



# युनाइटेड इंडिया इंश्योरेंस कंपनी लिमिटेड United India Insurance Company Limited

## **TENDER FOR STRUCTURAL REPAIRS WORKS, VULCAN INSURANCE BUILDING, VEER NARIMAN ROAD, CHURCHGATE, MUMBAI.**

Name of Architect: GAMMA CONSULTANTS PVT LTD  
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**Date of Advertisement**

**12/09/2025**

**Date of Pre-Bid Meeting**

**26/09/2025 at 3 PM**

**Last Date of Submission of Tender**

**03/10/2025 at 3 PM**

**Date of Opening of Part-I**

**08/10/2025 at 3 PM**

**Address for Submission of bids**

**The Deputy General Manager,  
United India Insurance Co. Ltd.,  
Mumbai Regional Office No. 1  
5<sup>th</sup> Floor, Stadium House, Veer Nariman  
Road, Churchgate, Mumbai 400020.**

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## SECTION 1: NOTICE OF INVITATION TO TENDER

United India Insurance Co. Ltd. intends to invite Tenders from Bonafide contractors for Proposed Civil Repairs & Other Related Works at Vulcan Insurance Building, V. N. Road, Churchgate, Mumbai 400020.

Sealed item-rate tenders are invited on behalf of the Vulcan Insurance Building owned by United India Insurance Company Ltd. (hereinafter referred to as “Company”) situated at Veer Nariman Road, Churchgate, Mumbai-400020 from experienced and resourceful civil contractors for execution of Repair works. Duly filled tender documents form shall be submitted in the Company's Office No. 1, Stadium House, 5<sup>th</sup> Floor, Veer Nariman Road, Churchgate, Mumbai 400020 on or before 03/10/2025 between 10:00 am to 3.00 p.m. The tender opening will take place after 08-10-2025. The exact date will be decided by the Company. Tender shall be accompanied by the cheque of the value as specified in the Tender Document towards the EMD (Earnest Money Deposit) in favour of “**United India Insurance Company Ltd**” with the tender document form.

Name of Work	Execution of Repair works of <b>Vulcan Insurance Building owned by United India Insurance Company Ltd.</b>
Address of Work	Vulcan Insurance Building, Churchgate, Mumbai - 400 020
Nature of Work	Repair works
Earnest Money Deposit	1,10,000/-
Period of Completion	05 Months from date of commencement of work

### IMPORTANT NOTE:

The tender will be treated as invalid / rejected if tenderer has not filled information manually in tender documents of Section 4 submitted in complete / conditional. Neither the consultant nor the office bearers of the said Company are bound to accept the lowest or any other conditional tender. They reserve the right to reject any or all tenders without assigning any reason for doing so.

Doubts of the contractors regarding the tender, if any, will be clarified by Consultant **M/s 1.5 Gamma Consultants Pvt Ltd** & Contact person **Mrs. Manasi Torase**; Phone +91 8369327956. Contractor can visit the Company for inspection.

## SECTION 2: APPENDIX TO TENDER

Commencement Of Work	Immediately on receipt of Work Order.
Earnest Money Deposit	EMD Rs. 1,10,000/- in the form of Cheque (without date) in favour of “ <b>United India Insurance Company Ltd</b> ”.
Security Deposit & Retention Money	Security deposit shall be of 5% of contact value. Retention Money shall be 10% of the Contract value, excluding the amount of earnest money. 10% shall be deducted from each R.A. Bill towards retention amount which will be returned to the Contractor after the expiry of defect liability period.
Time For Completion	05 months (inclusive of monsoon) from the date of issue of letter of intent
Compensation For Delay	1% of value of Contract per week of delay subject to maximum of 10% of the total value of work.
Running Bills	Minimum value of Rs. 10,00,000/- can be raised during execution of the work, with tri party joint measurements.
Period of Honouring the Running Bill	30 days from Certification
Period of Honouring the Final Bill	45 days from Certification
Defects Liability Period	12 months after completion of work including 1 Monsoon
Insurance a. Minimum third-party insurance. b. Workmen's compensation policy. c. Contractors All Risk (C.A.R.) Policy.	The contractor shall be responsible for ensuring full compliance with all three policies, as required by law.  <b>Note:</b> All insurance and any claims arising therefrom shall be solely borne by the Contractor. The Company shall not bear any cost or liability in this regard.

## **SECTION 3: INSTRUCTIONS TO TENDERER**

### **1. General Direction to the Tenderer:**

The tenderer shall be deemed to have satisfied himself by actual inspection of the site and locality regarding the site conditions, working hours, topography of the land, stacking space for materials, approach roads, pathways, available working area, local conditions etc., that are likely to be encountered during the execution of the works and they shall be deemed to have taken all these factors into account while quoting his rates. The rates quoted by them shall be deemed to be inclusive for complete works. No extra claims shall be entertained for extra consumption of materials and labour on this ground or due to non-acquaintance with site conditions. It is desired that the tenderer should read the consultants methodology / specification carefully, before submitting his tender. He will carry out the work strictly as per consultant's methodology, specifications and conditions.

### **2. Manner of Submission of Tender:**

The name of the work shall be super-scribed on the envelope along with the bids. The name and address of the tenderer shall be written on the bottom left-hand corner of the envelope and also filled information manually in tender documents of Section 4 the envelopes should be sealed properly.

ALL THE PAGES OF THE TENDER HAVE TO BE STAMPED AND INITIALISED.

### **3. Documents Comprising the Tender:**

'TENDER DOCUMENT' SHOULD INCLUDE

- a. Company profile as per the prescribed format given herewith in the tender document.
- b. Earnest Money Deposit
- c. Bar Chart/ Schedule for work with cash flow chart along with resource mobilization details.

### **4. Earnest Money Deposit [E.M.D.]:**

Earnest Money Deposit [E.M.D.] shall be as mentioned in the Appendix to Tender page No - 3. The Earnest Money Deposit of unsuccessful tenderer shall be returned within 1-month of finalization of tender and for successful the tenderer it will be returned to the contractor after the completion of the work as per the tender condition. The Earnest Money Deposit will not carry any interest.

### **5. Validity of Tender:**

The tender shall remain open with the Company for the period of 90 days from the date of opening of the tender. The tenderer will not be allowed to modify or withdraw their tender for 90 days from the date of opening the same.

## **6. Tender Opening:**

The Company will open the tenders including submissions made, in presence of Office bearers. The Office bearers of the Company will also open the ENVELOPES/PARCELS/ PACKAGES to examine whether the tenders are complete, whether the documents have been properly signed and whether the tenders are generally in order. After opening the tender, the Company members will announce the tenderers name, the tender prices, writing notification of the tender (Company members should minuties properly), modifications and withdrawals, if any.

## **7. Retention Money:**

The retention money deducted from each interim bill will be 10% exclusive of the E.M.D. amount of the value of the work done

## **8. Total Security Money:**

The total security deposit shall comprise of E.M.D. and Retention money [i.e; the total will be 10% retention money excluding 2% E.M.D. amount). The Earnest Money Deposit of the successful tenderer will be returned to the contractor after the completion of the work. The security deposit will not carry any interest.

100% of the security deposit is refunded to the contractor subject to the following:

- a. Issue of virtual completion certificate by the consultant [with final bill].
- b. Contractor should remove his materials, equipment's, labour, force, temporary sheds / stores etc. from the site.
- c. The complete 100% security deposit will be refunded 15 days after the end of defects liability period i.e. 12 months provided the work has been carried out satisfactorily by the contractor and all the defects have been attended to in accordance with condition of contract.

## **9. Defects Liability Period:**

Defects Liability Period will be as mentioned in the Appendix to Tender from the date of issuance of final bill certification [on virtual completion].

## **10. Rejection of Tender**

The Company and the Consultant do not bind themselves to accept the lowest tender and reserve the rights to reject any or all tenders without assigning any reason thereof. The tender will be treated as invalid / rejected if only one part of tender is submitted. The tenders not accompanied by Earnest Money Deposits will be rejected. Conditional tenders are liable to be rejected therefore tenderer are advised to avoid putting conditions that are in variance with the terms and conditions stipulated in the tender or quote conditional rates for any of the items in the schedule of quantities. Tenders containing erasures and alterations of the tender document are liable to be rejected. The tenderer must attest any correction made in the entries against such correction.

#### **11. Process to be Confidential:**

After the opening of tenders, information relating to the examination and comparison of tenders and recommendation concerning the award of contract shall not be disclosed to the tenderers or other persons not officially concerned with such process until the award of the contract to the successful tenderer has been announced.

Any efforts by a tenderer to influence the Consultants personnel's or representatives on matters relative to tenders under study in the process of examination, clarification, evaluations and comparison of tenders, and in decisions concerning award of contract, may result in rejection of tenderers tender and forfeiture of his EMD and on which no correspondence will be entertained.

#### **12. Withdrawal of Tender:**

Tenderer cannot withdraw the tender once submitted till the validity of tender. This may result in forfeiture of the E.M.D. on which no correspondence will be entertained.

#### **13. Omission and Discrepancies:**

Should the tenderer find any discrepancies in, or omission from the tender documents or should be in doubt as to their meaning, he should at once notify M/s 1.5 Gamma Consultants Pvt. Ltd. who may send a written instruction to all tenderer. It shall be understood that every endeavour has been made to avoid any error which can materially affect the basis of the tender and successful tenderer shall take upon himself and provide for the risk of any error which may subsequently be discovered and shall make no subsequent claim on account thereof.

#### **14. Execution of Contract Document:**

The tenderer whose tender is accepted, shall enter into a regular contract agreement with the Company containing the conditions mentioned in the entire tender document as well as specifications. The tenderer, his legal representative, executors, administrators etc, shall be bound for full and complete execution of the contract.

Every contract shall be completed in respect of the documents it shall constitute. The agreement will be drawn on Stamp Paper [Non-Judicial] of Rs. 500/-; the contractor has to submit two stamp papers at his cost.

Contract agreement document shall consist of:

- a. Agreement papers.
- b. Original tender document.
- c. Relevant correspondence i.e; all letters / correspondence forming part of the contract and referred to in acceptance letter.
- d. Work order.
- e. Acceptance letter.
- f. Insurance papers.
- g. Bar chart

- h. All revised offer by contractor
- i. Integrity Pact dully filled on Stamp Paper

- 15.** The contractor should particularly note the units on which the rates are based. In case the amount shown in the last column as worked out by the tenderer differs from that worked out from the quantity and quoted rate the amount based on the rate and quantity will be taken as correct. The consultant reserves the right to adjust the arithmetical or any other errors in the tender.
- 16.** All items not included in the Bill of Quantities are called extra items, and shall not vitiate the Contract. The Contractor shall inform in writing to the Consultant about the change and submit rate analysis within 15 days of written order. The contractor shall carry out the work only after approval of the rate analysis by consultant and subsequent approval by UIIC, which shall be the actual cost of materials and labour (as per actual bills and vouchers) plus 10% for contractor's overheads and profits. The Consultants shall have a right to reject any claim made by the Contractor, if in the opinion of the Consultant that such claims are covered under the Contract. The selected tenderer will be bound to carry out any items necessary for completion of the job even though such items may not have been included in the tender. The rate will be as per mentioned above.
- 17.** The rates quoted shall include all plants, tools, tackles, machinery consumables, labour, Transport, supervision, materials, wastage, erection, insurance, safety equipment, octroi, duties, maintenance, profit and incidental and contingent cost and charges whatsoever for in connection with the completion of job.
- 18. T.D.S.:**  
Tax deducted at Source [T.D.S.] will be deducted from your running and final bills as per prevailing income tax regulations.
- 19.** The tender documents are not transferable.
- 20.** The tenders shall be signed by the person/persons on behalf of the Organization having necessary Authorization / Power of Attorney to do so. Each page of the application shall be signed. (Copy of Power of Attorney / Memorandum of Association shall be furnished along with application).



#### **SECTION 4: PROFORMA FOR COMPANY PROFILE**

<b>Sr. No.</b>	<b>Description</b>	
<b>1</b>	Name of the Firm	
<b>2</b>	Address of the Firm	
<b>3</b>	Contact Nos	
a	Office No.	
b	Mobile No.	
c	Email id	
d	Web Site	
<b>4</b>	Type of the Firm (Proprietorship/Partnership/Ltd. Co/LLP)	
<b>5</b>	Year of Establishment	
<b>6</b>	Name of Proprietor /Partners/Director	i) ii)
a	Qualification of Owner	
<b>7</b>	Name of the Bank	
<b>8</b>	Annual Turnover for Last 3 Financial Years	
a	Financial Year 1)	
b	Financial Year 2)	
c	Financial Year 3)	
<b>9</b>	Bank solvency Amount Certificate	
<b>10</b>	PAN No.	
<b>11</b>	GST No.	
<b>12</b>	EMD Details	Cheque No - Date
<b>13</b>	<b>Similar Project Completed</b>	
a	Cost Between 25 Lacs to 50 Lacs	
b	Cost Between 51 Lacs to 99 Lacs	
c	Cost Between 1 Cr Lacs to 2 Cr	
d	Cost More than 2 Cr	
<b>14</b>	<b>Similar Project in Progress</b>	
a	Cost Between 25 Lacs to 50 Lacs	
b	Cost Between 51 Lacs to 99 Lacs	
c	Cost Between 1 Cr Lacs to 2 Cr	
d	Cost More than 2 Cr	
<b>15</b>	Full time Engineer depute at this site	Yes/No

16	Full time Supervisor depute at this site	Yes/No
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### **Section B: - Specific Qualifying Requirements:**

#### **1. Experience in Building Renovation: -**

Contractor must have minimum 'five years' experience in similar works, preferably completed worked for PSUs/Govt. Banks/Government Sector/Bodies.

#### **2. Financial: -**

- a) Average Turnover for last 3 years should be Rs. 350 Lakhs.
- b) It has to be a Profit-Making Company for last 3 years.

#### **3. Specific Work Experience: -**

- a) Should have carried out at least Ten (10) Building Renovation works (Residential /Commercial) in last 3 years.
- b) Should have satisfactorily completed on single Repairs of Rs. 1 Cr or two Repairs Contracts of Rs. 50 Lakhs each in last three years.

#### **4. Should Have Following Permanent Technical Staff: (Minimum)**

- a) Civil Engineer (Degree) 1 Nos with 5 years' Experience.
- b) Civil Engineer (Diploma) 2 Nos with 8 years' Experience
- c) Foreman / Supervisor with Building repair Experience; 5 Nos.

#### **5. Machinery, Tools & Scaffolding:**

Should be in possession of machinery such as mortar mixers, Builder Hoists, Electric breakers, jet washing machine/ hammers. Scaffolding material (bamboo / steel) List of such items owned by the tenderers certified by C.A should be furnished with the Tender.

**Note:** During Tender evaluation Client may ask for additional Details (if required) Only those tenderers who meet all the qualifying requirements as given above are eligible to bid for this work. The documentary proof / evidence of page no 9, 10 & 11 should be attached along with tender document also attached completion certificates received by client.

## **SECTION 5: SUBMISSION OF OFFER**

To,  
United India Insurance Company Ltd.  
Mumbai Regional Office No. 1,  
Stadium House, 5<sup>th</sup> Floor,  
Veer Nariman Road, Churchgate,  
Mumbai 400020

**Sub:** Proposed Execution of Repair works of 77, Vulcan Insurance Building owned by United India Insurance Company Ltd., Ground Floor, Veer Nariman Road, Churchgate, Mumbai - 400 020.

Having visited the site and examined the Tender Documents, General Conditions of Contract, Special Conditions of Contract, Technical specifications and Bill of Quantities and other documents forming part of the tender documents by virtue of their specific and implied mention in these documents for the works named above. I / We the undersigned hereby offer to construct, execute, complete and maintain the whole work in conformity with the said Tender Documents. General Conditions of Contract, Special Conditions of Contract, Technical specifications and Bill of Quantities and other sum as may be ascertained in accordance with the said conditions of Contract.

I / We undertake to complete deliver and maintain the whole of the works comprised in the Contract within the time stated in the Appendix to Tender.

I/ We further undertake that on failure to complete the whole or part of the work within the specified period as mentioned in the Appendix to Tender subject to the General conditions of Contract as agreed in 'Liquidated Damage' for the periods during which the work shall be remain incomplete. We also agree ready to pay additional consultancy charges due delay of project by us as per clause No. 15 page No. 17.

I/ We agree that unless and until a formal agreement/ contract document is prepared and executed this tender together with your written acceptance thereof shall constitute a binding contract between us.

I/ We hereby confirm and agree that the rates quoted by me / us for various items of work are firm and under no circumstances. I / We shall make any request for enhancement / escalation in the rate quoted and agreed upon for whatsoever reason.

We agree to the necessary deductions of the T.D.S. (Tax Deducted at Source) as per the prevailing rules for each interim bill as well as final bill. All the Quoted rates should be inclusive all the taxes (exclusive of G.S.T.),

I/ We understand that if our tender is accepted, we are to be jointly and severally responsible for the due performance of the Contract.

I/ We hereby confirm that, I / We have inspected the site of works, studied all the works and have satisfied ourselves before tendering as to the correctness before filling this tender; our item rate offer covers all our obligations under the contract and all matters and things necessary for the proper completion of the works.

Should this tender be accepted, I/We hereby agree to abide by and fulfil the terms and provisions or the said Conditions of the tender annexed hereto so far as they may be applicable or in default thereof to forfeit the EMD and pay to the Company, the amount mentioned in the said tender conditions.

Our Bankers are:

- a)
- b)

The names of partners / directors of our firm / company are:

- a)
- b)
- c)

Name of the partner / director of our firm / company authorized to sign.

Or

Name of the person having Power of Attorney to sign the contract (certified copy of the Power of Attorney should be attached).

Yours faithfully,

Signature of Tenderer

## **SECTION 6: GENERAL CONDITIONS OF CONTRACT**

### **1. Definitions of Various Terms:**

The following words and expressions used in this Contract and invitation to Tender Specifications shall have the meaning hereof assigned to them except where the context otherwise requires.

**'Employer'** shall mean the Company for which the tender is been filled or any of its representatives authorized on their behalf.

**'Approval'** of the Employer' shall mean the written approval by the Employer / Engineer In-charge of a document or other particulars or matters in relation to Contract.

**'Contract'** shall mean and include this Contract between the Employer and the Contractor duly signed by the parties thereto, for the execution of the work together with all documents annexed / attached herewith.

**'Scope of work'** means the totality of work by expression or implication envisaged in tender document, discussions, negotiations, if any, all communications, exchanged between the Employer and Contractor till issue of Letter of Intent and shall include all materials and labour of all relative or incidental or in connection with the commencement or performance or completion of any work and / or for incorporation to the work.

**'Engineer In-charge'** also referred as consultant, shall means authorized representative of M/s. 1.5 Gamma Consultants Pvt. Ltd. 286/2274, Motilal Nagar No.01, Near Siddharth Hospital, Goregaon (W), Mumbai – 400 104.

**'Completion'** means the completion of the entire 'Scope of work' herein specified to the required standards and to the complete satisfaction of the Employer / Consultant.

**'Mobilisation'** shall means establishment of sufficiently adequate infrastructure by the Contractor at 'Site' comprising of construction's equipment, aids, tools & tackles including setting up site offices, with facilities such as power, water, communication, etc. establishing manpower organization comprising of Engineers, supervisory personnel & an adequate strength of skilled, semi-skilled and unskilled workers, who with the so established infrastructure shall be in a position to commence execution of work site, in accordance with the agreed time schedule of completion of work.

**'Specification'** shall mean the schedules, technical specifications, detailed designs, statements of technical data, performance characteristics and all such 'particulars' mentioned as such in the Contract. The same shall also include the latest editions including all addenda, corrigenda for relevant Indian Standard Specifications or other relevant codes.

**'Test'** shall include all tests made without releasing the Contractor of his liability, as may be considered necessary by the Employer or his representative in order to ascertain the quality and efficiency of the Contract Work or part thereof and material tests in particular.

**'Completion Certificate'** shall mean the certificate to be issued by Consultants upon satisfactory compliance of the various provisions of the Contract.

**'Defects Liability Period'** in relation to a work means the specified period from date of issue of Completion Certificate up to the guarantee period.

## **2. Scope of Technical Services & Civil Work:**

Quality control and time schedule control of site work is the most important scope of services. The Contractor shall deploy minimum one full time Engineer /supervisor compulsory if full time engineer or supervisor is not available then work will be stopped for the day, skilled / unskilled and auxiliary labourers as required for the work and comply with such reasonable instructions of the Employer / Engineer-in-charge in the interest of satisfactory progress and completion of the work according to the schedule. The contractor shall work in shift per day basis for meeting the completion target, if required without any extra price. However, in such cases Contractor shall obtain the prior approval from the Employer.

The Contractor shall carry out all such works, as may be required, for to be completed in all respect as per the Contract Specifications.

The scope of work to be carried out by the Contractor shall also include the following: -

- a. Clearance of the site.
- b. Disposal of debris & excavated material etc. as per instructions of the consultant.
- c. Protecting and maintenance of trees, shrubs, green and other surfaces as instructed by the engineer-in-charge.
- d. The cost of all the work shall be held to be included in the rates for various items of work.

Contractor is required to maintain proper records at site of work in addition to normal routine requirement of our office. The records to be maintained shall include but not limited to the following:-

- a. Daily Progress Report.
- b. Work site order book.
- c. Instructions by Consultant / Employer.
- d. Complaint / suggestion book
- e. Material received book
- f. Material reconciliation record

The Contractor shall guarantee the total work under the Contract for its workmanship and satisfactory performance in accordance with the relevant section of this Contract. The Contractor shall remain liable to perform, fulfil all the obligations and responsibility under the Contract for the workmanship and satisfactory performance of the work in all respects.

### **3. Conditional Tender:**

The tenderer should note that no conditions whatsoever should be put while quoting for this job. Any of all tenders with conditions are liable to be rejected without assigning any reasons by the Employer and Consultant. The tenderer must unconditionally accept the tender terms and conditions in its entirety.

### **4. Price Basis:**

The Contract price shall be deemed interalia to include and cover the cost of temporary works, materials, labour, tools, tackles, scaffoldings, supports, approach roads, consumables, transport, handling, approval, checking and testing, stores, appliances, insurance & safety arrangements to be used by the Contractor and all other materials in connection with the execution of the work or any portion thereof complete in every respect and maintained as detailed in the Contract documents or as may be ordered in writing during the tenure of the Contract.

The unit rates quoted by Contractor shall include charges for all the services to be rendered by Contractor for Civil Component Works and shall be inclusive of all charges and expenses towards labour, tools and tackles, fuel, etc. including shifts working, if required. The Contract price shall include cost of insurances as per relevant clauses.

### **5. Time Schedule:**

Within 10 days of placement of order, Contractor shall provide his detailed scheme for mobilization with **Bar Chart / PERT Network** indicating clearly the resources, manpower and machinery proposed to be deployed to ensure timely completion of work and quality of workmanship.

### **6. Communication**

All notices, communications, references, and complaints issued or made by the Company, Consultant and the Contractor concerning the work shall be in writing and no oral notice, communications, reference and complaint shall be valid.

### **7. Contractor representative**

The Contractor shall appoint a qualified representative duly authorised and empowered to act behalf of and to receive on his behalf, orders and instructions from the Consultant. The Contractor shall not to be remove or appoint new representative without permission from the Consultant.

### **8. Debris and scrap**

The contractor shall remove debris generated due to breaking or otherwise from site shall be dispose off with the Rules and Regulations of Local authorities. All the material removed or dismantled from existing structure shall be stacked in a proper manner and shall be dispose with

permission from the Company and Consultant. The scrap material will be the property of the Company.

#### **9. Health**

The Contractor shall be responsible for giving all necessary notices, of infections and contagious disease of his staff and workmen for isolation and removal of each case from site.

#### **10. Security, Fencing and Lighting**

The Contractor shall be provide security, fencing and lighting for his materials and safety by his own cost, whenever necessary or required by the Company

#### **11. Statutory Obligations, Notice, Fees, duties, taxes and Charges**

The Contractor shall comply with and give reply to all notices required by any authority. The Contractor shall pay and indemnify the Company/Consultant against any liability in respect of any Statutory Obligations, Notice, Fees, duties, taxes and Charges legally demanded under any Rules and Regulations or Law or authorities from him.

#### **12. Patent Rights and Royalties**

The Contractor shall indemnify the Company/ Consultant from and against all claims and proceedings for or on account of infringement of any patent rights, design, trademark, of name or other protected rights in respect of any constructional materials/ machineries/ equipment used for or in connection with execution of this work.

#### **13. Accommodation / Housing of Staff and Workmen**

The Contractor shall be providing accommodation / housing to staff and workmen at his own cost. The Contractor required written permission from the Company and Consultant for accommodation / hosing for staff and workmen, subject to availability of space in the Company premises. Site accommodation may be available at Company premise, subject to Company's approval.

#### **14. Assignment / Sub-Letting of the Contract**

The Contractor shall not assign / sublet the contract or any part thereof or any benefit or interest therein without written consent of the Company/ Consultant. Such consent if given shall not relive the contractor for any liabilities or obligation under this contract. The contractor shall be responsible for the acts, defaults, and neglects of any such sub contract, his agent, servant or workmen provided that the provision of labour on a piece work basis shall not be deemed to be subletting under this clause. If the Consultant has consented to placing sub order, two copies of each order shall be given to the Consultant.

#### **15. Liquidated Damages for Delay in Work:**

If the Contractor fails to complete the works / item of work in all respect and hand over the same to the Employer within the time stipulated or approved extended time, Contractor shall pay to the Employer liquidated damages for such default and as penalty at the rate of 1% of the tender approved cost per week of delay.



The total amount of Liquidated Damages shall be limited to 10% [Ten percent] of the value of work on completion. The Liquidated Damages shall be applicable on total work and shall be recovered from any payments due to the Contractor. The Employer may without prejudice to any other method of recovery deduct the amount of Liquidated Damages from money in his hands due or become due to the Contractor.

The payment or deductions of such Liquidated Damages shall not relieve the Contractor from his obligation to complete the works or from any other of his obligations and liabilities under the Contract.

In case the project gets delayed due to negligence of contractor, then the Project Management Consultant's payment will be reimbursed from Contractor's R.A. Bill on monthly basis, till the completion of the project.

## **16. Insurance:**

### **a. Minimum Third-Party Insurance:**

Before commencing the execution of the works, the contractor shall insure against his Liability of any material or physical damage, loss or injury which may occur to any property including any employee of the Company, Occupants of Company / visitor to the Company & Consultant and their representative, by arising out of the execution of works or in the carrying out of the contract. Such insurance shall be affected with an insure and in terms approved by the Company or consultant's representative the policy or policies of insurance and the receipts for the payment of the current premiums. The Contractor should be responsible for the safety of persons, employed by him.

### **b. Workmen's Compensation Policy:**

The Company shall not be liable for or in respect of any accident or injury to any workmen or the other persons in the employment of or working for the contractor. The contractor shall insure against such liability with an insurer approved by the Consultants and the Company.

### **c. Contractors All Risk (C.A.R) Policy**

The Contractor shall obtain and maintain, at their own cost, a Contractor's All Risk (C.A.R) insurance policy covering the entire of the Work under this contract. The insurance policy shall include coverage for:

- i) All work: The total value of the work performed under the contract, including any materials and labour.
- ii) Plant and Equipment: All plant, equipment, machinery, and tools brought to the site by the Contractor or used in connection with the Work.
- iii) Replacement Value: The insurance coverage must be based on the replacement value of the Work and the plant and equipment, ensuring full recovery in the event of damage or loss.
- iv) Accidental damage: Any unforeseen damage to the Work, including during construction, erection, or installation.

- v) Theft and vandalism: Loss or damage resulting from theft or vandalism of plant, equipment, or materials on-site.
- vi) Dismantling: Costs associated with dismantling the Work in case of damage, including any associated expenses.
- vii) Insurance Providers: The insurance policy must be issued by a reputable insurance company, acceptable to the Project Owner, with a financial rating acceptable to the Project Owner.
- viii) Policy Documentation: The Contractor shall provide the copies of the insurance policy, including endorsements and schedules, within [specify timeframe, e.g., 14 days] of the commencement of the Work.
- ix) Indemnity: The Contractor shall indemnify and hold harmless the Consultant against any claims or losses not covered by the C.A.R policy that arise from the Contractor's negligence or failure to comply with the insurance requirements.
- x) Claims Process: The Contractor shall promptly notify the Consultant of any loss or damage covered by the insurance policy and shall cooperate fully with the Company / Consultant in the claims process.
- xi) Continuous Coverage: The Contractor shall ensure that the C.A.R policy remains in force throughout the duration of the contract and any defects liability period.
- xii) Renewal: If the contract extends beyond the initial policy term, the Contractor shall ensure that the policy is renewed or extended to cover the entire period of the contract and any subsequent periods required and any defects liability period.
- xiii) Notification: The Contractor shall notify the Consultant immediately if the C.A.R policy is cancelled or not renewed.

d. Period of Policies:

All the insurance covers mentioned above shall be kept alive during the complete period of contract and defects liability period.

e. Remedy on contractor's failure to insure:

If the contractor shall fail to effect and keep in force the insurance referred to above or any other insurance which he may be required to effect under the terms of contract, then the Company may effect and keep in force such policy and pay any such premiums or premiums as may be necessary for that purpose from time to time and deduct the amount so paid by the Company as aforesaid from any monies due or which may become due to contractor, or recover the same as a debt from the contractor.

### **17. Problematic location**

It is arising out of site conditions should be immediately reported to the Consultant for suitable precautionary / rectification measures. The Consultant shall decide exact repairs on site during the site inspection.

### **18. Company & Consultant's Role:**

The consultant shall visit the site to check the progress and the quality of the work and to determine in general whether the work is proceeding in accordance with the contract document. The consultant shall have authority to stop the work whenever such stoppage may be necessary in his

opinion to ensure proper execution of contract. The consultant shall be interpreter of the conditions of the contract and judge of performance. He shall side neither with the Company nor with the contractor but shall use his powers under the contract to enforce its faithfully performance by both.

The consultant may in his absolute discretion and from time-to-time issue further drawings, details and/or written instruction, direction and explanations in regard to the following, in consultation with Company:

- a) Variation or modification of the Design.
- b) The quality or quantity of work or the addition or omission or substitution of any work.
- c) Any discrepancy in or divergence between the drawing, details and/or specifications.
- d) The removal and/or re-execution of any work executed by the contractor.
- e) The dismissal from the work of any persons employed thereon.
- f) The opening up for inspection of any work already covered by contractor.
- g) The amending and making good of any defects under the defect's liability period.
- h) The removal from the site of any materials brought thereon by the contractor and Substitution of any other material therefore.
- i) Delay and extension of time.
- j) The postponement of any work to be executed under the provision of this contract.

The Company's / Consultant's decision shall be final.

### **19. Labour Act:**

The Contractor should adhere to all the provisions of Contract Labour (Abolition and Regulation) Act 1970. He has to ensure payment of wages as stipulated under the Minimum Wages Act. It is Contractor's responsibility to ensure full compliance with safety, security, regulations and all statutory / ESI / PF requirements in respect of labour employed by him.

### **20. Provision of First Aid Box:**

The contractor shall at his own cost provide and maintain at the site of works a standard first aid box as directed by and approved by the Consultant for the use of his own staff.

### **21. Terms Of Payment:**

The Contractor shall submit detailed bills for completed works once the value of bill reaches Rs. 10.00 Lakhs minimum. All bills will be submitted in the format as would be given by the Project Management Consultant. The Project Management Consultant will then verify & certify the bill. The Client reserves the right to consult the contractor & Project Management Consultant for details & clarification as may be required. All the interim payment shall be regarded as payments for work actually done & completed & shall not preclude the right of Company & Project Management Consultants from getting bad, unsound, imperfect, faulty, defective & unskilled work to be removed.

### **22. Workmanship & Guarantee:**

- a) Unless otherwise specified, all materials shall be new and both workmanship and material shall be of good quality. Besides guarantee required elsewhere, the contractor shall give guarantee of the materials & workmanship in general.
- b) The contractor shall be fully responsible for the quality of job executed by him. Any defect noticed during execution & during warranty period will have to be attended to at his cost within one week of intimating to his office. If the same is not attended, then work will be executed through other agencies at his risk & cost.
- c) The contractor guarantees to make good at his own expense, any or all damages due to any defective materials or workmanship in the building or its contents during the guarantee period.
- d) The contractor shall give all required guarantee to the consultant when requesting final certification of the accounts for payments by the Company owner.

### **23. Extension:**

Upon it becoming reasonably apparent that the progress of the works is delayed, the Contractor shall forthwith give written notice of the cause of the delay to the Company & Project Management Consultant, and if in the opinion of the Company & Project Management Consultant, the completion of the work is likely to be or has been delayed beyond that date for completion stated in the appendix these conditions or beyond any extended time previously fixed under this clause.

- a) By force majeure.
- b) By reason of any exceptionally inclement weather.
- c) By reason of Civil commotion, local combination of workmen strikes or lockout affecting of the trades Client upon the works or any of the trades engaged in the preparation, manufacturer or transportation of any of the goods or materials required for the work.
- d) By reason of the Contractor's inability for reason beyond his control & which he could not reasonably have foreseen at the date of this Contract to secure such labour goods or materials as are essential to the proper carrying out the works.

Then the Company & Project Management Consultant shall as soon as he is able to estimate the length of the delay beyond the date or time aforesaid make in writing a fair & reasonable Extension of Time for Completion of the works, provided always that the Contractor shall use constantly his best Endeavour to prevent delay & shall do all that may reasonably be required to the satisfaction of the Company & Project Management Consultant to proceed with the work.

### **24. Termination of Contractor by the Company:**

The Employer without prejudice to any other rights or remedies can terminate the contractor's employment under this contract, after giving ten days' notice to the contractor (provided that such notice shall not be given unreasonably), under the following conditions in consultation with the consultant.

- a) Suspension of the work before completion without any justified reasonable cause.
- b) Failure to maintain schedule of the work.
- c) Failure to replace defective materials and work.

- d) Repeated failure to adhere to the specifications & methodology mentioned in the contract.
- e) If the contractor is adjudged bankrupt.
- f) Failure to commence the work within 30 days of Execution of Agreement.
- g) Failure to obtain written consent from the consultant before subletting the contract.
- h) Repeated failure to adhere to the clause of safety and insurance.
- i) If the contractor have offered or given or agreed to give to any person any consideration of any kind as an inducement or reward for obtaining or execution of this contract.

After termination, the Employer will take possession of the premises with all temporary buildings, plants, machinery, appliance, goods and the materials that were intended for the completion of the work.

**25.** The quantities indicated in the BOQ are only tentative and shall be executed only at the sole discretion of the Company.

**26.** The Contractor shall indemnify the Company against any losses arising out during the period of contract.

**27. Arbitration:**

All disputes shall be subject to jurisdiction of the courts in Mumbai. In case of dispute, Company in consultation with consultant will appoint a sole arbitrator whose decision will be binding on both the parties i.e; contractor and Company.

Any dispute arising out of, or in connection with this agreement is subject to Mumbai High Court Jurisdiction.

**28.** The following things to be executed during the process of repairs. The details are as below: -

**A.** Execute the contract documents along with following documents;

- a. Tender documents
- b. Letter of Intent
- c. Work order.
- d. All revised offers by contractor.
- e. Work compensation and contractor's all risk policy.
- f. Acceptance letter by contractor.
- g. Bar chart with cash flow.

**B.** Submit the work compensation; contractor's all risk policy and keep one copy at site.

**C.** Submit the bar chart and fund chart for completion of project.

**D.** Depute full time qualified and experienced supervisor at site.

**E.** List of equipment and machinery required at site:

- a) Weight Balance, Polymer Jar.

- b) Measuring Jar.
- c) Mixing Tray.
- d) Measuring Tape - 100m 5m.
- e) 1/2 Bag Mortar Mixer.
- f) Jet Washing Machine.
- g) Steel Props

**F.** List of documents to be maintained by contractor at site:

- a. Daily Work Report.
- b. Complaint / Suggestion.
- c. Instruction Book.
- d. Labour attendance and I.D card records.
- e. Final bill of quality Tender documents in duplicate at site.
- f. Contract agreement in duplicate at site.
- g. Triplicate instruction book.

**G.** All the Labours should use helmet and safety belt at site for safety purpose.

**H.** Work place should be cordoned off and put sign boards for debris falling.

**I.** Keep dedicate person for house-keeping to maintain hygienic condition at site.

**J.** Co-ordinate with pest control department and take prior permission.

**K.** Any material brought at site should be brought to the notice of the Company designated person and also take the acknowledgement.

**L.** All the measurement should be taken jointly by Company representative, consultant and contractor.

**M.** All bills should be submitted in triplicate along with site images of the repaired area in CD form.

**N.** Keep the steel props of 100 Nos at site from starting of project for any emergency supporting purpose.

**O.** Labour will not be allowed to enter inside the flat without authorized person from contractor.

**P.** All extra items which are not included in tender should not be executed before written approval from Company.

**Q.** Contractor should provide necessary safety nets surrounding the building area to enter the pathway for safe movement of residents.

**R.** No labour contractor is allowed, if found work will be stopped.

## **SECTION 7: SPECIAL CONDITIONS OF CONTRACT**

### **1. General:**

These instructions and condition are in addition to the general conditions of contract of this document.

### **2. Scope of Work:**

The scope of work and explanatory notes given below are neither complete nor exhaustive but are added to assist the contractor to understand the project. The detailed scope is as described in the Bill of Quantities and Specifications. However, any item of work required to be carried out for proper and satisfactory completion of work with the highest standard of workmanship is deemed to be included in the scope of work whether or not it is specifically included in the Bill of Quantities.

### **3. Site Conditions:**

The information given herewith is given in good faith to assist the tenderer and the tenderer as to visit the site in order to ascertain the extent of work, difficulties at site, storage space available etc. The works include the strengthening, rejuvenating and renovation of vital areas of the buildings. Works will need to be so planned that minimum disturbance is caused to the members / inmates. Contractor should verify the availability of workspace at the site and make plans accordingly.

### **4. Time Being Essence of Contract:**

On this job the timely completion of work is of prime importance and the work shall be completed within the stipulated period. The Contractor should submit his action plan [Bar Chart] and work schedule in sufficient details to assess the feasibility of the same. This progress shall be binding on the Contractor. Deviations in the program if any will be made only with prior approval of the Employer and Consultant.

### **5. Price Variation:**

As it is a short duration project, price variation clause is not applicable to this tender and nothing extra is payable on account of any price variation over and above the rates quoted against each item in the tender except for the items whose Basic Rates are given.

The rates quoted in the Tender shall include all charges for temporary wooden supports, scaffolding centring materials, service charges, hire of any tools and plants, shed for materials and such other general works mentioned in the specifications. The rates quoted by the tendered in the schedule of rates shall be for finished work. The rates shall be inclusive of octroi duty or any other duty levied by the Government or Public bodies.

### **6. Procurement of Materials:**

The contractor shall be provided open space in the compound for storage of materials for the duration of works. Security of the materials will be responsibility of the Contractor. In general, the contractor is responsible for procuring, bringing to site, storing, maintaining and protecting all materials including cement, reinforcement steel, all other construction materials, plant and equipment etc, required work. The materials purchased from outside by the Contractor and brought to site shall, if the Consultant / Employer so desire, be got tested and certified by a recognized testing laboratory to the satisfaction of the Consultant before such material are used on the work. The testing charges shall be borne entirely by the Contractor.

#### **7. Power Supply:**

The Employer shall provide electric power supply of single phase at one point at the site and electric meter will be installed to determine the units consumed. Further distribution from the temporary meter provided will also have to be done by the contractor. Electricity will be provided free of cost to contractor.

#### **8. Water Supply:**

The Contractor shall provide and procure water at his own cost. Contractor shall take all necessary permissions for water connection required for the repair works. Only potable water that is fit for drinking/ construction shall be used for all repair activities. Further storage tank and distribution shall be the Contractors responsibility in conformity with municipal and health regulations.

#### **9. Testing of Materials:**

Contractor should make arrangements for field testing facilities for all Construction materials and the sampling and testing will be as approved by Employer / Consultant. Employer / Consultant may also test a few samples of materials at random independently. The charges for such tests shall be borne by the Contractor / recovered from the Contractor. All the Laboratory tests etc, concrete cube testing, lump test, Reinforcement steel testing, etc, should be done at Contractors own cost. The Contractor shall also be responsible for carrying out tests stipulated above and bring to the immediate attention of Employer / Consultant any failure of cube strength test or any other test. The Consultant shall verify the test report submitted by the contractor. In case, if the test report / result of material / work done is not found satisfactory / respective, the Contractor will have to rectify the work / replace the materials as instructed failing which necessary cost adjustment / recovery shall be made from Contractor's payment as deemed fit.

#### **10. Administrative Formalities:**

The Contractor shall confirm to the provisions of any Government Act relating to the work, and to the regulations and by laws of the local municipality and other concerned local authorities. The Contractor shall give all notices required by the said Act etc.

#### **11. Safety Measures:**

Adequate precautions will have to be taken by the Contractor to prevent any injury to the structures/staff/ vehicles or outsiders' moving in the premises either while breaking or while the construction work is in progress. Some of the areas, if required, will have to cordon off and manned



by the Contractors labourers for the above purpose at the Contractors expenses and no extra charges will be paid for the same. The Contractor should adhere to the safety code as laid down in standard norms. The Consultant shall have the power to instruct the Contractor to adopt safety measures-helmets, safety belts, etc. to ensure proper safety. Employer / Consultant shall not be responsible for any cost and consequences resulting for non-compliance of safety equipments. Contractor shall indemnify the Company against any such dereliction/ penal action. Contractor shall take all precautions to cover all glass and windowpanes to prevent damage. Damages, if any, shall be good at no extra cost to Company. The Contractor shall at his own expense arrange for safety in his operation as required. General safety provision shall be as per latest safety manuals published by Indian Standard Institution, Statutory Rules, Regulations and Provisions of Contract conditions. In case the contractor fails to make such arrangements, the consultant or Employer or Company's representative shall be entitled but not obligated to cause them to be provided and to recover the cost thereof from the contractor. The contractor shall submit to the consultant a detailed proposal covering safety measure he proposes to adopt at the site. After approval he shall ensure that the copies of approved proposal are given to the person concerned to implement these measures with instruction that it should be adhered to strictly.

#### **Breach of Safety Regulations:**

Persistent breaches of the safety provisions by the contractor and his employees shall constitute a sufficient cause of action to be taken under clause regarding "Default by contractor".

**12.** The quantities provided in the Bill of Quantities are only indicative. The contractor will have to execute the work as per agreed rate for any increase or decrease without any change in rates.

**13.** The tenderer should note that all dismantling works should be carried out in a controlled manner so as not to damage the permanent structure. The work should be carried out after studying the purpose of each step in the process, chipping of RCC elements should be done only to the extent required and the rehabilitation step should be taken up immediately for the exposed elements. Damage caused due to negligence on the part of the Contractor shall be the responsibility of the Contractor and he shall rectify the same at no extra cost to the employer.

**14.** All the necessary approvals / permissions for carrying out this repair work shall be Contractor's responsibility.

**15.** The contractor shall permit the use of scaffolding or other access provided at the site for use by other agencies that are appointed by the Company for carrying out related works.

**16.** The work will be carried out in occupied premises hence the program of the work has to be changed to meet the conveniences of the Company members. No compensation on this account is admissible. The contractor shall have flexible mobilisation to adjust with availability of work place so as to complete the work within contract period.

**17.** Lift in the building will not be made available to the contractor to transport construction materials. However priority being for the use of Company members, the lift may be made available for the Supervisors of the Contractor for traveling from floor to floor.

**18.** No Advance shall be paid towards mobilization and cost of materials.

**19. Basic Rates:**

No escalation in rates will be permitted as it is a short-term project.

**20 Nuisance and Damage of Company Property**

Nuisance viz. damaging Company property, spitting, hygiene, sanitation, etc. created by any labourer or staff shall attract strict action and debarred from entering the Company premises.

**21. Local Issues:**

All local problems like Police, Statutory bodies, RTO, Municipality, and Neighbouring places shall be handled by the Contractor at his own cost without involving Employer. Any problem caused by the Contractor labour/staff shall be handled by the Contractor.

**22. Payment Schedule:**

The Contractor shall submit running bill in triplicate, the bill will then be checked and certified by the consultant and Company and by their authorised representatives.

**PAYMENT SCHEDULE FOR ACTIVITIES**

**22.** The successful bidder shall execute the following documents:

- a) Articles of agreement (on Rs. 500/- non-judicial stamp paper);
- b) Performance undertaking (on Rs. 500/- non-judicial stamp paper);

## **SECTION 8: TECHNICAL SPECIFICATIONS**

### **General:**

Surface preparation is the important aspect in the success of any repairs / restoration / rehabilitation scheme. An approval at various stages for the works to be executed is required and is mandatory before commencement of any activities. Negligence on the part of the contractor may lead to the failure of the basic aim behind the whole process.

### **1. Technical Specifications for Various Materials:**

#### **Cement:**

The cement to be used shall be fresh Ordinary Portland Cement 43 Grade [If directed 53 Grade) or Portland Pozzolana Cement obtained from authorised sources.

The cement shall be stored in weatherproof area and on dry platform and shall be protected from rain and moisture. The Contractor shall keep accurate records of the deliveries of cement and of its use in the work. Copies of these records shall be supplied to the Consultant / Employer in such forms as may be required. If cement becomes lumpy due to partial hydration it shall be removed from the site immediately.

Indicative field test on Cement: Of the various field tests described, test for setting time may give some early indication as regards quality.

The test is as follows: Make a stiff paste of neat cement and water. Mould the paste into a pat 75mm x 75mm x 20mm. The pat should commence to set in about thirty-to sixty minutes. In 18 to 24 hours the pat should have hardened sufficiently which makes it impossible to scratch with thumbnail. It should be difficult to break the pat with the fingers after 48 hours. The commencement of setting of the cement can be roughly estimated by pressing the uncut end of lead pencil into the mass it will be found that the resistance to piercing increases rather suddenly when setting begins. The time should be counted from when water is added to cement. The commencement of setting of cement can also be roughly estimated by holding vertically a jugged ball pen. It will be noticed that under the weight of the pen, the projecting tip sinks slowly in the pellet. Make three such marks. Repeat the operation after 30 minutes. If the cement is of proper quality the tip will hardly penetrate in the pallet.

#### **b. River Sand:**

River Sand shall mean fine aggregate and shall be sharp, washed, well-graded and shall be free from all harmful impurities such as mica, shale ore similar laminated materials, salts, alkalis and organic materials. It shall be clean, sharp, strong and granular and composed of hard siliceous material. The sand shall not contain more than 5% silt [By volume] as determined in the test. Collected on the top of sand. Measure the height of sand and thickness of silt. Calculate SILT content in % [thickness of silt layer] / [thickness of sand] multiply by 100.

**c. Water:**

Water to be used in the work shall be clean and free from injurious amounts of deleterious materials such as silica, acids, alkalis, salts and vegetable growth. Potable water is generally considered satisfactory for use in the work. If required by the consultant, the contractor shall have to get the water tested at his own expense for its suitability by an approved laboratory. As a guide, the following concentrations represent the maximum permissible values: To neutralize 200-ml of water it should require more than 2ml of 0.1 normal NaOH. To neutralize 200-ml of water it should require more than 10ml of 0.1 normal HCL.

**d. Reinforcement:**

The type of reinforcement used shall be as follows:

Mild steel bars conforming to grade 1 of IS: 432 [Part 1] - 1996.

Cold twisted high yield strength deformed bars conforming to IS: 1139-1966 or IS: 1786- 1979 [Grade Fe 415]. The pitch of twist shall be 10 to 12 times the diameter of bars and shall preferably bear the manufacturer's identification mark.

**e. Structural Steel:**

All structural steel used shall conform to IS: 226-1975 before fabrication. Any structural steel other than that specified may also be used provided that the permissible stresses and other design provisions are suitably modified and the steel is also suitable for the type of fabrication adopted.

**Note:** Steel shall be stored in such a way as to avoid distortion and to prevent deterioration by corrosion.

**f. Metal:**

Metal shall mean coarse aggregate shall consist of hard stone free from deleterious substances and shall contain no soft or elongated pieces. This shall be screened and / or washed and dried before use, if required by the consultant, without any extra cost. The contractor shall include in his price the cost of screening, washing and grading the aggregates. Aggregates from coastal areas having salt etc. shall not be used unless they are thoroughly washed.

**g. Bricks:**

Bricks required for the works shall be of best quality of local make. Bricks shall be table mounted clay bricks of uniform size and shape; they shall be red, cherry or copper in colour, thoroughly burnt without being vitrified and shall have sharp and square sides and edges with parallel faces. The bricks shall be free of cracks, chips, flaws, stones or humps of any kind. They shall be sound, hard and homogeneous in texture and emit a clear ringing sound when struck with a trowel and should have frogs.

All bricks, which absorb more than one sixth of their own dry weight after being soaked for one hour by immersion in water, shall be rejected. Bricks shall not break when struck against each other or when dropped flat from a height of 1 m.

## **2. Technical Specifications for Scaffolding:**

The scaffolding erected shall be sturdy and no holes will be allowed in the wall for the support of the same. Scaffolding erection and anchorage as per requirement shall be the sole responsibility of the contractor. Contractor informing the compliance of the same to the Employer/ Consultant will be only as a matter of routine, it should be expressly understood that the reference to consultant does not mean approval of the same. Stitched hessian cloth shall be tied to the external face of the scaffolding / platforms in order to avoid lumps of broken concrete flying around and causing accidents. Fencing at ground level shall be erected to dissuade third persons entering the work area. The contractor should put up signboard mentioning 'CAUTION FALLING DEBRIS'. The tenderer is expected to have studied the sequence of various items mentioned in the Bill of Quantities and the requirement of scaffolding to execute the items at proper times. Repetition of scaffolding to attend or to correct defective work shall not be paid separately as an additional item.

## **3. Technical Specifications for Concrete Works:**

The ordinary concrete mix shall generally be specified by volume. For cement, which normally comes in bags and is used by weight, volume shall be worked out taking 50 Kg. of cement as 0.035 cubic meters in volume. While measuring aggregate by volume, shaking, ramming or hammering shall not be done, proportioning of sand shall be as per its dry volume.

For all works concrete shall be mixed in a mechanical mixer, which along with other accessories shall be kept in first class working condition and so maintained throughout the construction, Mixing shall be continued till materials are uniformly distributed and uniform colour of the entire mass is obtained and each individual particle of the coarse aggregate shows complete coating of mortar containing its proportionate amount of cement. In no case shall the mixing be done for less than 2 minutes after all ingredients have been put into the mixer. In hand mixing quality of cement shall be increased by 10 percent above that specified, the cost of increased cement quantity being borne by the contractor. Concrete shall be so transported and placed that no contamination, segregation or loss of its constituent materials takes place.

All formwork and reinforcement contained in it shall be cleaned and made free from standing water or dust, immediately before placing of concrete. Fresh concrete shall not be placed against concrete, which has been in position for more than 30 minutes unless a proper construction joint is formed. When concreting has to be resumed on a surface, which has hardened, it shall be roughened, swept clean, thoroughly wetted and covered with a 15mm thick layer of mortar composed of cement and sand in the same ratio as in the concrete mix itself. This 15mm layer of mortar shall be freshly mixed and placed immediately before placing of new concrete. All concrete shall be compacted to produce a dense homogeneous mass with the assistance of vibrators.

Immediately after the removal of forms all exposed or bolts passing through the reinforced cement concrete member and used for shuttering or any purpose shall be cut inside the reinforced cement concrete member to a depth of at least 25mm below the surface of the concrete and the resulting holes be closed by cement mortar. All fines caused by forms joints shall be broken, all cavities produced by the removal of form ties and all other holes and depressions, honey-comb spots, broken edges or corners and other defects shall be thoroughly cleaned, saturated with water

and carefully pointed and rendered true with mortar of cement and fine aggregate mixed in the proportions used in the grade of concrete that is being finished and of us dry a consistency as is possible to use. Considerable pressure shall be applied in filling and pointing to ensure through filling in all voids. Surfaces, which have been pointed, shall be kept moist for a period of twenty-four hours. Any repair and rectification of defective work is to be undertaken and carried out as directed by the Engineer.

Removal of forms shall never be started until the concrete is thoroughly set and hardened adequately to carry its own weight, besides the live load, which is likely to come on the work during construction. The Engineer-in-charge, with reference to weather conditions, shape and position of the structure or structural member and nature and amount of dead and live loads shall decide the length of time for which the form shall remain in place. In normal circumstances and where Ordinary Portland Cement is used forms allowed to be struck as under [Time shall be measured from the last batch concreted in respect to the structural member under consideration]:

- a. Beam sides, walls, unloaded columns after 24 hours.
- b. Slabs, Chajja and Arches [props left under] after 4 days.
- c. Props to slabs and arches after 10 days.
- d. Beams soffit [props left under] after 8 days.
- e. Props to beams after 21 days.

In no case shall forms be removed until there is an assurance that removal can be accomplished without damaging the concrete surface. Heavy loads shall not be permitted until after the concrete has reached its design strength. The forms shall be removed with great caution and without jerking the structure.

The water cement ratio [W/C] shall generally be adjusted to obtain requisite workability as measured by the Slump test. The slump in general shall be as follows:

- |                                     |        |
|-------------------------------------|--------|
| a) Roadside pavements -             | 25mm.  |
| b) P.C.C. slabs and heavy sections- | 50mm.  |
| c) Columns, beams etc-              | 100mm. |

#### **4. Technical Specifications of Structural Repairs by Polymer Modified Mortar:**

- a) Existing plaster (internal or external) shall be broken carefully wherever cracks are seen or directed by the Consultant. Utmost care shall be taken while breaking the plaster, as to ensure plaster / concrete / brickwork in the vicinity is not damaged. The exposed area shall be sounded with a light hammer and the extent of damage shall be defined in regular patterns and marked.

In case concrete surface is found damaged, the damaged portion of concrete shall be carefully removed. If the damages are deep inside the structural member that warrants for considerable amount of concrete removal, fixing temporary props, before breaking such large amount of concrete, shall relieve the load on the concerned member. The concrete shall be removed till good sound concrete is reached. Any inherent honeycombing voids, cavitation sets shall be noted and recorded for grouting.

- b) On removal of concrete, reinforcement shall be examined for rusting, scaling, etc. The concrete around the bar shall be broken and bar shall be made free from concrete from all sides to facilitate cleaning. In case of severe damage / reduction in area, additional reinforcement bar shall be provided. The bar shall be lapped on either side with a lap length of 40 times the diameter of the bar. In case of column / slab in providing lap length the same shall be welded on both sides (fillet weld). The entire surface of the exposed reinforced concrete element should be thoroughly cleaned using a chisel, scraper, and wire brush and emery paper. Apply Rust Remover to reinforcement rods as per manufacturers' specifications, allow air-drying for 24 hours before any further treatment is done, and remove any leftover rust scales by wire brushing the treated surface. Apply one more coat of Rust Remover if required and directed by consultant.
- c) The Rust Passivator / Inhibitor coat is to be applied carefully on the exposed dry surfaces of the reinforcement rods with a brush or cloth. The Passivator must be applied as per the manufacturer's specifications. Allow air-drying for 24 hours before any further treatment is done on this surface after cleaning.
- d) Immediately before priming the concrete substrate shall be thoroughly dampened with water with any excess being brushed off. Bonding slurry shall be prepared and applied into the substrate. The bonding slurry shall be worked well into the surface of the parent body using stiff brush ensuring that no pinholes are visible. Care should be taken to avoid puddling of emulsion. The repair mortar [Polymer Modified Mortar] shall be applied while the primer is still tacky. This polymer-modified mortar shall consist of 3 [Three] Litre. Polymer Latex + 50 Kg. Ordinary Portland Cement + 150 Kg. Clean River Sand + 1 to 1.5 Litres water depending on desired consistency.

This mortar application shall be done within open time of the bonding coat. Only small quantities of mortar shall be mixed which shall be consumed in 45 minutes. The mortar shall be applied in layers of 20mm thickness at a time as greater thickness may lead to slumping. Further coats shall be applied fairly in rapid successions within 15-30 minutes. After application of mortar the surface shall be levelled using a wooden float or steel trowel. The final surface shall be left rough and furrowed 2mm deep with scratching tool horizontally to form a key to further coats.

**NOTE:**

All works relating to polymer mortar shall be as per the instruction's/guidance/ method of application by the manufacturer and Consultant.

Solid content of the polymer should be not less than 40% and pH should not be less than 8. The rust remover shall be zinc Based only.

**5. Technical Specifications of External Plaster / Terrace Parapet Plaster:**

- a) Existing external plaster shall be broken carefully wherever cracks are seen or directed by the Consultant, utmost care shall be taken while breaking the plaster, as to ensure plaster/concrete / brickwork in the vicinity is not damaged.
- b) All joints in the face work that is to be plastered shall be raked out as directed by the Engineer. The raking shall be done taking care not to be allowed by chipping of masonry. Smooth surfaces of concrete, old plaster, etc. must be suitably roughened / hacked to provide necessary bond for

the plaster, cement slurry to be applied over the RCC surfaces. The surface to be plastered shall be cleaned and scrubbed with fresh water; it shall be kept damp during the progress of the work.

- c) The base coat plaster shall be of cement mortar 1:4 with waterproofing compound shall be added according to the maker's instructions to make the mortar waterproof. The plaster with this mortar shall be laid on brickwork / concrete surfaces / rubble stone masonry. Keys shall be formed on the surface by thoroughly combing it with wavy horizontal lines when the mortar is still plastic / green. The base coat shall be cured for not less than 2 days.
- d) The cement mortar for sand faced plaster shall have sand with slightly larger proportion of coarse material. The proportion of cement to sand shall be 1:4 with waterproofing compound according to maker's instruction; the thickness of finishing coat shall not exceed 10mm. After application, the surface should be finished with a wooden flat lined with cork and tapped gently to retain a coarse surface texture. When the finishing coat has hardened, the surface shall be kept moist continuously for minimum 7 days.

The mixing of mortar should be preferably done by machine; water cement ratio for the mortar should not exceed 0.35 in all plaster work the mortar shall be firmly applied with somewhat more than the required thickness and well pressed into the joints and on the surface and rubbed and levelled with a flat wooden rule to give required thickness. Long straight edges shall be freely used to give perfectly plan and even surface and rubbed and levelled with a flat wooden rule to give required thickness. Long straight edges shall be freely used to give perfectly plan and even surface. All corners must be finished to their true angles or rounded as directed by the Engineer. The surface shall be finished to plan or curved surface as shown on the plan or directed by the Engineer and shall present a neat appearance. The mortar shall adhere to the masonry surface intimately when set and there should be no hollow sound when struck. Cement plastering should be done in squares or strips as directed. Plastering shall be done from top downward. The parapet edge/coping should be plastered with a slope (if required) to avoid water stagnation. All corners shall be rounded or chamfered neatly as directed. No cracks or hollowness will be accepted in plaster.

## **6. Technical Specifications of Internal Plaster:**

Point and same as described in the technical specifications of external plaster. The mortar shall be of 1:4 all other specifications as per external except that the plaster is roughened and a coat of plaster of Paris of 3 mm thickness should be applied for smooth finish. The finished surface shall be true and even and present a uniform texture throughout and all jointing marks shall be eliminated.

## **7. Technical Specifications for Terrace / Balcony Top / Canopy Waterproofing: Removal of Existing Waterproofing Treatment:**

The contractor will remove all existing waterproofing layers by using a well-sharpened chisel and hammer. The hammer shall be used in the manner and directions of the consultant; in no case the hammer shall be impacted directly over the slab. Chisel is to be used only in slanting manner so as to ensure that the chisel does not penetrate the RCC slab below, any damages to the slab due to non-



compliance / negligence on the contractor's part shall be made good using proper shuttering, steel polymer and concrete as per the consultant's direction at no extra cost. It shall be allowed to cure for 7 days before further work is undertaken.

### **Pre-Treatment:**

After the slab top face is exposed the same shall be first cleaned and then air jetted / water cleaned. Immediately on cleaning with water thin slurry of cement is broomed over the entire surface and allowed to enter all crevices, cracks, etc., to prepare the slurry, add one bag of cement in hundred litres of water along with the waterproofing compound as per manufacture's specification and air stir the mixture to get consistent cement slurry. Allow it to penetrate uniformly over this cleaned surface, due care is to taken that all crevices and cracks are properly treated.

### **Waterproof Treatment:**

The brickbats of required size and shape are laid to proper levels and slope not flatter than 1 in 100 over cement mortar bedding 40mm thick in cement 1:4 mix with waterproofing compound in a specialized manner with brickbats partly projected above the mortar bending and firmly secured at bottom with at least 15mm gap between the brickbat. The brickbat layer shall be rounded at the junction with the parapet wall towards top for a height of 300mm. The brickbats so laid should be allowed to set for at least one week and kept under water. Any seepage or leakage, if noticed, underside the ceiling shall be treated again.

After the curing the surface shall be applied with a coat of cement slurry mixed with waterproofing compound as per manufacturer's specification. Joints of brickbat layer shall be filled fully firm with cement mortar of mix 1/3 admix with proprietary waterproofing compound, the finishing layer shall be joint less, well compacted, levelled by wooden float. The finished area will be given broom finish and cured for minimum of 7 days. While treatment of roof surface is done, it shall be ensured that the outlet drainpipes for rainwater have been fixed and mouth at the entrance have been eased and rounded off properly for easy flow of water.

### **China Mosaic Chips:**

China Mosaic shall be broken flat glazed tiles [white / coloured] mixed of not less than 5mm in thickness and approved size not more than 20mm in any direction and of approved quality. Before laying, the same shall be thoroughly soaked in water for at least two hours and then allowed to dry for 15 minutes. China Mosaic shall be laid to required slope on a bedding of cement sand mortar [1/4] 25mm thick and set in cement floating in approved patterns. Care shall be taken to fix the mosaic in the cement float, tapping to required slope, and to press the floor hard so as not to leave any air gap between the mosaic floor and the brickbat grading below. The joints shall not exceed 5mm. near the walls the flooring shall curve upwards to a height of 300mm above the finished surface so as to make watertight joints.

The constructions joints shall be taken at the ridges and should make properly watertight and monolithic. The total thickness of the treatment shall be average 115mm thick with at least 50mm thick at drain points.

**Guarantee:**

The Contractor shall issue to the client a performance guarantee certificate for 10 years period in the format suggested by the consultant for water tightness of the treatment from the date of completion.

**8. Technical Specifications for Chajja / OH Tank Top / UG Tank Top / Mumty Room Top Waterproofing:**

Removal of existing waterproofing and Pre-treatment will be same as described in the specifications of Terrace / Balcony Top / Canopy Waterproofing.

**Waterproof Treatment:**

The brickbats of small size are laid to proper levels and slope not flatter than 1 in 100 over cement mortar bedding 15mm thick in cement 1:4 mix with waterproofing compound. The brickbat layer shall be rounded at the junction with the wall [in case of chajjas] towards top. The brickbats so laid should be allowed to set for at least and cured for minimum 3 days.

After the curing the surface shall be applied with a coat of cement slurry mixed with waterproofing compound as per manufacturer's specification. Joints of brickbat layer shall be filled fully firm with cement mortar of mix 1:3 admix with proprietary waterproofing compound, the finishing layer shall be joint less, well compacted, levelled by wooden float. The finished surface shall have false squares of 300mm \* 300mm to give the appearance of tiles. The finished surface to be cured by ponding or laying of wet gunny bags for minimum 7 days.

**9. Technical Specifications for Water Supply / Sanitary Works:**

All the pipes, fittings and appliances shall be free from cracks and other flaws before fixing and shall be undamaged in all respects during and after fixing. Any damage shall have to be rectified satisfactorily. All pipes' fittings and appliances shall be thoroughly cleaned before fixing and particular care shall be taken to see that no extraneous material gets into them during fixing. All items required for ensuring leak proof jointing and efficient functioning of the pipes and appliances should be carried out without extra claims. All cutting and waste of pipes involved in fitting the same shall be included in the rate quoted by the tenderer. The pipes before being laid shall be thoroughly cleaned specially the inside of pipes if required, socket ends of pipes shall always face upstream of effluent flow.

All the items under this group shall conform to the by-laws of the local bodies within whose jurisdiction the items are executed. Where the by-laws of the local bodies differ from the detailed specifications for an item, the by-laws shall override these specifications. Wherever practicable all the main drains shall be commenced at the point of the outfall, the necessary junctions for the branch drains to be inserted as the work proceed until the mains are completed. The branch drains shall then be commenced at the point of the junction with the main drain. The whole of the drain pipe shall be accurately laid and butted closely together at the joints, where stoneware concrete drains are laid. Special care shall be taken that cement etc. is neatly out of the pipes by drawing a closely fitted wad through them as the work proceeds.

### **C.I. Pipes:**

The diameter of the pipes shall be the inside diameter of the bore of the pipes. The pipes and fittings shall have sockets and spigot.

The socket shall be inlet for soil or waste pipes. In vent pipes the socket shall face up. The spigot shall be carefully centred in the socket using laps of spun hemp yarn twisted into ropes of uniform thickness thoroughly soaked in hot coal tar bitumen and dried before use. The hemp rope shall be well caulked into the back of the socket to leave sufficient depth for lead or cement mortar with fillet as the case may be.

### **PVC Pipes:**

PVC pipes shall be high-density polyethylene pipes for drainage work. The pipes shall have smooth internal and external surfaces. Slight shallow longitudinal grooves or Irregularities in the wall thickness shall be permissible provided that the wall thickness remains within permissible limits.

Outside of the pipes spigot end and inside of sealing groove shall be thoroughly cleaned. Lubricant supplied by the manufacturer shall be applied uniformly to the spigot end and sealing ring and spigot end shall be passed into the socket containing sealing ring until fully home position. The position of the socket edge shall be marked with a pencil or felt pen on the pipe. The pipe shall then be withdrawn from the socket by approx. 10mm [for thermal expansion gap). The pipe joints shall be filled with solvent cement as per the manufacturer's specifications.

### **G.I. Pipes:**

The diameter of the pipes shall refer to the inside diameter of the bore pipes. The pipes shall be secured clear of the wall surface by means of M.S. holder bats. All control valves, bibcocks, stopcocks; ball valves shall be of the best-approved quality procurable of heavy cast drawn brass.

In making the joints, a few turns of fine hemp, dipped in linseed oil shall be taken over the threaded end of the pipe and the socket screwed home even with pipe wrench. Pipes connected shall generally touch each other, the socket covering about equally. Where pipes have to be cut or rethreaded, ends shall be carefully field out so that no obstruction to bore is offered. Care must be taken that all pipes and fittings are kept at all times free from dust and dirt during fixing. The branch connections shall not protrude in the bore of the parent pipes. Any leakages found on completion of the work shall be rectified satisfactorily without any extra cost.

The lengths shall be measured net on the straight and bends along the centerline of the pipes and fittings.

### **Gate Valves:**

The gate valves will be of gunmetal of the best quality and shall have an operating wheel. The gate valve shall be fixed into the pipeline with necessary sockets or union nut. A few turn of fine hemp

dipped in linseed oil shall be taken over the threaded ends to obtain a completely watertight joint. If there is a leak observed on test, the joint shall be remade to make it leak proof.

The drains shall run in perfect straight lines between manholes. The trenches shall not be filled in until the joints have been tested and alignment of drains and connections into and from the manhole and their positions have been examined and certified by the Engineer, if required. The whole of sanitary work comprising provision of drainage of water supply arrangements including sanitary at water fittings and fixtures in all respects shall be carried out in accordance with the rules and regulations of the local authority through the agency of a licensed plumber. If required, the Contractor shall have to get all materials brought on site for incorporation in the work, approved by the local authority at his own expense.

#### **10. Technical Specifications for Crack filling:**

All the surfaces to be inspected thoroughly in presence of the Consultant and the cracks located and marked. The cracks to be opened up by mechanical cutter in to 'V' groove of depth 8mm. and 10mm. wide, care should be taken so as the sound material beneath is not been damaged. The cracks so opened up should be thoroughly cleaned by air pressure and then washed with water to remove the loose particles.

The prepared surface to be filled with approved crack filler material in the ratio of 1 part of water to 4 parts of powder by volume over bond coat in proportion of 1:1.5, the paste formed should be of even consistency and non-lumpy,

#### **11. Technical Specifications for aluminium window work:**

The work shall consist of supplying, fabricating, transporting, and installing aluminium windows of various types such as sliding, casement, fixed, or combination windows complete with frames, shutters, glass, gaskets, hardware fittings, sealants, and fasteners as per approved drawings and instructions.

Applicable standard codes

IS: 733 – Wrought Aluminium and Aluminium Alloy Bars, Rods, and Sections

IS: 1285 – Aluminium Anodic Coatings

IS: 1948 – Aluminium Doors, Windows, and Ventilators

IS: 2835 – Flat Transparent Sheet Glass

IS: 3548 – Glazing in Buildings: Code of Practice

IS: 1081 – Fixing of Metal (Steel and Aluminium) Windows

Fabrication of All members cut to accurate lengths with joints mitred and mechanically joined using cleats, screws, or brackets. Frames shall be square and true to profile with smooth operation of shutters. Shutters shall be weather sealed using appropriate gaskets to ensure air and water tightness.

Installation of all Frames shall be fixed in true line, level, and plumb using anchor fasteners. Gaps between masonry and frame to be filled with PU foam or sealant and finished with silicone sealant. All glass shall be securely fixed with rubber gaskets and clips without strain on glass. Protective tape/film must be retained until final handover. All visible surfaces shall be powder coated or anodised as specified. No scratches, stains, or discoloration shall be accepted. After completion, all surfaces to be cleaned and polished. Field testing for alignment, smooth operation, water tightness Visual inspection for surface finish and dimensional accuracy Any defective materials or workmanship shall be replaced at no extra cost.

**THE PAINTING WORKS TO BE CARRIED OUT IN ACCORDANCE TO THE MANUFACTURERS SPECIFICATION AND AS DIRECTED BY THE CONSULTANT AND FINAL APPROVAL FROM UIIC IN WRITING.**

**ANY EXTRA APPROVALS TO BE UNDER UIIC CONTROL, APPROVAL IN WRITING BY UIIC**

## **SECTION 9: MODE OF MEASUREMENTS**

The units of measurements for each item of work will be as given in the Bill of quantities if units are not mentioned then the standard mode of measurements of Indian standard institution shall be applicable.

Unless stated otherwise, quantities shall be measured in accordance with the relevant parts of 1.S:1200. 'Method of Measurement of Building & Civil Works' and are finished and fixed in the works notwithstanding any general or local custom except where otherwise specifically described in the contract.

Schedules of quantities given in the bill of quantities are provisional and are meant to indicate the intent of work and to provide uniform basis for tendering. The Company / consultant reserve the right to increase or decrease any of the quantities or totally omit any item of the work and the contractor shall not claim any extra charges or damages on these grounds.

The measurement of all the items (open & hidden) shall be taken at site, recorded and signed jointly by the consultant, Company and contractor's representatives. All such items, which in due course are to be covered and hidden, shall be measured before they are covered. The contractor shall provide at his expense all facilities and equipments and material that may be required for taking measurements.

In the event of any discrepancy noted in the method / mode of measurement prescribed on the contract, the same shall be pointed out by the contract prior to executing the items for the decision of the consultant.

### **Polymer Modified Mortar:**

The measurements of the finished area to match with the existing RCC surface will be taken. The measurements will be taken jointly in presence of the representatives of Company, Contractor & Consultant. No allowance for extra thickness will be allowed, as it is independent of the thickness of the mortar.

### **Plaster:**

All plastering works shall be measured in Sqm unless otherwise specified. The final measurement of plaster shall be based on the finishing / final layer of plaster done.

No claims/ payment shall be allowed for extra thickness, drip moulds, bands, pattas, vattas, platforms, stages, de-scaffolding, curing, leading the material to any height or length, hacking & cement slurry splashing or any such activity, which is the integral part of the process.

No deductions shall be made for ends of joints, beams etc. No extra shall be allowed for embedded, chamfered or rounded arises or curved angles. Grooves on internal plaster or external plaster shall not be measured separately.

For any opening/window in plaster the deduction will be measured as follows:

- |   |   |
|---|---|
| a) The size of opening less than 0.5Sq. m.            | No deductions to be considered                                  |
| b) The size of opening between 0.5Sq .m-3Sq. m        | 50% Deductions to be considered                                 |
| c) The size of opening more than 3 Sq. m <sup>3</sup> | 100% deduction to be considered & addition for jambs to be made |

If the window framework is done in stone / aluminium the deductions will be considered full irrespective of the area of deduction.

### **Reinforcement:**

Steel reinforcement shall be measured in lengths of different diameter as actually used in the work nearest to a centimetre and their weight calculated on the basis of standard tables by IS without any allowance for rolling margin. All authorised spacer bars on supports of any slabs, forks, chairs, laps etc. shall be paid for the actual quantity going into the job. Wastage and unauthorized laps etc. shall not be paid for.

### **Gunitting/Compressed Plaster:**

Full deductions shall be considered for every opening irrespective of its area.

### **Masonry Works:**

Deduction shall be made for all openings, recesses etc. the finished work shall be measured in square meter nearest to two places of decimetres. Length and breadth shall be measured correct to a centimetre.

### **Terrace Waterproofing:**

The measurement shall be on the actual net area covered by the treatment. No extra claims shall be entertained for drip mould, false checks (if required for IPS finish), and ponding at required stages, cleaning or any such activity, which is the integral part of the process.

The watta shall be measured in linear dimensions along the length of the watta and paid separately for any height of the watta.

### **Chajja Waterproofing:**

The final area of chhajja waterproofing shall be measured from top of the watta till the edge of the chhajja. No extra claims shall be allowed for vattas, drip mould, false checks for IPS finish.

### **Sanitary Waterproofing:**

The final area of sanitary waterproofing (viz. toilets, baths, kitchen sinks) shall be measured from wall to wall, with no deductions for the accessories like commodes, nahani traps, etc. however, the dado on the walls is to be paid separately under relevant items, unless specified jointly in the Bill of Quantities.

### **Plumbing Works:**

The measurement for pipes and fitting shall be over centreline of pipes & fittings only in Rft. No separate payments shall be made for fittings per number. Extra claims for joint filling, making & doing well the holes for pipes & fittings, gabdas etc. or claims towards any such activity, which is the integral part of process, shall not be accepted.

### **Painting Works:**

All painting works shall be measured in Sft unless otherwise specified. The final measurement of paint shall be based on the finishing/final layer of plaster done. Work on different surfaces shall be measured separately depending on the nature of paint & surface to be applied.

For any opening/window in the wall for painting the deduction will be measured as follows:

- a) The size of opening less than 0.5 Sq. m. - No deduction to be considered.
- b) The size of opening between 0.5Sq .m-3 Sq.m - 50% Deductions to be considered.
- c) The size of opening more than 3 Sq. m - 100% deduction to be considered & addition for jambs to be made

If the window framework done in stone / aluminium the deductions will be considered full irrespective of the area of deduction.

EQUIVLALENT PLAIN AREAS OF UNEVEN SURFACES		
Description of Work	How Measured	Multiplying Factor
Gates & open palisade facing including standards braces rails, stays, etc.	Measured flat overall; no deduction shall be made for open spaces; supporting members shall not be over) measured separately.	1.00 (for painting all
Steel roller shutters.	Measured flat (size of opening overall; jamb guides, bottom rails and locking arrangement, etc. shall be included in the item (top cover shall be measured separately)	1.10 (for each side)
Plain sheet steel doors and windows	Measured flat (not girthed) including frame, edges, etc	1.10 (for each side)
Fully glazed or gauzed steel doors and windows.	Measured flat (not girthed) including frame, edges, etc.	0.50 (for each side)
Partly panelled partly glazed steel doors.	Measured flat (not girthed) including frame, edges, etc.	0.80 (for each side)
Collapsible gate	Measured flat (size of opening)	1.50 (for painting all over)



For RCC grills (jallies) up to 50 mm thick, quantity, if painted from one side the measurement shall be 1.5 times the grill area & if painted from two sides, the measurement shall be 1.7 times the grill area. However, the area of design offsets shall not be measured. For grills thicker than 50 mm actual surface area painted shall be allowed, with measuring the design offsets individually.

**Excavation:**

Excavation shall be measured net on the basis of the dimension in accordance with the Drawing and/or written instruction. Due allowance for minimum extra working space beyond the dimension in drawing would, however, be permitted with prior approval of the consultant in writing. Excavation in side slopes shall not be paid for.

Any excavation carried out deeper or wider than authorized for whatever reason shall not be measured and paid for. Back-filling with selected excavated material shall not be paid for separately, the rate for excavation being deemed as covering stacking of excavated material excavation/picking of selected stacked material, conveying to the place of final backfill, compaction etc.

## **SECTION 10: APPROVED BRANDS AND MATERIALS**

Unless otherwise mentioned specifically, any of approved makes or brands shall be allowed to use. Other makes or brands of the building material bearing I.S.I. monogram on the material itself will also be allowed to be use.

The Contractors should distinctly understand that it would not be their prerogative to insist for using particular make brand from the following list. The final selection will have to be done with the approval of Engineer.

<b>Materials</b>	<b>Approved Make / Brands</b>
Cement	P.P.C. Grade 43 for plaster and water proofing & O.P.C Grade 53 for Concreting and Structural repairs of Ultratech, Ambuja, ACC
Bricks	Ordinary clay bricks of any brand confirming to IS:1077 minimum crushing strength of 35 kg/sq.mt. and water absorbtion allowed 25%
Polymer Latex, Rust convertor Plasticiser, Bonding solution and Crack Filler, waterproofing agent	PAR Specialties, Perma, Supranav Chemical Ind. Pvt. Ltd. Dr. Fixit Construction Chemicals, MCON, Resikon
Acrylic Polymer, SBR Polymer	PAR Specialties, Perma Supranav Chemical Ind. Pvt Ltd, Dr. Fixit Construction Chemicals, MCON, Resikon, fosroc
Water Proof Coating	Dr. Fixit (New Coat), Asian Smart care Ultron
White Cement	Birla, J.K. White
PVC, UPVC 80 schedule, CPVC Pipes	Prince, Astral and Supreme I.S.I. only
C.I. Pipes and Covers	Neco
G.I. Pipes	Tata, Zenith, Jindal'C' class only I.S.I.
G.I. Fittings	R brand, Kirti
Stoneware salt glazed pipes and gully traps	As per I.S.I. standards
Cement based paint	Snowcem
Texturised matt paint	Sandtex, Nitcotex, Asian, Berger, Birla
Acrylic paint	Asian, JSW, Akzo Nobel, Jotun, ICI, Berger, Birla & Dr. Fixit
Enamel paints	Asian, ICI, Berger, Birla & Nerolac
Valves & Taps	As per I.S.I. standards
Acrylic Plaster	ICI, Berger, Asian, MCON, Ultratech
Ready Mix Cement Mortar	ABC4, MCON, myk Arment
Ready Mix Polymer Mortar	ABC4, Supranav, MCON,Dr.Fixit Construction Chemical fosroc SP 40, SIKA
Micro-Concrete	Fosroc, Perma, Supranav,Dr.Fixit, Resikon,MCON, Fosroc, SIKA, Ultratech

## SECTION 11: BILL OF QUANTITIES

The bill of quantities shall be read in conjunction with the drawings and Conditions of Specifications as these documents are jointly explanatory and descriptive of the works included in the Contract.

General directions and descriptions of work and materials given elsewhere in the Contract documents are not necessarily repeated in the Bill of Quantities, reference is to be made to the other documents for information.

The Quantities of work and material in the Bill of Quantities are not to be considered as limiting or extending the scope of work to be done and materials to be supplied by the contractor. The quantities in the Bill of Quantities are an estimate of the amount of work but the work will be measured on complete and the contractor will be paid on the actual measurement of work approved by the Consultant.

When price have been entered against Lumpsum items payment for such affected items shall be made in proportion to the extent of which at the time of billing, works have been done at the discretion of the Consultant.

'Providing and Fixing'/ 'Providing and Laying' / 'Providing and Erecting' shall mean that the contractor has to provide such materials not being procured and borne by the Employer, but which are required for the item and if no material need to be provided by the Contractor, the rate shall be on for fixing/laying / erecting of the component covered in the item.

The work also includes separating and stacking serviceable material anywhere in the compound as directed and lowering and carting away all unserviceable material debris from the site. The unit rates in BOQ will be entered in figures and words in case of discrepancy in figure and words rate in words will be considered as correct.

The acronyms used in the Bill of Quantities.

Cft	Cubic Feet
Sft	Square Feet
Rft	Running Feet
Kg	Kilogram
LS	Lum sum
Nos	Numbers
QRO	Quoted Rate Only
C.E.	Consultants Engineer

**INTEGRITY PACT**  
**(Should be on Rs.100/- Stamp Paper)**  
**: To be enclosed in Technical Bid:**

Between

THE UNITED INDIA INSURANCE CO.LTD. (UIICL) hereinafter referred to as “The Principal”,  
and

\_\_\_\_\_ hereinafter referred to as “The  
Bidder/ Contractor”

**Preamble**

The Principal intends to award, under laid down organizational procedures, contract/s for Civil repairs & other Related works at Vulcan Insurance Building, Churchgate, Mumbai.

**Section 1** – Commitments of the Principal

(1.) The Principal commits itself to take all measures necessary to prevent corruption and to observe the following principles: -

a. No employee of the Principal, personally or through family members, will in connection with the tender for or the execution of a contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.

b. The Principal will, during the tender process treat all Bidder(s) with equity and reason. The Principal will in particular, before and during the tender process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the tender process or the contract execution.

c. The Principal will exclude from the process all known prejudiced persons.

(2) If the Principal obtains information on the conduct of any of its employees which is a criminal offence under the IPC/PC Act, or if there be a substantive suspicion in this regard, the Principal will inform the Chief Vigilance Officer and in addition can initiate disciplinary actions.

**Section 2** – Commitments of the Bidder(s)/ Contractor(s) which term shall include Vendor(s) / Agency(ies) /Sub-contractor(s) if any, etc.

(1)The Bidder(s)/ Contractor(s) commit themselves to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the tender process and during the contract execution.

i. The Bidder(s)/ Contractor(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal’s employees involved in the tender process or the execution of the contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or during the execution of the contract.

ii. The Bidder(s)/ Contractor (s) will not enter with other Bidders into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications,

certifications, subsidiary contracts, submission or non- submission of bids or any other actions to restrict competitiveness or to introduce cartelization in the bidding process.

iii. The Bidder(s)/ Contractor(s) will not commit any offence under the relevant IPC/PC Act; further the Bidder(s)/ Contractor(s) will not use improperly, for purposes of competition or personal gain, or pass on to others, any information or document provided by the Principal as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted electronically.

iv. The Bidder(s)/Contractor(s) of foreign origin shall disclose the name and address of the Agents/ representatives in India, if any. Similarly, the Bidder(s)/Contractor(s) of Indian Nationality shall furnish the name and address of the foreign principals, if any. Further details as mentioned in the “Guidelines on Indian Agents of Foreign Suppliers” shall be disclosed by the Bidder(s)/ Contractor(s). Further, as mentioned in the Guidelines all the Payments made to the Indian agent/ representative have to be in Indian Rupees only. The “Guidelines on Indian Agents of Foreign Suppliers”.

v. The Bidder(s)/ Contractor(s) will, when presenting his bid, disclose any and all payments he has made, is committed to or intends to make to agents or any other intermediaries in connection with the award of the contract.

(2) The Bidder(s)/ Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.

### **Section 3-** Disqualification from tender process and exclusion from future contracts

If the Bidder(s)/Contractor(s), before award or during execution has committed a transgression through a violation of Section 2, above or in any other form such as to put his reliability or credibility in question, the Principal is entitled to disqualify the Bidder(s)/Contractor(s) from the tender process.

### **Section 4 –** Compensation for Damages

(1) If the Principal has disqualified the Bidder(s) from the tender process prior to the award according to Section 3, the Principal is entitled to demand and recover the damages equivalent to Earnest Money Deposit/ Bid Security.

If the Principal has terminated the contract according to Section 3, or if the Principal is entitled to terminate the contract according to Section 3, the Principal shall be entitled to demand and recover from the Contractor liquidated damages of the Contract value or the amount equivalent to Performance Bank Guarantee.

### **Section 5 –** Previous transgression

(1) The Bidder declares that no previous transgressions occurred in the last three years with any other Company in any country conforming to the anti-corruption approach or with any Public Sector Enterprise in India that could justify his exclusion from the tender process.

(2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the tender process or action can be taken as per the procedure mentioned in “Guidelines on Banning of business dealings”.

### **Section 6 –** Equal treatment of all Bidders / Contractors / Subcontractors

(1) The Bidder(s)/ Contractor(s) undertake(s) to demand from his subcontractors a commitment in conformity with this Integrity Pact.

(2) The Principal will enter into agreements with identical conditions as this one with all Bidders and Contractors.

(3) The Principal will disqualify from the tender process all bidders who do not sign this Pact or violate its provisions.

**Section 7** – Criminal charges against violating Bidder(s) /Contractor(s) / Subcontractor(s)

If the Principal obtains knowledge of conduct of a Bidder, Contractor or Subcontractor, or of an employee or a representative or an associate of a Bidder, Contractor or Subcontractor which constitutes corruption, or if the Principal has substantive suspicion in this regard, the Principal will inform the same to the Chief Vigilance Officer.

**Section 8** – Pact Duration

This Pact begins when both parties have legally signed it. It expires for the Contractor 12 months after the last payment under the contract, and for all other Bidders 6 months after the contract has been awarded. If any claim is made / lodged during this time, the same shall be binding and continue to be valid despite the lapse of this pact as specified above, unless it is discharged / determined by the DGM, MRO-1 of ( UIIC)

**Section 9** – Other provisions

1. This agreement is subject to Indian Law. Place of performance and jurisdiction is the Head Office of the Principal, i.e. Mumbai.
2. Changes and supplements as well as termination notices need to be made in writing.
3. If the Contractor is a partnership or a consortium, this agreement must be signed by all partners or consortium members.
4. Should one or several provisions of this agreement turn out to be invalid, the remainder of this agreement remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
5. In the event of any contradiction between the Integrity Pact and its Annexure, the Clause in the Integrity Pact will prevail.

(For & On behalf of the Principal)

(For & On behalf of Bidder/ Contractor)

(Office Seal)  
Place & Date:

( Office seal)  
Place & Date:

Witness 1:  
(Name & Address)  
Date:

Witness 2:  
( Name & Address)  
Date:

## **SELF-DECLARATION – NO BLACK LISTING**

Before commencement of the work the following undertaking to be submitted by the contractor on Letter Head

### **(Bid Security Declaration of bidder)**

Date:

The Regional Manager,  
Estates Department,  
United India Insurance Co Ltd,  
Mumbai Regional Office No. 1,  
5<sup>th</sup> Floor, Stadium House, Veer Nariman Road,  
Churchgate, Mumbai 400020.

Dear Sir/ Madam,

I/ We / Our organization.....  
including our Partners / Share holders / Directors hereby certify that our Company is not blacklisted by any Public Sector Undertaking and / or having dispute with any Public Sector Undertaking. In case at any stage if it is found that the information given by me /us is false/ incorrect, the UIICL shall have the absolute right to take any action as deemed fit without any prior intimation to me /us.

Thanking You,

Signature, Name and Seal of Organization