUAL SIDED, Maintained 3 Watt LED, FIRE Exit luminaires, with Sheet metal Body, Painted to RAL 9010, Pictogram 280 (I) X 130 (W), with spring supports, Legend with clear acrylic / engraved pattern to be fully compliant with requirements of designing and installation to meet the fire and safety code of practice, IP 20 with NiCad 2 x 1.2 V Battery Backup for 90 Minutes with operation in following formats as per Layouts : Right Arrow, Left Arrow, Down Arrow, Both sides etc. Input Supply: 220 V AC ±10%

2	SURFACE MOUNT SINGLE SIDED, Maintained 3 Watt LED, FIRE Exit luminaires, with Sheet metal Body, Painted to RAL 9010, Pictogram 280 (I) X 130 (W), Legend with clear acrylic/engraved pattern to be fully compliant with requirements of designing and installation to meet the fire and safety code of practice, IP 20 with NiCad 2 x 1.2V Battery Backup for 90 Minutes with operation in following formats as per Layouts : Right Arrow, Left Arrow, Down Arrow, Both sides etc. Input Supply : 220 V AC ±10%
	<b>Displaying of Fire safety signage in building premises, i.e. Fire exits, Fire door, Fire Extinguisher, Emergency escape route plan, Staircase, Fire fighting equipment signage, Electric hazard signage &amp; Assembly point etc. signage board shall be PHOTO LUMINESCENT Type.</b>
	<b>Self Maintain Photoluminescent Signage in 1 mm thick Rigid Sheet ARS 10000 with Strong self Adhesive, Weather Proof. Self Extinguishing, The Sign not contain any radioactive substances In toxic terms the product is considered as safe, Non Peelable, Non Scratchable, Non Breakable, Silk Screen Printed: high quality paint with UV resistance, As Per approved standard the colour should be RED/GREEN/BLUE/YELLOW with Graphics Symbol in White approved by Local Director of Fire and Emergency services.</b>
1	6" X 6 " Angular 180 DEG View Photoluminescent Signages for Extinguishers & MCP (Size:150mm x300mm) : Glow-in-the-dark sheeting with luminous properties enclosed in a weatherproof UV stabilized film. With UV screen printing by imported inks, 1mm (+10%) thickness -20 to 80C service temperature, glow visible up to > 24 hours in total darkness, these signs adheres to PSPA class A, DIN 67510 part 2, IMO A 757 (18), IMO A 653 (16), BS 5499-1
2	Fire action board for fire action & evacuation layout plan (Size:A2) : Glow-in-the-dark sheeting with luminous properties enclosed in a weatherproof UV stabilized film. With UV screen printing by imported inks, 1mm (+10%) thickness -20 to 80C service temperature, glow visible up to > 24 hours in total darkness, these signs adheres to PSPA class A, DIN 67510 part 2, IMO A 757 (18), IMO A 653 (16), BS 5499-1
3	laminated Photo lumented type floor reflective tape for showing direction of nearest exit. (Floor tape to be provide in all staircase and floor etc.)
	<b>PROLITE / AUTOLITE</b>
<b>VII</b>	<b>SPRINKLER SYSTEM</b>
1	Providing Heavy duty G.I. 'C' Class Pipes, heavy class IS:1239, Part 1 up to 150mm dia with accessories such as screwed / welded joints, tees, reducers etc. and MS Angle Fabricated Supports conforming to IS standards complete including welding, jointing, painting. Scope incl. preparation of Sprinkler pipe network as per plan, by cutting the pipes to correct lengths, fabricating & jointing with G.I threaded or Socket Weld fitting used for pipe size up to 50 NB & below and using butt welds or Roll Grooved Fittings for 65 NB & above. Scope incl. of Fixing with rigid angle supports, painting, with a coat of Zinc Dichromate primer and two coat of approved enamel paint. The Sprinkler Network shall be pressure tested to 150% Tap-off Pressure or 12 bar pressure, whichever is higher. Vendor shall submit all the Manufacturing and Test certificates with the delivery of pipes at site.
	Fittings shall be forged ASTM A 105 3000# socket weld type below & upto 50 mm and Seamless ASTM A 234 butt weld type for 65 mm and above. Flanges shall be forged A 105 150# Make Montex/jainsons or equivalent
1.1	150mm dia
1.2	100mm dia

1.3	80mm dia
1.4	65mm dia
1.5	50mm dia
1.6	40mm dia
1.7	32mm dia
1.8	25mm dia
1.9	15mm dia
	<b>Tata / Jindal</b>
1.10	Hard drop for the sprinklers fouling below duct with 1.5 mtrs 25 NB Heavy, 'C' class G. I. pipe with a coat of Zinc Dichromate Primer and two coats of approved enamel paint. with minimum 2 bends including all fittings, MS supports, cutting the pipes to correct length jointing with G.I threaded fitting, fixing with clamps to M.S. brackets / hangers threaded or welded fittings. The assembly shall support to true slab with hangers and MS angle (50mm x 50mm x 6mm) fabricated supports.
	<b>Tata / Jindal</b>
1.11	SITC of MS fabrication including tools, tackles, welding machines, welding cables, cutting torch and tubes and all consumables like cutting gas cylinders, welding rods, hardware's, paint, anchor fasteners, allied civil works etc. LPG cylinders should not be used for cutting. One coat of red oxide & two coats of black enameled paint. - NOT TO OPERATE THIS ITEM WITHOUT PRIOR APPROVAL
2	Pendent Sprinkler of 15 NB Quartzoid bulb type K-80 68 deg. UL Approved SS 304 duly tested for application for below false ceiling.
3	Pendent Sprinkler of 15 NB Quartzoid bulb type K-80 93 deg. SR deg. UL Approved SS 304 duly tested for application for below false ceiling.
4	Side Wall Sprinkler of 15 NB Quartzoid bulb type 68 deg. UL Approved with Sprinkler guard SS 304 duly tested for application
5	Specific Application Window Side wall Sprinkler of 15 NB Quartzoid bulb type 68 deg. UL Listed for façade glass protection tested for application Make - Tyco or equivalent Model - Tyco WS or equivalent
6	Upright Sprinkler of 15 NB Quartzoid bulb type K-80 68 deg. SR UL Approved SS 304 duly tested for application for above false ceiling/ceiling void areas/no ceiling areas/open ceiling areas
7	Concealed Sprinklers of 15 NB Quartzoid bulb type 68 deg. UL Approved incl. sprinkler plate tested for application for designer ceiling
8	Pendent Sprinkler of 15 NB Quartzoid bulb type K-115 68 deg. UL Approved SS 304 duly tested for application for below false ceiling.
9	Upright Sprinkler of 15 NB Quartzoid bulb type K-115 68 deg. SR UL Approved SS 304 duly tested for application for above false ceiling.
10	Ceiling Flush Rosette Plate SS or White Powder coated suitable for above mentioned pendent sprinklers
	<b>TYCO/VIKING/HD FIRE</b>
11	Providing UL Approved Braided Sprinkler Flexible drop pipes made of Corrugated SS Tubing to with stand 16 Bar pressure with welded reducer on one end to directly accommodate sprinkler & female checknut on the other end to connect to the branch pipe with supports complete with required accessories to fix on the False ceiling with adjustable SS bar and clamps.
a	1000 mm long
b	1500 mm long
c	1800 mm long
	<b>TYCO/VIKING/HD FIRE/RAPIDROP</b>
12	Ductile Iron Gear Operated Butterfly valve with tamper switch pressure rating PN 16 kg/sqcm standard pattern (Horizontal / Vertical), with necessary flanged joints by providing necessary pair of M.S. flanges, nuts, bolts, gaskets, etc. all complete for following diameters

a	150 mm dia
b	100 mm dia
c	80 mm dia
	<b>Mech/Audco/Tyco/HD fire</b>
13	Flap type Non Return Valve PN16
a	150 mm dia
b	100 mm dia
c	80 mm dia
	<b>Mech/Audco/Tyco/HD fire/Normex</b>
14	Flow switch vane type with NO-NC contacts for alarm.
a	150 mm dia
b	100 mm dia
c	80 mm dia
	<b>System sensor/Potter</b>
15	Providing and fixing dial 0-20 KG/Sq cm Glycerine filled Pressure Gauge, 150 mm
	<b>Fiebig/H-guru</b>
16	Air Vent/Release Valve 25 mm
	<b>Leader /Zoloto</b>
17	SS Ball Valve 50 NB
	<b>Leader /Zoloto/Giacomini</b>
18	Providing and fixing test and drain assembly with Drain valve with sight glass & inspectors Test Valve with sight Glass arrangement complete with union.
a	25 mm
b	50 mm
	<b>Leader /Zoloto/Giacomini</b>
19	Providing Flow Calculations and deriving the minimum tap off pressure for smooth operation of the system
20	Providing Pressure Test Certificates, Commissioning Reports, Warranty certificates and handover documents in the manner prescribed by Architect/PMC/Client. License Sprinkler Contractor shall execute the works and scope incl. submission of Form A and B as applicable.
<b>VIII</b>	<b>Fire Pump House with wet riser with hose reels &amp; Fire hydrants:</b>
1	Provision of Single headed external yard hydrant conform with IS;13039 & valve with 1 No. 63 mm dia instantaneous FM Stainless Steel coupling and cast iron wheel,ISI marked, conforming to IS 5290 (type A) with blank Stainless Steel cap and chain as required covered entire area of building to be protected.
2	Fire Hose reel (Swinging 1800wall mounted) with hose reel drum conforming to IS884:latest revision and ISI marked complete with all fittings. Nozzle shall be of 05 mm diameter and made of metal conforming to IS-8090:.Hose Rees shall be of 20 mm diameter & 30 m long with SS shut off type nozzle .
3	Provision of Internal wet riser system conform with IS 3844 having single/double headed hydrant landing valve in gun metal with CI hand wheel available on each floor of building with 63 mm instaneous male coupling.
4	Fire hose boxes: Weather proof M.S. hose cabinet (preferably Inclined roof) fabricated from 16 SWG thick M.S. sheet with 3 mm thick full front glass door, centre opening, locking arrangement, Size: 900x600x450 mm) and to accommodate the 02 Fire Hose 15m long and 01 Short branch including and numbering in (Leading Brand / Locally or Self fabricated) duly painted with one coat of primer and two or more coats of synthetic enamel paint of approved make and with Provision of 02 nos hose pipe of 15 meter length & one no of Short branch in each hose boxes.
	<b>Fire Pump House</b>

	Provision of Multistage direct coupled centrifugal pump of make, Kirlosar and Grundfos or equivalent or single stage pump as per manufacture pump characteristics data, cast iron casing and bronze internal parts, make approved for TAC for fire duty, capable to discharge 2850 LPM at 125 HEAD, complete with TEFC motor of approved make motor winding with proper class suitable for starter as per fire brigade, Pressure gauge etc. and wired for automatic start on drop of pressure.
	Providing and fixing of automatic motor control centre for hydrant, Sprinkler, Jockey and booster pump.
	Provision of ON/OFF control system of all electrical pump from control room to be made.
	Comprising of automatic switch unit isolators to set operating pressure rated 500 volt AC 50 HZ SUPPLY COMPANY REGULATION, contact of suitable size, internal isolating baffles, terminal boxes for cables suitable screwed standard 250 volts, 15 watt bayonet cap, indicator lamp for respective pump behind suitably protect against damage, interlocking arrangement as per fire brigade stipulation, auxiliary switch to provide warning by lighting of a lamp and hooter for audible alarm both at pump room and fire console, trapping of circuit breaker connecting the electric supply to leave power for fire pump if so required
	Providing diesel pump mounted with 24 volts DC starting motor, push button for manual start, proper electric panel for automatic start, fuel tank for eight hours full load run of the pump, Leak proof battery including interbattery connectors and terminal complete.
	02 nos Jockey pump of 285 LPM connected with fire network & pressure gauge.
	Providing of booster pump of 900 LPM with proper pressure gauge and automatic start on drop on pressure in fire network
<b>IX</b>	<b>Emergency lifesaving apparatus, Stretcher &amp; wheelchair</b>
	Supplying and fixing of complete set Emergency life saving apparatus (ELSA) having carbon fibre cylinder duly approved with PESO, 10 min working with proper face protection and warning whistle arrangement. MAKE - scott/ saviour/ drager available on each floor in set of 02 nos. Supplying and fixing of foldable wheel chairs with arms support on each floor of premises. Providing and fixing of foldable stretcher for each floor.
<b>X</b>	<b>Panic Bar System</b>
	Panic bar system's panel to be installed in BMS/control room. Panic bar system consisting of panic bar panel, hooters (provided at each fire exit door) and accessories. Purpose of panic bar system- To alert control room and security team to avoid authorized entry and exit from the door into the building. Door wise programming of panic bar system – To identify the activated door location in panic bar panel installed in control room.

**BANK GUARANTEE FORMAT**

BANK GUARANTEE IN LIEU OF EARNEST MONEY DEPOSIT

Place: .....

Date:.....

(On non-judicial stamp paper of Rs.-----/-)

**BANK GUARANTEE IN LIEU OF EARNEST MONEY DEPOSIT**

B.G.No. \_\_\_\_\_

Value Rs. \_\_\_\_\_

The Dy. General Manager (F & OA),  
Estate Dept.,  
State Bank Global IT Centre,  
1st Floor, "C" Wing,  
Sector 11, C.B.D. Belapur,  
Navi Mumbai – 400614.

**Sub: Bank Guarantee of ₹ \_\_\_\_\_ (Rupees \_\_\_\_\_ Only) towards Earnest Money Deposit for the work for State Bank of India, of**

**Hiring of Office Premises on Lease Rental Basis Along With Fitouts for SBI GITC In Navi Mumbai.**

Dear Sir,

WHEREAS \_\_\_\_\_ (Name and address of Bidder) (hereinafter called the Bidder) is participating in the RFP/ Tender invited by State Bank of India, GITC, CBD Belapur, Navi Mumbai, vide RFP No. ETA/RFP/2024-25/48 dated 01.08.2024, (herein referred to as Tender) for the Hiring of Office Premises on Lease Rental Basis Along With Fitouts for SBI GITC In Navi Mumbai.

The Bidder has now agreed to produce a Bank Guarantee amounting to Rs.....(Rupees only) as earnest money deposit to State Bank of India for performing their part of the tender obligations.

AND WHEREAS in terms of said tender, the bidder is required to furnish to State Bank of India a Guarantee of a Scheduled Bank for a value of Rs..... to be valid upto (date).

AND WHEREAS \_\_\_\_\_ (Name of Bank and its branch) having their office at (address) the Guarantor, at the request of the bidder hereby furnishes a PBG in favour of State Bank of India and Guarantees in the manner hereinafter appearing.

In consideration of the premise, we \_\_\_\_\_ (name of Bank and its branch) having our office at \_\_\_\_\_ (address) hereafter called the "Guarantor" (which expression shall include its successors and assigns) hereby expressly, irrevocably & unreservedly undertake and guarantee under that if the Bidder fails to execute the work according to his obligations under the said tender, then notwithstanding any dispute between State Bank of India and the Bidder the Guarantor shall, on demand without demur and without reference to the Bidder pay to State Bank of India immediately any sum claimed by State Bank of India under the said tender up to a maximum amount of Rs. \_\_\_\_\_ (Rupees only).

In case the amount demanded by State Bank of India is not paid within 48 hours of receipt of demand, the Guarantor agrees to pay the aforesaid amount of **₹ 50,00,000.00 (Rupees fifty Lakhs Only)**.

(i) Such payment shall be notwithstanding any right the bidder may have directly against State Bank of India or any disputes raised by the Bidder with State Bank of India or any suits or proceedings pending in any competent court or before any arbitrator. State Bank of India's written demand shall be conclusive evidence to the Guarantor that such payment is payable under the terms of the Tender and shall be binding in all respect on the guarantor.

(ii) The Guarantor shall not be discharged or released from the the undertaking and Guarantee, by any arrangement, variations made between SBI and the Bidder and or indulgence shown to the Bidder by SBI, with or without the consent and knowledge of the guarantor or by alterations in the obligations of the Bidder by any forbearance, whether as to payment, time performance or otherwise.

(iii) This guarantee shall remain valid until or as may be caused to be extended by the bidder or until discharged by SBI in writing whichever is earlier.

(iv) This guarantee shall be a continuing guarantee and shall not be revocable during its currency except with the previous written consent of SBI.

(iv)(a) This guarantee shall not be affected by any change in the constitution of the bidder, by absorption with any other body or corporation or dissolution or otherwise and this guarantee will be available to or enforceable against such body or corporation.

(v) In order to give effect to this guarantee SBI will be entitled to act as if the Guarantor were the Principal debtor and the Guarantor hereby waives all and any of its rights or surety ship.

(vi) This guarantee shall continue to be in force notwithstanding the discharge of the bidder by operation of law and shall cease only on payment of the full amount by the Guarantor to SBI of the amount hereby secured.

(vii) This guarantee shall be in addition to and not in substitution for any other guarantee or security for the bidder given or to be given to SBI in respect of the said contract.

(viii) Any notice by way of request and demand or otherwise here under may be sent by post or any other mode or communication to the guarantor addressed as aforesaid and if sent by post it shall be deemed to have been given at the time when it would be delivered in due course of post and in providing such notice when given by post it shall be sufficient to prove that the envelope containing the notice was posted and a certificate signed by an officer of SBI that the envelope was so posted shall be conclusive.

(ix) These presents shall be governed by and constructed in accordance with Indian Law.

Notwithstanding anything contained hereinbefore the liability of the guarantor under this guarantee is restricted to a sum of **Rs. 50,00,000/- (Rupees fifty lakhs only)**.

This guarantee will remain valid upto **18 months** unless a demand or claim under this guarantee is made in writing on or before \_\_\_\_\_ the guarantor shall be discharged from all liability under the guarantee thereafter.

Dated the .....

For (Name of Bank)

(Signature/s with designation/s of signatory/ies)

(Name and Stamp of Bank)



**CHECKLIST**

S.No.	Particulars of Work	Yes / No
1	Title Certificate	
2	Carpet area Details :	
2.1	Minimum Carpet area per floor - 1300 sq. mt. (14000 sq. ft.)	
2.2	Minimum Carpet area in a single office Building - 9,294 Sq. Mtr. (1,00,000 Sq. Ft. ).	
2.3	Total Carpet Area - 9,294 to 25557 Sq. Mtr. (1,00,000 to 2,75,000 Sq. Ft. ).	
3	Occupation Certificate (OC) for the proposed building should be available at the time of bid submission – To attach copy.	
4	Copy of Structural Stability Certificate	
5	Copy of Provisional Fire NOC.	
5.1	Copy of Final Fire NOC.	
5.2	Copies of Lift License of all lifts from the Statutory authority	
6	MEP Consultant Certificate	
7	Submit the legible copy of the NMCC approved layouts :	
7.1	Colour Copy of Approved drawing set for entire building including basement, including FSI calculations.	
7.2	Colour copy of NMCC approved layouts with carpet area / built up area statement/calculation.	
7.3	Uploading of soft copies of Auto Cad drawings of the above NMMC approved layout.	
8	Rentable Carpet Area Calculations : (to be certified by landlord's Architect along with his/her Council of Architecture registration number & Stamp).	
8.1	Statement of calculation of rentable carpet Area as per NMMC approved drawings and as per rentable carpet defined in the Technical Bid (Subject to verification by the Bank/Bank's architect).	
8.2	Passage area	
8.3	Lift lobby Area	
8.4	Area under washrooms	
8.4.1	Gents Toilet area and requirement as per NBC.	
8.4.2	Ladies Toilet area and requirement as per NBC.	
8.4.3	Differently abled persons Toilet area and requirement as per NBC.	
8.5	Projected Area beyond carpet area.	
8.10	Area under AHU.	
9	NOC/permission from appropriate authorities to sublet their premises, if required.	
9.1	MIDC Norms for IT/ITeS, Business parks, Commercial Complex.	

9.2	MIDC charges for sub-leasing to SBI.	
10	Parking :	
10.1	4-Wheeler parking : 67	
10.2	2-wheeler parking : 200 Nos ((or 1 car park for every 5 no. two-wheeler in lieu of it).	
11	Building to be in fit-to-occupy condition and basic amenities i.e. lift, electricity, ample water supply, building structure with finishes must be ready at the time of bidding.	
12	Adequate Electrical power load at least 3000 KVA to 3500 KVA with two independent power feeders from two independent	
13	Backup power arrangements from DG sets (ie 4000 KVA DG sets – 2 Nos, out of 2 Nos one is standby DG)	
14	Fire Fighting System should be operational and well maintained along with wet risers, sprinkler system, water tank of required capacity, fire extinguishers, etc. as per NMMC/ CIDCO statutory requirements.	
15	Potable water should invariably be available 24x7 throughout the year at the desired locations, washrooms, pantry, cafeteria, etc. within the premises.	
16	NMMC Property tax Bill & Payment Receipt	
17	Floor to floor height (Top of floor concrete slab to Bottom of roof concrete slab) of floor offered to Bank	
18	Photograph of premises – inside, outside, services, amenities, furniture, compound, entrances/exit, parking, etc.	
19	Pre-Contract Integrity Pact	
20	EMD	
20.1	Bank Guarantee (BG) as per Annexure N	
21	Declaration About Site Visit, Specifications, Etc.	

(Copy of .... : Self attested copies to be attached).

**Contact Information**

<b>M/s. e-Procurement technologies Limited, Ahmedabad.</b>	<b>State Bank of India</b>
<p>A-201/208, Wall Street – II, Nr. Gujarat College, Ellis bridge, Ahmedabad – 380006, Gujarat (INDIA)</p> <p>The contact details of e-Tender Service Provider are as under:</p> <p>Contact Person : Jay Vyas Contact: jay.v@eptl.in Phone: 9265562819</p> <p>Contact Person : Hiral Purohit Contact: hiral.purohit@eptl.in Phone: 9510812971</p> <p>Contact Person : Shaikh Nasruddin Contact: shaikh@eptl.in Phone: 9510812960</p> <p>Contact Person : Fahad Khan Contact: fahad@eptl.in Phone: 9904406300</p>	<p>The DGM (F&amp;OA), SBI Global IT Centre, CBD Belapur, Navi Mumbai 400 614</p> <p>Contact No : 02227537410/12 E-mail : dgmit.fnoa@<a href="mailto:dgmit.fnoa@sbi.co.in">sbi.co.in</a></p>

**DECLARATION**  
**(To be typed & given on the letter – head of the Bidder)**

I/We have inspected the SBI, GITC Building, CBD Belapur, Navi Mumbai of State Bank of India and I/We have made myself/ us fully acquainted with Bank's set-up, planning, various fitouts, fitouts at 3rd floor (YONO), security works, Firefighting works, LAN & Networking works, amenities, services, etc. provided thereat.

I/We hereby declare that I/ We have carefully gone through the RFP i.e. Technical bid & Price bid, conditions laid down in the Notice Inviting Tender, General notes, General Conditions of Contract, Special conditions, Schedule of items, Form of Agreement, General Specification, Approved manufacturers/ natural source of materials (i.e. all parts of Technical bid), Technical Specifications of all trades of work/fitouts, and clearly understood all the same and on the basis of the same I/ We have quoted our rates in the Price Bid attached with the tender documents.

We accept all the terms and conditions of tender documents. We will abide by all the clauses and technical specification mentioned in the tender. We here by undertake to use only specified material/ make as per the tender schedule.

We hereby declare that we are neither blacklisted nor debarred by the Bank for any work/project. Further we have a valid GST and PAN No.

I/ We hereby declare that, in particular during execution of all works at site; it will be my/ our sole responsibility to strictly adhere to/ meticulously follow the General Specification, Approved manufacturers/ natural source of materials; Safety, Health and Environmental (SHE) guidelines; Labor Laws; Technical Specifications of schedule of items, all drawings of layout and items as per the layouts and details finalized by the Bank.

We shall construct the premises as per the norms of NMMC, CIDCO, BIS, NBC codes, local bye-laws, etc. and shall abide by it. For any such deviation it shall be our responsibility and shall do it right as necessitated by the Statutory Authority, anytime during the currency of contract, at our risk & cost. We indemnify the Bank from losses from any such deviation and shall make them right & compensate the losses from our resources.

We shall obtain necessary NOC, OC, power connections, certificates, etc. from statutory authorities as is necessitated for effective completion and handing over of the project.

I/ We hereby declare that I/ We shall uniformly maintain such progress as may be directed by the SBI to ensure completion of same within the target date/ time as mentioned in the tender document.

Date:

Signature and seal of Authorized Signatory.

Witness:

- 1.
- 2.