Government of India
Central Public Works epartment

Executive Engineer & Senior Manager (C)-II,
O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II,
CPWD, Kendriya Sadan building, 1st floor, Sector-7,
CGS Colony, Antop Hill, Mumbai-37

Email: - eesm2mpc2@yahoo.com

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Name of Work	Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.
Estimated Cost	**₹95,67,35,151/-**
Cost Break-up	Civil: **₹80,52,65,440/-** E&M: **₹15,14,69,711/-**
Earnest Money Deposit (EMD)	**₹1,05,67,352/-**
Time Allowed for Completion	**42 (Forty-Two) Months**
Performance Guarantee	**5% of Tendered Value/Estimated cost whichever is more**
Additional Performance Guarantee (APG)	If the **Tendered Amount < 80% of ECPT**, the Contractor shall submit Additional Performance Guarantee (APG) equal to: **APG = (80% of ECPT) – Tendered Amount**
Date & Time of Pre-Bid Meeting	**11:30 hrs on 19/11/2026**
Last Date & Time of Tender Submission	**15:00 hrs on 04/12/2026***
Date & Time of Opening of Technical Bid	**15:30 hrs on 4/12/2026***
Date & Time of Opening of Financial Bids	**To be communicated later**

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It is certified that this document contains five parts i.e., Part A, Part B, Part C, Part D and PART E containing Page nos. 01 to 508.

Notice inviting tender amounting ₹95,67,35,151/-(Civil: ₹80,52,65,440/-+E&M: ₹15,14,69,711/-) is approved.

Assistant Engineer (E)
O/o MPC-II,CPWD, Mumbai -37

Assistant Engineer (C)
O/o MPC-II,CPWD, Mumbai -37

Executive Engineer & Senior Manager (E)
O/o MPC-II,CPWD, Mumbai -37

Executive Engineer& Senior Manager-II
O/o MPC-II,CPWD, Mumbai -37

SE cum PD,
MPC-II, CPWD, Mumbai-37

Central Public Works Department Notice
Inviting e–Tender/ Press Notice

The Executive Engineer & Senior Manager (C)-II, O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II, CPWD, Kendriya Sadan building, 1st floor, Sector-7, CGS Colony, Antophill, Mumbai-37 on behalf of the President of India invites online percentage rate bids from CPWD enlisted contractor of appropriate class in B & R composite category and firms/contractors of repute in two bid system for the following:

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodations including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

Estimated cost	**₹95,67,35,151/-(Civil: ₹80,52,65,440/-+E&M: ₹15,14,69,711/-)**
Period of Completion	42 (Forty two) Months.
EMD	₹1,05,67,352/-

The NIT, bid forms and other details can be obtained from the website www.etender.cpwd.gov.in .

Note: - Applicants are advised to keep visiting the above-mentioned sites from time to time (till the deadline for bid submission) for any updates in respect of the tender documents, if any. Failure to do so shall not absolve the applicant of his liabilities to submit the applications complete in all respect including updated thereof, if any. An incomplete application may be liable for rejection.

Executive Engineer & Senior Manager-II,
MPC-II,CPWD, Mumbai-37

PART-A

SECTION-I

GENERAL INFORMATION

Glossary

ACTREC	Advanced Centre for Treatment, Research and Education in Cancer
TMC	Tata Memorial Centre
AAI	Airport Authority of India
AE / AEE	Assistant Engineer / Assistant Executive Engineer
B & R	Building and Road
BIM	Building Information Management
BIS	Bureau of Indian Standards
C & D Waste	Construction & Demolition Waste
COA	Council of Architecture
CPI	Consumer Price Index
CPWD	Central Public Works Department
DBR	Design Basis Report
DLP	Defects Liability Period
DSR	Delhi Schedule of Rates
EE (C)	Executive Engineer (Civil)
EE (E)	Executive Engineer (Electrical)
CE	Chief Engineer
EMD	Earnest Money Deposit
EPC	Engineering Procurement & Construction
ESIC	Employee State Insurance Corporation
GCC	General Conditions of Contract
HSE	Health Safety & Environment
IGBC	Indian Green Building Council
IPC	Interim Payment Certificate
IPHS	Indian Public Health Standards
IS	Indian Standard
MAS	Material at Site
MCI	Medical Council of India
MEP	Mechanical Electrical Plumbing
MT	Metric Ton
MTC	Material Testing Certificate
NBC	National Building Code
NGT	National Green Tribunal
NIT	Notice Inviting Tender
OEM	Original Equipment Manufacturer
AERB	Atomic Energy Regulatory Board
PPE	Personal Protection Equipment
SAP	Safety Action Plan
SOP	Schedule of Payment/ Standard operating procedure
SOQ	Schedule of Quantities
STP	Sewage Treatment Plant
ETP	Effluent Treatment Plant
TDS	Tax Deduction at Source
TPQAA	Third Party Quality Assurance Agency
UDCPR	Unified Development Control & Promotion Regulation
UDIN	Unique Document Identification Number
WPI	Wholesale Price Index
WTP	Water Treatment Plant
ACS	Access Control System
LAN	Local Area Network

CHECKLIST FOR CONTRACTOR FOR SUBMISSION OF BID

1. The bidder should read all the instructions, terms & conditions, contract clauses, nomenclature of items, specifications etc. contained in the tender documents very carefully, before quoting the rates. The Bidders should also read the CPWD General Conditions of Contract 2023 for Construction works (with correction slips up to last date of submission of tender) which will be part of the agreement.

2. The bidder should inspect the site/ location before quoting the rates.

3. The agency shall quote the rate for complete scope of work in both words and figures.

4. The contractor shall quote his rates keeping in mind the scope of work, time line, specifications, terms & conditions, additional conditions and special conditions etc. and nothing shall be payable extra whatsoever unless otherwise specified.

5. The contractor shall also furnish Performance Guarantee of 5% of the tendered amount/Estimated Cost whichever is more in addition to the other deposits mentioned elsewhere in the contract for proper performance of the agreement. The Performance Guarantee shall be in the shape of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt or Bank Guarantee including e-Bank guarantee given in Annexure enclosed.

6. The tender, which is not duly signed by authorized signatory or is conditional shall be treated as non-responsive and shall be summarily rejected. It must be signed on his behalf by a person holding a power of attorney authorizing him to do so. Such power of attorney should be produced with the tender and it must be disclosed that the firm is duly registered under the Indian partnership act, 1952.

7. GST/other taxes as applicable shall be paid by the contractor himself. Amount quoted by the bidder shall be inclusive of all taxes & nothing extra shall be payable. The department shall deduct the mandatory deductions at source from the R.A. bills as applicable. However, for statutory deduction of income tax & GST, necessary TDS certificate shall be given by department. The contractor shall quote his rates considering all such deductions.

8. Online bid documents submitted by intending bidders shall be opened only of those bidders, whose EMD deposited with any division office of CPWD, anywhere in India and other documents scanned and uploaded are found in order.

9. The existing enlisted Contractor either himself or his authorized shall take ERP (Enterprise Resource Planning) training and certification to be uploaded. Certificate is issued through LMS (Learning Management System) of ERP of CPWD. For non-enlisted Contractor, within two months from the date of issue of intent letter shall take ERP training, from ERP Unit of CPWD. Training will be valid when registered in LMS of ERP and certificate is issued through LMS of ERP.

CENTRAL PUBLIC WORKS DEPARTMENT
INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING FORMING PART OF BID DOCUMENT

The Executive Engineer & Senior Manager (C)-II, O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II, CPWD, Kendriya Sadan building, 1st floor, Sector-7, CGS Colony, Antop Hill, Mumbai-37 Telephone No. 9427904036, Email: - eesm2mpc2@yahoo.com on behalf of the President of India invites online percentage rate bids from CPWD enlisted contractor of appropriate class in B & R Composite category and firms/contractors of repute in two bid system for the following:

Sl. no.	NIT No.	Name of Work & location	Estimated cost put to tender	Earnest Money	Date and time of Pre-bid conference	Period of Completion	Last Date & time of submission of bid, Original EMD, copy of receipt for deposition of original EMD and	Time and date of opening
1	07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27	Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.	**₹95,67,35,151/-(Civil: ₹80,52,65,440/-+E&M: ₹15,14,69,711/-)**	₹1,05,67,352/-	11.30 AM 19/11/2026 at O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II, CPWD, Kendriya Sadan building, 1st floor, Sector-7, CGS Colony, Antop Hill, Mumbai-37 **(Physical Mode only)**	42 Months	Up to 15.00 Hrs on 04/12/2026	After 15.30 Hrs on 04/12/2026

1. Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures/Consortium and Special purpose vehicles are not accepted.1(b), 1(c) and 1(d) are not applicable for CPWD enlisted contractors of appropriate class but 1(a) and 1(e) is applicable for CPWD enlisted contractor also.

a) **Experience of having successfully completed similar works during the last 7 years**

(**Applicable for CPWD enlisted as well as non-CPWD contractor**): -

Should have satisfactorily completed the works as mentioned below during the last Seven years ending last day of the month previous to the one in which tenders are invited. For this purpose, cost of work shall mean gross value of the completed work including cost of materials supplied by the Government/ client but excluding those supplied free of cost. This should be certified by an officer not below the rank of Project Manager/ Executive Engineer or Equivalent.

i) Three similar works each costing not less than that ₹ 38,26,94,060/ (40% of ECPT)

OR

ii) Two similar works each costing not less than that ₹ 57,40,41,091 /- (60% of ECPT)

OR

iii) One similar work costing not less than that ₹ 76,53,88,121 (80% of ECPT)

Similar work shall mean: -

Construction of RCC Framed building with the following requirements:

a. Minimum one building of Twelve (12) storeys or completing balance construction work of one building (including structural work) minimum up to Twelve (12) storeys, residential / non-residential building with all required internal Civil and E & M services executed under one agreement in India and involving at least one specialized E & M services such as fire fighting system, fire alarm system, Lift, DG set or CCTV system.

b. Specialized E&M services shall be considered even if these had been executed under a separate contract. However, these services executed under a separate contract shall be considered for the purpose of assessing technical competence only without adding its monetary value for determining the eligibility criteria.

Note: -

1. R.C.C. Framed structure shall be of RCC Foundation, Slab, Beams and columns

etc.The bidder shall submit abstract of cost of work along with supporting documents and certificate issued by the competent authority in support of this.

2. Machine room and Mumty shall not be counted as a storey.
3. Basement, Stilt Constructed in the building shall be considered as a storey.
4. Only works executed in India shall be considered for similar work.
5. Qualified similar works may be physically inspected by the CPWD Engineers/Client to ascertain the completion, performance on quality of works for finalizing the technical bid.
6. In case, the eligible work has been executed by a Joint Venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint Venture and that will be considered as work experience for individual firm(s) for prequalification in bidding.
7. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum (without compounding); calculated from the date of completion to previous day of last date of submission of tenders.
8. If Private work shown in support of eligibility criteria, certified copy of Tax deducted at source (TDS) certificate (Form 16A and 26A) shall be submitted along with the experience certificate and TDS amount shall tally with the actual amount of work done. Otherwise, the amount that tally with TDS shall only be considered for eligibility.

b) Average financial turnover: -

The bidder should have had the average annual financial turnover of ₹ 28.70 Crore (i.e. 30% of ECPT) on construction works during the immediate **last three years** ending 31st March, 2026. (Scanned copy of Certificate from Charted Accountant with unique document identification number (UDIN) to be uploaded). The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum. Year in which no turnover is known would also be considered for working out the average **(Scan copy of original in Form A to be uploaded).**

c) Profit/Loss: -

Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five consecutive years ending 31st March, 2026, duly certified and audited by the chartered accountant. (The balance sheet in case of Pvt./Public Ltd.Company means its standalone finance statement and consolidated financial statement both) **(Scan copy of original in Form A to be uploaded).**

d) **Bankers Certificate/Net Worth Certificate: -**

Should have bankers' certificate from commercial bank for Rs. 38.27 crore. (40% of ECPT) Certified by his bankers **(Scan copy of original in Form B to be uploaded).** or the bidder should submit net worth certificate from CA with unique identification number (UDIN) of minimum 10% amount of ECPT i.e. Rs 9.57 crore. The Net worth Certificate should not be older than six months from the last date of the month previous to the one in which tenders are invited **(Scan copy of original in Form B -1 to be uploaded)**

e) **Bidding Capacity (Applicable for CPWD enlisted as well as non-CPWD contractor)**: **-**

The bidding capacity of the contractor should be equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:

Bidding capacity={[AxNx1.5]-B}

A= Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of completed works shall be brought to current costing level by enhancing at a simple rate of 7% per annum. N=Number of years prescribed for completion of work for which bids has been invited.

B= Value of existing commitments and ongoing works to be completed during the period of completion of work for which bids have been invited.

(Scan copy of original in Form C-3 to be uploaded)

f) **Evaluation of performance:** Evaluation of the performance of contractors for eligibility shall be done by NIT approving authority or Committee constituted by him. All the eligible similar works executed and submitted by the bidders in support of

eligibility and any one of the ongoing works, may be got inspected by committee which may consist of client or any other authority as decided by NIT approving authority. The marks for the quality shall be given based on this inspection if inspection is carried out. Scoring method of evaluation: - The scoring for evaluation mentioned in these columns shall be done as given in Proforma given **(as per FORM-D1)** or elsewhere in the agreement.

g) The bidder should not have been barred/ blacklisted by the Central Government/State Government, or any entity controlled by it, from participating in any tender, and the bar subsists as on the Bid Due Date, such bidder would not be eligible to submit the BID. The Bidder should upload affidavit for NON–BLACKLISTING. At the time of uploading of bid, the bidder shall have also to upload Scanned copy of an affidavit on Non-Judicial Stamp paper of Rs.100/- as under: **(Form- G1)**

h) Affidavit for non-execution of eligible similar work(s) through another contractor on back-to-back basis or subletting basis furnished on Rs.100/- non-judicial stamp paper attested by Notary.**(Form-H)**

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

2. The intending bidder must read the terms and conditions of CPWD-6 carefully. He should only submit his bid if he considers himself eligible and he is in possession of all the documents required.

3. Information and Instructions for bidders posted on website shall form part of bid document.

4. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents can be seen in the office

of Executive Engineer & Senior Manager (C)-II, , CPWD, Mumbai during the office hours on all days except on Second Saturday, Sunday & Public holidays or can be seen on website **https://etender.cpwd.gov.in or www.cpwd.gov.in** free of cost.

5. But the bid can only be submitted after deposition of original EMD either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission and uploading the mandatory scanned documents such as insurance surety bonds, Account payee Demand Draft or Bankers cheque or Fixed Deposit receipt (FDR) or / and bank guarantee or e-bank guarantee (for balance amount as prescribed) from any of commercial bank towards EMD in favor of "The **Executive Engineer, NISM Project Division-II, CPWD, Navi Mumbai"** receipt for deposition of original EMD to division office of any Executive Engineer/Dy.Director (including NIT issuing EE/DD), CPWD and other Documents as Specified.
6. Those contractors who are not registered or have not updated their profile on the website mentioned above, are required to get registered / update their profile before hand. The necessary training materials including the videos with step-to-step process are available on download section of https://etender.cpwd.gov.in.

7. The e Tendring bidder must have valid Class-III digital signature certificate with encryption key (combo type) to perform any operations / transactions on the e-tendering portal / website and the bidder should download and install the eMsigner on their system as per instructions available on download section of https://etender.cpwd.gov.in.
8. On opening date, the contractor can login and see the bid opening process. After opening of bids, he will receive the competitor bid sheets.

9. Contractor can upload documents in the form of JPG format and PDF format.

10. Certificate of Financial Turn over: At the time of submission of bid, contractor has to upload Affidavit / Certificate from CA mentioning Financial Turnover of last 7years and further details if required may be asked from the contractor after opening of eligibility bids. There is no need to upload entire voluminous balance sheet.

11. Contractor must ensure to quote percentage rate against estimated cost put to tender. The column meant for quoting rates in figures appears in yellow colour and the moment rate is entered, it turns sky blue.

    In addition to this, while selecting the cells a warning appears that if the cell is left blank the same shall be treated as "0". Therefore, if the cell is left blank and no rate is quoted by the bidder, rate shall be treated as "0" (ZERO).

    However, if tenderer doesn't quote any percentage above or below on the total amount of the tender or any section / subhead in percentage rate tender, the tender shall be treated as invalid and will not be consider as lowest tenderer.

12. Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground, nature of work to be executed, local persons involvement and sub-soil *(*so far as is practicable*)*, the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidder shall be deemed to have full knowledge of the site whether he inspects it or not and no extra cost consequent on any misunderstanding or otherwise shall be allowed.

13. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.
14. GST applicable as per Government norms up to date and future circulars. Contractor should quote the rate including GST as per Govt. norms, nothing to be reimbursed against GST directly.

15. The Technical cum Eligibility bid shall be opened first on due date and time as mentioned above. The time and date of opening of financial bid of contractors qualifying the eligibility bid shall be communicated to them at a later date.

16. Pre-Bid conference shall be held in the, office of Executive Engineer & Senior Manager (C)-II, O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II, CPWD, Kendriya Sadan building, 1st floor, Sector-7, CGS Colony, Antop Hill, Mumbai-37 at 11:30 AM on 19/11**/2026** (**Physical Mode only)** to clear the doubts of intending bidders, if any. Tenderers should send by email all their queries, before pre-bid conference, latest by 11.30 a.m. on 18/11/2026 to the office of Executive Engineer (C), O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II, CPWD, Kendriya Sadan building, 1st floor, Sector-7, CGS Colony, Antop Hill, Mumbai-37 (Email id:eesm2mpc2@yahoo.com). As a result of pre-bid conference, certain modifications may be uploaded on the website, if felt necessary by the Department.

17. The intending bidders shall facilitate and cooperate the department by giving timely responses during verification of various documents and works in evaluation of technical bid. Otherwise, the Technical Bid of the bidder will be rejected. No claim whatsoever will be entertained.

18. The department reserves the right to reject any prospective application without assigning any reason and to restrict the list of qualified contractors to any number deemed suitable by it, if too many bids are received satisfying the laid down criterion.

19. The building is targeted for GHAR GREEN PLUS certification under the green building rating of CPWD. The bidders shall provide all necessary support/ documents and required facilities in order to secure this rating. Nothing extra on this account shall be payable.

20. This work requires engaging more than 20 nos. of labours / workers and therefore all necessary licenses such as labour license, EPFO and ESI, BOCW welfare registration etc. for all labours, shall be taken by contractor with in the time limits as prescribed under clause1 of schedule ‘F’.

21. The bidder should have sufficient number of Technical and Administrative employees for the proper execution of the contract. The bidder shall have to submit a list of these employees stating clearly how these would be involved in this work within 15 days of award of work.

22. The bidder, both CPWD & Non-CPWD contractors shall associate specialized agency for specialized work. For specialized components of Civil & E&M works, the eligibility criteria for specialized agency to be associated by the main contractor will be as detailed below:

For specialized components of civil and E & M works (Components of work for particular specialized work shall only be considered while calculating the cost of specialized work). The specialized agency should have satisfactorily completed the said specialized work of amount as mentioned below during the last 7 (seven) years ending last day of the month previous to the

one in which tenders are invited. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to previous day of last day of submission of bids. The bidder should either himself meet the eligibility conditions as mentioned in the table below or otherwise he will have to associate with an agency meeting the eligibility requirements for

specialized work. The bidder shall submit details of such agency(s) as given below to the Executive Engineer of concerned component at least one month in advance from taking up specific component.

- Name of Firm
- List of works as given in table below
- Performance certificate from the Client
- Availability of manpower and machineries
- Names of the agency (s) to be associated shall be approved by the Engineer-in Charge of concerned component.

Sl. No.	**Component of Works**	**Estimated cost Rs. (Lakh)**	**Eligibility**

1	Consultancy work	149	The contractor shall associate Consultants having experience of such type of work . Terms and conditions have been prescribed in page 109-114
2	Pile work	387	The contractor shall associate specialized agency as mentioned in the approved list of specialized agencies mentioned elsewhere in the agreement or shall associate specialized agency having successfully completed works, as mentioned under during last 7 years ending last date of the month previous to the one in which tenders are invited. (i) Three similar works each of value not less than 40% of Estimated Cost of this part OR (ii) Two similar works each of value not less than 60% of Estimated Cost of this part OR (iii) One similar work each of value not less than 80% of Estimated Cost of this
3	Water proofing Works	220	

23. The bidder should either himself meet the eligibility conditions for the respective Civil, E&M and Horticulture packages or otherwise he will have to associate an agency meeting the eligibility requirements. The proposal for associate agency for all packages of Civil, E&M and Horticulture shall be submitted at least one month in advance from taking up specific component for approval of Executive Engineer of respective component. Consent letter of such proposed agencies for association along with verifiable completion certificates of the work/ registration/approval documents as the case may be, duly attested by the applicant, valid Electrical Contractor's license, duly attested by the applicant, self-attested GST registration documents and TDS certificate for private works in respect of the associated agencies shall also be submitted along with the proposal.

24. **Physical submission of documents by lowest bidder.**

Self-attested copy of all the scanned and uploaded documents as specified in press notice/CPWD-6, anywhere in the NIT shall have to be submitted by the lowest bidder only along with original receipt of deposition of EMD within a week in the office of tender opening authority. ***(*The week includes the day of opening of bid*).***

25. It is mandatory to upload scanned copies of all the documents including GST registration. If documents are not uploaded, then bid will become invalid and shall summarily be rejected. Please read para – 10 of CPWD-6 for further details.

26. Tenders with any condition including that of conditional rebates shall be rejected forthwith.

Executive Engineer & Senior Manager-II,
MPC-II,CPWD, Mumbai-400037

List of Mandatory Documents to be scanned and uploaded with in the period of bid submission:

Table – 1-For CPWD Registered contractors:

Sl.No.	Detail
1	Scan copy Banker's cheque of commercial bank or Account payee Demand Draft of commercial bank or Fixed Deposit receipt (FDR) of commercial bank or insurance surety bonds and/or bank guarantee or e-bank guarantee (for balance amount as prescribed) of commercial bank against EMD.
2	Copy of receipt of deposition of original EMD issued from division office of any Executive Engineer/Dy. Director, CPWD, (including NIT issuing EE/DD), CPWD and other Documents as Specified. (**Annexure- 4**)
3	CPWD Enlistment Order of the Contractor in appropriate category.
4	GST registration Certificate, if already obtained by the bidder.**"If the bidder has not obtained GST registration as applicable, then in such a case the bidder shall scan and upload undertaking with the bid document "If work is awarded to me, I/We shall obtain GST registration certificate within one month from date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard" (Annexure- 5)**
5	Letter of Transmittals. **(Annexure 2)**
6	Certificates of Financial Turnover from Chartered Accountant in Form A.
7	Bidding capacity as per **Form C3.**
8	List of eligible similar nature of works completed in **Form C.**
9	List of Projects under execution in **Form-C1.**
10	Performance report of works (mentioned in Form-C) in **Form-G**. **Form D-1 need not be filled by the bidder. Marks will be assigned by the designated committee for quality of works at site based on the inspection of chosen works after opening of technical bid.**
11	Undertaking on structural stability and soundness of already completed buildings and infrastructure projects in **Form-F**
12	Affidavit for "Proforma of Affidavit for Non - Black Listing" in **Form G1**.
13	Declaration about site inspection in **Form-J**.
14	Affidavit for non-execution of eligible similar work(s) through another contractor on back-to-back basis or subletting basis furnished on Rs.100/- non-judicial stamp paper attested by Notary. **(Form-H)**
15	**ERP training certificate issued through LMS of ERP taken by himself or his authorized representative. Training will be valid only when participants are registered with LMS (Learning Management System).**
16	Uploading of valid electrical license of eligible class or uploading of undertaking for obtaining valid electrical license at the time of execution of electrical work or association of Contractor having valid electrical license of eligible class.

17	PAN card and any other document as specified in the NIT.

Table – 2 For non-CPWD registered contractor

Sl.No.	Detail
1	Scan copy Banker's cheque of commercial bank or Account payee Demand Draft of commercial bank or Fixed Deposit receipt (FDR) of commercial bank or insurance surety bonds and/or bank guarantee or e-bank guarantee (for balance amount as prescribed) of commercial bank against EMD.
2	Copy of receipt of deposition of original EMD issued from division office of any Executive Engineer/Dy. Director, CPWD, (including NIT issuing EE/DD), CPWD and other Documents as Specified. (**Annexure- 4**)
3	Certificates of Financial Turnover from Chartered Accountant in Form A.
4	Banker's certificate/Net Worth Certificate in Form B/B1.
5	GST registration Certificate, if already obtained by the bidder.**"If the bidder has not obtained GST registration as applicable, then in such a case the bidder shall scan and upload undertaking with the bid document "If work is awarded to me, I/We shall obtain GST registration certificate within one month from date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard" (Annexure- 5)**
6	Letter of Transmittals. **(Annexure 2)**
7	Bidding capacity as per **Form C3.**
8	List of eligible similar nature of works completed in **Form C.**
9	List of Projects under execution in **Form-C1.**
10	Performance report of works (mentioned in Form-C) in **Form-G**. **Form D-1 need not be filled by the bidder. Marks will be assigned by the designated committee for quality of works at site based on the inspection of chosen works after opening of technical bid.**
11	Undertaking on structural stability and soundness of already completed buildings and infrastructure projects in **Form-F**
12	Structure & Organization in Form-E.
13	Affidavit for "Proforma of Affidavit for Non - Black Listing" in **Form G1**.
14	Declaration about site inspection in **Form-J**.
15	Affidavit for non-execution of eligible similar work(s) through another contractor on back-to-back basis or subletting basis furnished on Rs.100/- non-judicial stamp paper attested by Notary. **(Form-H)**
16	**A Certificate/undertaking shall be uploaded mentioning that "If we are Ist lowest then we will take ERP training through registration in LMS from ERP unit CPWD". (Form- I)**

17	Uploading of valid electrical license of eligible class or uploading of undertaking for obtaining valid electrical license at the time of execution of electrical work or association of Contractor having valid electrical license of eligible class.
18	PAN card and any other document as specified in the NIT.

If any document not scanned and uploaded strictly in the format given in respective forms, while submitting bid, the bid submitted shall become invalid and will not be considered in e-Tender process and the bidders shall be summarily rejected.

Non-CPWD Contractors shall upload separate letters mentioning that these documents are not required to be submitted by them for non-CPWD enlisted contractors, for the following:

a) Copy of Enlistment Order for CPWD Contractors who are enlisted in appropriate Class of "Building & Road"/ Composite Category (Sl. No. 3 **of table no 1**),

CPWD enlisted contractors shall upload separate letters mentioning that these documents are not required to be submitted by them being CPWD Enlisted contractors, for the following:

a. Net worth Certificate (Sl. No. 4 of table no 2),
b. Structure and organization of bidder (Sl. No. 12 of table no 2),

Uploading of these letters against respective fields is mandatory otherwise system will not clear mandatory fields.

Details of Account for taking Insurance safety bond/Bank Guarantee is as under:-

Sl No.	Details are as under	
1	Bank Name	**State Bank of India**
2	Account in Favour of	**Executive Engineer, NISM Project Division-II,CPWD, Navi Mumbai.**
3	.Account No	**00000034177320663**
4	IFSC Code	**SBIN0006240**

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
CPWD-6 for e-tendering

1. Online percentage rate bids are invited on behalf of President of India **in two bid system (Technical cum Eligibility and Financial Bid)** from CPWD enlisted contractor of appropriate class in B & R category and firms/contractor of repute fulfilling eligibility criteria laid down in NIT, for the work of Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

The enlistment of the contractors should be valid on the last date of submission of bids.

In case the last date of submission of bid is extended, the enlistment of contractor should be valid on the original date of submission of bids.

The work is estimated to cost **₹95,67,35,151/-(Civil: ₹80,52,65,440/-+E&M: ₹15,14,69,711/-).**

This estimate, however, is given merely as a rough guide.

1.1.1- The authority competent to approve NIT for the combined cost and belonging to the major discipline will consolidate NITs for calling the bids. He will also nominate Division which will deal with all matters relating to the invitation of bids. For composite bid, besides indicating the combined estimated cost put to bid, should clearly indicates the estimated cost of each component separately. The eligibility of bidders will correspond to the combined estimated cost of different components put to bid.

1.1- Intending bidders is eligible to submit the bid provided he has definite proof from the appropriate authority, which shall be to the satisfaction of the competent authority, of having satisfactorily completed similar works of magnitude specified below: -

1.2-**Criteria of eligibility for CPWD as well as non-CPWD contractors**,

Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures

/Consortium and Special purpose vehicles are not accepted

Should have satisfactorily completed the works as mentioned below during the last Seven (07)years ending last day of the month previous to the one in which tenders are invited. For this purpose, cost of work shall mean gross value of the completed work including cost of materials supplied by the Government/ client but excluding those supplied free of cost. This should be certified by an officer not below the rank of Project Manager/ Executive Engineer or Equivalent.

i) Three similar works each costing not less than that ₹ 38,26,94,060/ (40% of ECPT)

OR

ii) Two similar works each costing not less than that ₹ 57,40,41,091 /- (60% of ECPT)

OR

iii) One similar work costing not less than that ₹ 76,53,88,121 /-(80% of ECPT)

Similar work shall mean:

Construction of RCC Framed building with the following requirements:

a. Minimum one building of Twelve (12) storeys or completing balance construction work of one building (including structural work) minimum up to Twelve (12) storeys, residential / non-residential building with all required internal Civil and E & M services executed under one agreement in India and involving at least one specialized E & M services such as fire fighting system, fire alarm system, Lift, DG set or CCTV system.

b. Specialized E&M services shall be considered even if these had been executed under a separate contract. However, these services executed under a separate contract shall be considered for the purpose of assessing technical competence only without adding its monetary value for determining the eligibility criteria.

Note: -

1. R.C.C. Framed structure shall be of RCC Foundation, Slab, Beams and columns etc.The bidder shall submit abstract of cost of work along with supporting documents and certificate issued by the competent authority in support of this.
2. Machine room and Mumty shall not be counted as a storey.
3. Basement, Stilt Constructed in the building shall be considered as a storey.

4. Only works executed in India shall considered for similar work.

5. Qualified similar works may be physically inspected by the CPWD Engineers/Client to as certain the completion, performance on quality of works for finalizing the technical bid.

6. In case, the eligible work has been executed by a Joint Venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint Venture and that will be considered as work experience for individual firm(s) for prequalification in bidding.

7. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum (without compounding); calculated from the date of completion to previous day of last date of submission of tenders.

8. If Private work shown in support of eligibility criteria, certified copy of Tax deducted at source (TDS) certificate (Form 16A and 26A) shall be submitted along with the experience certificate and TDS amount shall tally with the actual amount of work done. Otherwise, the amount that tally with TDS shall only be considered for eligibility.

2. To become eligible for issue of bid, the bidders shall have to furnish an affidavit as under: -

"I/We undertake and confirm that eligible similar works(s) has/have not been got executed through another contractor on back-to-back basis. Further that, if such a violation comes to the notice of Department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such a violation comes to the notice of Department before date of start of work, the Engineer in-Charge shall be free to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee." "As per (Form-H) (Scanned copy to be uploaded at the time of submission of bid).

3. Agreement shall be drawn with the successful bidders on prescribed Form No. **CPWD – 7** (or other Standard Form as mentioned) which is available as a Govt. of India Publication and also available on website www.cpwd.gov.in. Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.

4. The time allowed for carrying out the work will be 42 **(Forty Two) Months** from the date of start as defined in schedule 'F' or from the first date of handing over of the site, whichever

is later, in accordance with the phasing, if any, indicated in the tender documents.

5. The site for work is available for dismantling the building first thereafter construction of proposed building..

6. The Concept architectural drawings for the work are available, GFC (Good for Construction) drawings for architectural , M E P and structural drawings shall be prepared by by the agency through approved Consultant (Which will be associated by Agency) .. The bid document consisting of plans, specifications, the schedule of quantities of various types of items to be executed and the set of terms and conditions of the contract to be complied with and other necessary documents except Standard General Conditions of Contract Form can be seen on website **https://etender.cpwd.gov.in** or **www.cpwd.gov.in** free of cost.

7. After submission of the bid the contractor can re-submit revised bid any number of times but before last time and date of submission of bid as notified.

8. While submitting the revised bid, contractor can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before last time and date of submission of bid as notified.

9. Earnest Money in the form of Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt, Banker's cheque or Bank Guarantee including e-bank guarantee *(*for balance amount as prescribed*)* from any of the Commercial Bank's shall be drawn in favor of **"The Executive Engineer, NISM Project Division-II, CPWD, Navi Mumbai"** shall be scanned and uploaded to the e-tendering website within the period of the bid submission. The original EMD should be deposited either in the office of Executive Engineer inviting bids or division office of any Executive Engineer, CPWD within the period of bid submission. The EMD receiving EE~~/AE)~~ shall issue a receipt of deposition of earnest money deposit to the bidder in a prescribed format *(*enclosed*)* uploaded by tender inviting EE in the NIT.

A part of earnest money is acceptable in the form of bank guarantee including e-bank guarantee also. In such case, minimum **50% of earnest money or Rs. 20 lacs**, whichever is less, shall have to be deposited in shape prescribed above, and balance may be deposited in shape of Bank Guarantee including e-bank guarantee of any Commercial Bank having validity **180 days for two bid system or more** from the last date of receipt of bids which is to be scanned and uploaded by the intending bidders.

The earnest money given by all the tenderers except the lowest tenderer shall be refunded immediately after the expiry of stipulated bid validity period or immediately after acceptance of the successful bidder, whichever is earlier. However, in case of two/three bid system earnest money deposit of bidders unsuccessful during technical bid evaluation etc. should be returned within 30 days of declaration of result of technical bid evaluation.

10. Copy of Enlistment Order and certificate of work experience and other documents as specified in the notice inviting E tender shall be scanned and uploaded to the e-Tendering website within the period of bid submission. However, certified copy of all the scanned and uploaded documents as specified in e-tender notice shall have to be submitted by the lowest bidder only within a week physically in the office of tender opening authority. Online bid documents submitted by intending bidders shall be opened only of those bidders, who's original EMD deposited with any division office of CPWD and other documents scanned and uploaded are found in order.

The bid submitted shall be opened at **15:30 hrs on 04/12/2026.**

11. The bid submitted shall be come in valid and e-tender processing fee shall not be refunded if:

a. The bidders are found ineligible.

b. The bidder does not upload scanned copy of all the documents stipulated in bid documents.

c. If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.

d. If a tenderer quotes nil rate against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section/sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tender.

12. The contractor whose bid is accepted will be required to furnish performance guarantee as specified in **schedule E,** within the period specified in **Schedule F** .This guarantee shall be in the form of Insurance Surety Bond ,account payee Demand draft, Fixed deposit receipt, or Bank Guarantee Deposit from any commercial in the prescribed form. bank/

Banker's cheque of any scheduled bank/ Demand Draft of any scheduled bank. In case the contractor fails to deposit the said performance guarantee within the period as indicated in Schedule 'F', including the extended period if any, the Earnest Money deposited by the contractor shall be forfeited automatically without any notice to the contractor. Performance Guarantee shall remain valid for a minimum period of six months beyond the date of completion of all contractual obligations as per GCC.

The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee. The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/ registrations or proof of applying for obtaining licenses, registration with GST, EPFO, ESIC and BOCW Welfare Board including Provident Fund Code No. If applicable and also ensure the compliance of afore said provisions by the sub-contractors, if any engaged by the contractor for the said work and program chart (Time and Progress) within the period specified in Schedule 'F'

13. **Requirement of Additional Performance Guarantee (APG):** In case of abnormally low bids as defined above, the bidder shall be required to submit Additional Performance Guarantee (APG) in addition to the Standard Performance Guarantee (PG). The amount of Additional Performance Guarantee (APG) shall be equivalent to the difference between the 80% amount of ECPT and quoted amount. (e.g. if ECPT is A and quoted amount is 0.7A then the amount of APG shall be 0.8A-0.7A).

The Additional Performance Guarantee (APG) shall be in the prescribed format of Performance Guarantee and has to be submitted within the time frame prescribed for submission of Performance Guarantee. The other terms and conditions of release etc. of APG shall be same as that of PG.

The earnest money deposited along with bid shall be returned after receiving the aforesaid performance guarantee.

The contractor whose bid is accepted will also be required to furnish either copy of applicable licenses/registrations or proof of applying for obtaining labour licenses, registration with EPFO, ESIC, and BOCW Welfare Board including Provident Fund Code No. if applicable and also ensure the compliance of afore said provisions by the sub -contractors, if any engaged by the contractor for the said work with in the period specified in Schedule-F.

14. **The description of work is as follows: -**

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil,

Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

Intending Bidders are advised to inspect and examine the site and its surroundings and satisfy themselves before submitting their bids as to the nature of the ground and sub-soil (so far as is practicable), the form and nature of the site, the means of access to the site, the accommodation they may require and in general shall themselves obtain all necessary information as to risks, contingencies and other circumstances which may influence or affect their bid. A bidders shall be deemed to have full knowledge of the site whether he inspects it or not and no extra charge consequent on any misunderstanding or otherwise shall be allowed. The bidders shall be responsible for arranging and maintaining at his own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents. Submission of a bid by a bidder implies that he has read this notice and all other contract documents and has made himself aware of the scope and specifications of the work to be done and of conditions and rates at which stores, tools and plant, etc. will be issued to him by the Government and local conditions and other factors having a bearing on the execution of the work.

15. The competent authority on behalf of the President of India does not bind itself to accept the lowest or any other bid and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the bidders shall be summarily rejected.
16. Canvassing whether directly or indirectly, in connection with bidders is strictly prohibited and the bids submitted by the contractors who resort to canvassing will be liable to rejection.
17. The competent authority on behalf of President of India reserves to himself the right of accepting the whole or any part of the bid and the bidders shall be bound to perform the same at the rate quoted.
18. The contractor shall not be permitted to bid for works in the CPWD Circle (Division in case of contractors of Horticulture/Nursery category) responsible for award and execution of contracts,in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Superintending Engineer and Junior Engineer (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazette officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the contractor would render him liable to be removed from the approved list of

contractors of this Department.

19. No Engineer of Gazetted rank or other Gazetted Officer employed in Engineering or Administrative duties in an Engineering Department of the Government of India is allowed to work as a contractor for a period of one year after his retirement from Government service, without the previous permission of the Government of India in writing. This contract is liable to be cancelled if either the contractor or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the bid or engagement in the contractor's service.

20. **The bid for the works shall remain open for acceptance for a period of seventy-five (75) days from the date of opening of technical cum eligibility bid. Further,**

(i) If any tenderer withdraws his tender or makes and modification in the terms & Conditions of the tender which is not acceptable to the department within 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 50% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.

(ii) If any tenderer withdraws his tender or makes any modifications in the terms & conditions of the tender which is not acceptable to the department after expiry of 7 days after last date of submission of bids, then the Government shall without prejudice to any other right or remedy, be at liberty to forfeit 100% of the earnest money absolutely irrespective of letter of acceptance for the work is issued or not.

(iii) In case of forfeiture of earnest money as prescribed in Para (i) and (ii) above,the bidders shall not be allowed to participate in the rebidding process of the same work.

21. This notice inviting Bid shall form a part of the contract document. The successful bidders/contractor, on acceptance of his bid by the Accepting Authority shall within **15 days** from the stipulated date of start of the work, sign the contract consisting of: -

a) The Notice Inviting Bid, all the documents including additional conditions, specifications and drawings, if any, forming part of the bid as uploaded at the time of invitation of bid and the rates quoted online at the time of submission of bid and acceptance thereof together with any correspondence leading thereto.

b) Standard C.P.W.D. Form 7 or other Standard C.P.W.D. Form as applicable.

22. For composite Bids.

22.1- The Executive Engineer in charge of the major component will call bids for the composite work. The cost of bid document and Earnest Money will be fixed with respect to the combined estimated cost put to tender for the composite bid.

22.2- The bid document will include following **Five(05)** components:

Part A: -CPWD-6, CPWD-7/8 including schedule A to F for the major component of the work, Standard General Conditions of Contract (Construction Works) for CPWD 2023 as amended / modified up to last date of submission of tender.

Part B: General **/** specific conditions, specifications, Additional conditions & Guarantee Bonds & Preferred makes for major component **(**s**)** of the work**.** Schedule of quantities applicable to major components of the work.

Part C: -General **/** specific conditions, specifications & Preferred makes of E & M components for minor component **(**s**)** of the work**. (**Schedule A to F for minor component of the work**. (**SE/EE in charge of major component shall also be competent authority under clause 2 and clause 5 as mentioned in schedule A to F for major components) and Schedule of quantities applicable minor component (s) of the work.

Part D: --Price Bid Sheet.

Part E: Soil report and Tender Drawings

22.3- The bidders must associate himself with agencies as per NIT conditions.

22.4- The eligible bidders shall quote rates for all items of major component as well as for all items of minor components of work.

22.5- After acceptance of the bid by competent authority, the EE in charge of major component of the work shall issue letter of award on behalf of the President of India. After the work is awarded, the main contractor will have to enter into one agreement with EE in charge of major component and has also to sign two or more copies of agreement depending upon number of EE's/DDH in charge of minor components. One such signed set of agreement shall be handed over to EE/DDH in charge of minor component(s). EE of major component will operate Part A and Part B of the agreement. EE/DDH in charge of minor component(s) shall operate Part C along with Part A of the agreement.

22.6- Entire work under the scope of composite bid including major and all minor components shall be executed under one agreement.

22.7- Security Deposit will be worked out separately for each component corresponding to the estimated cost of the respective component of works.

22.8- The main contractor has to associate agency(s) for specialized component(s) conforming to eligibility criteria as defined in the bid document and has to submit detail of such agency(s) to Engineer-in-charge of relevant component(s) within prescribed time. Name of the agency(s) to be associated shall be approved by Engineer-in-charge of relevant component(s).

In case the main contractor intends to change any of the above agency/agencies during the operation of the contract, he shall obtain prior approval of Engineer-in-charge of relevant specialized component(s). The new agency/agencies shall also have to satisfy the laid down eligibility criteria. In case Engineer-in-charge is not satisfied with the performance of any agency, he can direct the contractor to change the agency executing such items of work and this shall be binding on the contractor.

22.9- The main contractor has to enter into MoU with agency(s) associated by him. Copy of such MoU shall be submitted to EE/ DDH in charge of each relevant component as well as to EE in charge of major component. In case of change of associate contractor, the main agency(s) has to enter into MoU/agreement with the new contractor associated by him.

22.10- Running payment for the major component shall be made by EE of major discipline to the main contractor. Running payment for minor components shall be made by the Engineer- in-charge of the discipline of minor component directly to the main contractor. The EMB shall be maintained independently by Engineer-in-charge of major and minor component.

22.11- **A**. The composite work shall be treated as complete when all the components of the work are complete. The completion certificate of the composite work shall be recorded by Engineer-in-charge of major component after record of completion certificate of all other components.

B. Final bill of whole work shall be finalized and paid by the EE of major component. Engineer(s) in charge of minor component(s) will prepare and pass the final bill for their component of work and pass on the same to the EE of major component for inclusion in

the final bill for composite contract.

The intending bidders are required to update their profiles in CPWD e -tender portal and to upload their bids well in Advance of last date of submission of tender. Any issues related to updating profile/ uploading tender can be resolved through the concerned Executive Engineer/Assistant Engineer (Phone no-9427904036, **e-mail Id:** eesm2mpc2@yahoo.com or ERP help line no. 18001803286 or e-mail Id cpwd.support@techmahindra.com. The e- tendering bidders are also advised not to wait to raise any issues till the last date of submission of bid in their own interest.

Executive Engineer & Senior Manager-II,
CPWD, Mumbai-400037

TECHNICAL CUM ELIGIBILITY BID

SECTION-II

Brief Particulars of the work

Salient details of the work for which bids are invited are as under:

The Residential Accommodation for SIB, Mahim (East), Mumbai to facilitate housing accommodation for various categories of officers and staff.

Following is the brief detail of work under present tender. However, this scope is indicative only and not exhaustive.

1) **The scope of work includes Demolition of existing structures,Planning & Designing of Architectural, Structural , all required Civil, E&M and Horticulture services and obtaining mandatory approvals from local bodies/authorities required for commencing the work, execution of work & services of proposed building and handing over the assets after making them habitable in all aspects. The buildings shall be registered for obtaining GREEN PLUS rating for the whole project as per GHAR (Green Habitat Accomplished Rating) of CPWD as required.**

General Features and major components of the work are as under:

a. Demolition of existing structures there in site as per directions of Engineer in-Charge.
b. CPWD will provide Concept Drawings which are attached in the tender drawings. The Total proposed Built-up area of all buildings is as per concept drawings. Contractor has to develop detailed Architectural, MEP drawings, structural drawings through Associated Consultants .
c. The proposed building is targeted for GHAR GREEN PLUS green building rating as per CPWD grading system.

The GHAR GREEN PLUS green building rating provides a set of performance standards for certifying the design and construction phases of facilities with the intent of creating high performance, healthful, durable, and environmentally sound buildings. The intent of this is to provide an overview on the recommendations with respect to GHAR rating. The report comprises of an overview of the proposed features at site following with recommendations given. The key features recommended to further enhance the sustainable nature of the building include – site related strategies to minimize environmental impact during construction, charging facility for electric cars; a waste management plan to efficiently manage the daily waste that will be generated from the building post occupancy; flow rate criteria to be followed while

selecting water fixtures; guidelines for selection of green building materials; use of low VOC paints, adhesives & sealants etc. Making spaces safe & healing for patients and healthcare staff.

d. Accessibility to the building is proposed considering the differently abled.

e. The building, comprising **Basement + Stilt + 18 Floors**, shall be constructed with an **RCC framed structural system**. The provisions indicated in the tender documents shall generally be adhered to. However, considering the number of residential quarters and transit accommodation, their associated services, functional requirements, applicable parking norms and statutory requirements, **minor modifications in the architectural layout, planning, dimensions and configuration may be permitted, wherever considered necessary by the Engineer-in-Charge, without affecting the overall functional requirements of the project**. Such modifications shall be incorporated by the Contractor in the drawings and execution only with the **prior approval of the Engineer-in-Charge**.

f. The terrace rain water is to be used for RWH, pit through underground pipes.

g. Building to be provided with individual overhead storage tank.

h. External development works including, road, sewer line, Storm water line and drain

i. Internal electrification of the building i/c Distribution cable, Panels, DBs etc.

j. Power distribution system with Rising Main and DBs.

k. Firefighting system, Public Address System and Fire alarm system as per fire NOC.

l. HVAC system and Mechanical ventilation

m. Roof top Solar Photo-voltaic Power Plant

n. Installation of lifts

o. DG Set

p. UPS System, CCTV System, EPABX System, & water Supply System.

q. Approval From local Authorities: The Contractor shall be responsible for obtaining, coordinating, and securing all necessary approvals, permissions, consents, NOCs, certificates, and clearances from the concerned local, statutory, and regulatory authorities, as applicable to the Project. These authorities may include, but shall not be limited to, **BMC/MCGM, MHADA, AAI, CFO, MPCB, and other relevant statutory authorities**.The required approvals/permissions may include, but shall not be limited to, **Concession Approval, Intimation of Disapproval (IOD), Commencement Certificate (CC) at various stages, Full Commencement Certificate (FCC), Fire Safety Approval/NOC, Tree NOC, AAI Approval,**

Environmental Clearance/MPCB NOC, CRZ NOC, Solid Waste Management (SWM) NOC, and Occupation Certificate (OC)/Building Use (BU) Permission, as applicable .The Contractor shall be responsible for timely submission of all applications, drawings, documents, undertakings and other requisite information; coordination with the concerned authorities; addressing observations and compliance requirements; and obtaining the final approvals/clearances within the stipulated time. Any revisions or resubmissions required by the authorities shall also be duly coordinated and completed by the Contractor.

***The applicable statutory fees and charges for obtaining such approvals shall be paid by the Contractor and reimbursed by the Department against documentary evidence, as admissible. Liaisoning and coordination for obtaining the required approvals/NOCs shall be in the Contractor's scope, for which no separate payment shall be made.**

r. The work shall be executed according to General condition of contract 2023 Construction Works for Central P.W.D. available separately at printer's outlets. The bidder may obtain the address of outlets from Executive Engineer.

2. **<u>Special conditions pertaining to Site Facilities/Restrictions</u>**

a) The bidders are required to visit the site and check the feasibility of space required for steel yards, stores, site laboratory etc. and installation of various tools and plants such as tower crane, builder & passenger hoists, DG sets etc. The contractor shall make his own arrangement for establishment of the above-mentioned facilities and for which nothing extra shall be paid. The Engineer-in-Charge shall in no way be responsible for any delay on this account and no claim, whatsoever, on this account shall be entertained.

b) The space for establishment of labour hutment shall only be provided only if available. The contractor shall make his own arrangement for erection of labour hutment and for which nothing extra shall be paid. The Engineer-in-Charge shall in no way be responsible for any delay on this account and no claim, whatsoever, on this account shall be entertained.

c) The contractor **shall obtain separate independent connection for electricity from Local Power Supply Company.** Before tendering, the bidders shall visit the site and assess the manner in which he/she is able to arrange the above facilities. The Engineer-in-Charge shall

d) in no way be responsible for any delay on this account and no claim, whatsoever, on this account shall be entertained.

e) Water for construction purposes shall be responsibility of contractor.

f) The Contractor shall abide by the rules/ bye laws applicable in respect of water/ electricity connection and he shall be solely responsible for any penalty on account of violation of any of the rules / bye laws in this regard. The Contractor shall indemnify the Department/ SIB

against any claim arising out of pilferage, theft, damage, penalty, non-settlement of bills etc. whatsoever on this account.

g) Space for site office and site store yard shall be provided in the vicinity of site as far as possible depending upon availability. The Engineer-in-Charge shall in no way be responsible for any delay on this account and no claim, whatsoever, on this account shall be entertained. The agency shall be required to establish all such facilities and for which nothing extra shall be paid. It shall be responsibility of agency to transport the material from material stacking yard to site and for which nothing extra shall be paid. In case any building or infrastructure work is required to be executed on the land occupied by the site office/site store/workers rest room/ labour camp, agency shall relocate these shelters for which nothing extra shall be paid.

h) The agency shall be required to fix/install the dense safety net all around the periphery of the building as per progress of work, in order to ensure safety and prevent the damage to the materials & manpower working below:

i) The liasioning with Maharashtra pest control office shall be in scope of the contractor.

j) The statutory payments or fees payable to Government/ Local Body shall be reimbursed to the Contractor by CPWD. The contractor shall obtain written prior permission from the Engineer in charge before making any payments.

k) The Contractor shall prepare and submit all As Built Drawings of buildings & services i/c MEP and other related documents both in hard copy and the soft copy after completion.

l) The contractor shall provide inspection vehicles (including driver, fuel, toll etc.) During concreting at night for departmental staff.

m) Site Office: - Scope of work includes construction/providing of fully furnished air-conditioned site office (semi-permanent structure) with modern outlook for use by Engineer-in-charge and his staff consisting of 4 cabins (Two for AEs and two for EEs) with two toilets and one conference Room with toilet to accommodate gathering of at least 20 persons. Total carpet area of site office for CPWD officers & staff should not be less than 160 Sqm. The location, plan and specifications shall be got approved from Engineer-in-Charge. Specification for the site office shall be suitable and matching for running an office which shall be got approved from Engineer-in-charge. The Contractor shall provide a typical plan of site office & conference room (having light fixtures, wiring & AC etc.) with specification within 15 days of award of work and shall construct within 30 days of approval accorded by Engineer-in-Charge. The contractor shall provide one landline with broad band connection with LED TV (min 55 inches) for presentation. All running cost & charges (i/c salary and perks of one office

attendant, one data entry operator etc.) for office till actual completion of work plus six months, Electricity bill, water supply bills, RO/drinking water bills etc. shall be provided and all cost shall be borne by the Contractor. Nothing Extra Shall be paid over and above quoted rate on this account.

n) The contractor shall provide the following furniture/Equipment (NEW) for use of CPWD staff at site office.

i. Executive Table (wooden) with side racks 02 Nos.

ii. Executive chairs 05 Nos.

iii. Office table with drawers 06 Nos.

iv. Office chair 10 Nos.

v. Steel Almirah (Approx. 1500 mm height) 04 Nos.

vi. Conference Table (For 20 Seats) 01 No.

vii. Conference Chairs 20 Nos.

viii. LED TV (min 55 inches) and sound system 01 Set.

ix. Two laptop and Two Computers (min i9, 16 GB RAM, 1 TB hard disc, 500 SSD, 2GB dedicated integrated graphic card and 2nos IOS tablets having 8GB RAM, 512 GB storage capacity, screen size 12.9inch) (min spec HP envy/ Apple Mac Book series) / tablets with three printers (one multi-function color laser printers and two black and white laser printers) including all its accessories.

x. The contractor shall make arrangement for Helmets and safety shoes (meant of construction work at sites) for all field staff of the department during the entire period of construction for safety reasons. One helmet and two pairs of shoes per staff member (maximum ten members) of the departments per year shall be arranged by the contractor.

xi. The computer shall be provided with MS- project & the computer operator shall be fully conversant with MS-word, Excel, Power- point, Auto CAD & MS-Project.

xii. The contractor shall be responsible for security and watch and ward of the office records, furniture and fixtures. Contractor shall maintain the site office and its surroundings in a neat and clean condition for the entire duration of the construction. The toilet effluent shall be discharged in to sewer line of sock pit without causing unsanitary conditions in the surroundings.

xiii. The price of this shall be deemed to have been covered in the tendered amount. The quoted rate by the contractor is inclusive of these facilities.

3. Scope of the work includes cost of labour, material, tools and plants and machinery required for execution of the whole project as per detailed design and drawings (Architectural, Structural and services) developed in accordance with the directions given hereabove. Detailsof the buildings to be constructed are given here above.

4. The documentation required to obtain green building rating shall be responsibility of the agency. The agency will establish liaison with the Architectural Consultant and facilitate for obtaining necessary approval and ratings. All the arrangements for IGBC/ Griha/GHAR team visits & any expenditure on it shall be borne by the agency. Nothing extra shall be paid on this account.

5. Minimum Five(05) sets of all approved drawings and as built drawings showing all the services lines (in different colors) will be furnished by the agency. Nothing extra shall be paid for supply of these drawings.

6. All copyright and other proprietary rights in the works under this contract shall vest and stand assigned to the CPWD (the department). The department shall consequently own, absolutely and exclusively on a worldwide basis, the whole of property rights, title and interest including all copyright in the works, present or future, vested or contingent, generally and without limitation, for the whole term of the copyright, including the right to modify and/or make any alterations to the works and all the above rights shall not lapse even if such rights are not exercised by Department during the term of the copyright and the agency shall be required/obliged to execute any deeds/documents, as may be required or considered necessary, by Department to give effect to and secure the above mentioned rights of Department in the Works. For the purpose of this clause, the term “Works” shall include all “works” covered by the copyright Act 1957 including the design or documents prepared by the agency at the inception of, during the course of and until the completion of the Project and also includes any work created directly or indirectly in the performance of the obligations of the agency in connection with the Project.

7. The agency shall not use or allow anyone to use these drawings, designs, documents and software during and after the execution of this contract without the prior written permission of Department and any such act without the permission of Department shall constitute violation of Intellectual Property Rights.

8. Even in the event of stoppage / cancellation of the project, all documents’/designs/ drawings submitted by the agency to Department on or before the cancellation of the project shall become the property of Department and the Bidders shall have no claim on such documents/design.

9. **INSTALLATIONS OF CCTV AT SITE DURING CONSTRUCTION**

Contractor has to install the adequate Nos of CCTV cameras at site during execution as per circular No. F. No. 93/DDG(e-Gov)/2020/24 Dated: 28/04/2020 in order to provide feed of the various construction activities in the portal of CPWD to be accessible by senior officers.

For close monitoring of project by EE as well as for senior officers concerned including at directorate, CCTV cameras and allied equipment are to be installed at all project sites. The type of cameras will be a combination of PTZs and Bullet Type having internet connection with approx. speed of 5Mbps is to be installed.

Minimum requirement is as follows:

i. 2 MP PTZ camera – 2 Nos.
ii. Bullet Camera – 1 No.
iii. 8 ch. NVR with 6TB hard disk drive – 1 No.
iv. 4 port & 8 port POE gigabit Switch – 1 NO. each
v. Router – 1 No.
vi. One pair single mode duplex mode converter – 3 Nos.
vii. All other accessories e.g. Cat 6 UTP cable, core single mode Fibre cable – 1 lot
viii. 6 port Fibre termination box – 4 Nos.
ix. Rack, Fibre patch cord, single core PVC insulated copper conductor wire with PVC pipe – As per requirement
x. All other accessories required for proper functioning of CCTV system.

10. The Contractor shall give the Engineer-in-charge on the 3rd day of each month, a progress report along with pictorial photographs (soft copies) of the work done during the previous month. The progress of work will be reviewed periodically by the Engineer-in charge with the contractor and short falls, if any, sorted out. The contractor shall there upon take such action as may be necessary to bring back his work to schedule without additional cost to the department.

Note-

- The special conditions detailed above are in addition to general/ other/additional conditions as specified elsewhere in tender document.
- Nothing extra shall be paid on the account of these special conditions.
- Contractor has to comply all BMC pollution control attached along with tender
- Soil investigation report attached for reference.
- Various approvals/NOCs required as follows which are in the scope of contractor.

11. **Required documents/NOCs before obtaining Concessions Approval:**

- **i.** Survey Remarks
- **ii.** C.F.O. NOC
- **iii.** Airport authority Approval for height
- **iv.** Tree cutting permission
- **v.** Status of road
- **vi.** NOC from Director of Industries
- **vii.** NOC from Labour Commissioner
- **viii.** Industrial to Residential/Commerical Conversion
- **ix.** Collector NOC for Development (If Collector Land)

12. **Required documents before obtaining I.O.D.:**

- i. Bank guarantee
- ii. Solid Waste Management No-Objection Certificate.

13. **Required NOCs before obtaining plinth C.C.:**

- **i.** H.E. NOC
- **ii.** E.S.C. NOC
- **iii.** Assessment NOC
- **iv.** A.E. water works NOC
- **v.** Drainage NOC
- **vi.** H.E. no dues certificates
- **vii.** SWD NOC
- **viii.** Collector NOC (Royalty)
- **ix.** P.C.O. NOC
- **x.** Civil aviation NOC (If Applicable)
- **xi.** Sewerage NOC
- **xii.** Tree NOC
- **xiii.** Rain water harvesting (R.W.H.)
- **xiv.** Set-back demarcation (AE Survey & EETC)
- **xv.** Plot Demarcation (CSLR)
- **xvi.** R.L. remark
- **xvii.** M.&E. N.O.C. (If proposed basement/Mechanical Ventilation)

xviii. Railway N.O.C. (if plot abutting to railway track)

xix. Curvature demarcation (if plot abutting two roads)

xx. Environment (MOEF) NOC (if construction area above 20,000 sqm)

xxi. High rise committee NOC (if building height above 70.00 mt.)

xxii. Payment of Applicable Premiums (client scope)

xxiii. Amendment of existing layout from municipal commissioner

xxiv. Amendment of CFO drawings

14. **Required N.O.C. before obtain F.C.C.:**

i) C.C. Revalidation

ii) Payment of Applicable Premiums (client scope)

iii) Revised Bank Guarantee

iv) SWM NOC

15. **Required compliance before obtain O.C.C.:**

i) Set-back area in the name of B.M.C.
ii) C.F.O. completion
iii) Parking completion
iv) Assessment N.O.C.
v) Carriage entrance
vi) Drainage completion
vii) S.W.D. completion
viii) Civil aviation completion
ix) Sewerage completion
x) H.E. (No dues pending)
xi) AA&C (No dues pending)
xii) Tree completion
xiii) Rain water harvesting (R.W.H.) completion
xiv) Vermiculture bins Completion
xv) M. & E. N.O.C. Completion (If proposed basement/Mechanical Ventilation)
xvi) Setback area handover to BMC/ city survey department and obtained separate PR card in the name of BMC and SIB separately

Note: The above-mentioned approvals are indicative and not exhaustive. The Contractor shall be responsible for obtaining all approvals, permissions, NOCs, clearances, and statutory compliances required for the Project, including all approvals necessary for obtaining the Final Occupation Certificate (OC)/Building Use (BU) Permission**.**

INFORMATION AND INSTRUCTIONS FOR BIDDERS

1. GENERAL:

1.1. Letter of transmittal and forms for deciding eligibility are given in Section III or elsewhere in the bid document.

1.2. All information called for in the enclosed forms should be furnished against the relevant columns in the forms. If for any reason, information is furnished on a separate sheet, this fact should be mentioned against the relevant column. Even if no information is to be provided in a column, a "nil" or "no such case" entry should be made in that column. If any particulars/query is not applicable in case of the bidder, it should be stated as "not applicable". The bidders are cautioned that not giving complete information called for in the application forms or not giving it in clear terms or making any change in the prescribed forms or deliberately suppressing the information may result in the bid being summarily disqualified. Bids made by telegram or telex and those received late will not been entertained.

1.3. References, information and certificates from the respective clients certifying suitability, technical knowledge or capability of the bidder should be signed by an officer not below the rank of Executive Engineer or equivalent.

1.4. The bidder may furnish any additional information, which he thinks is necessary to establish his capabilities to successfully complete the envisaged work. He is, however, advised not to furnish superfluous information. No information shall be entertained after submission of pre-qualification document unless it is called for by the Employer.

2. DEFINITIONS:

2.1 In this document the following words and expressions have the meaning hereby assigned to them.

2.2 **EMPLOYER**: Means the **President of India**, acting through the Executive Engineer & Senior Manager (C)-II,MPC-II, Mumbai.

2.3 **BIDDER:** Means the individual, proprietary firm, firm in partnership, limited company private or public or corporation.

2.4 **"Year"** means" Financial Year" unless stated otherwise.

2.5 **User/Client/OWNER: SIB, Mumbai.**

3. METHOD OF APPLICATION:

3.1 If the bidder is an individual, the application shall be signed by him above his full type written name and current address.

3.2 If the bidder is a proprietary firm, the application shall be signed by the proprietor above his full type written name and the full name of his firm with its current address.

3.3 If the bidder is a firm in partnership, the application shall be signed by all the partners of the firm above their full type written names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case, a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.

3.4 If the bidder is a limited company or a corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The bidder should also furnish a copy of this memorandum of Articles of Association duly attested by a public Notary.

4. FINAL DECISION-MAKING AUTHORITY:

The employer reserves the right to accept or reject any bid and to annul the bidding process and reject all bids at any time, without assigning any reason or incurring any liability to the bidders.

5. PARTICULARS PROVISIONAL:

The particulars of the work given in Section-I are provisional. They are liable to change and must be considered only as advance information to assist the bidder.

6. SITE VISIT:

The bidder is advised to visit the site of work, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment.

7. INITIAL CRITERIA FOR ELGIBILITY FOR QUALIFICATION:

7.1. The bidder should have satisfactorily completed the works during the last Seven years ending last date of the month previous to the one in which tenders are invited. For this purpose, cost of work shall mean gross value of the completed work including cost of material supplied by the Government/client but excluding those supplied free of cost. This should be certified by an officer not below the rank of Executive Engineer/Project Manager or equivalent.

7.2. Contractors who fulfill the following requirements shall be eligible to apply. Joint ventures/Consortium and Special Purpose vehicles are not accepted. 7(b), 7(c) and 7(d) are not applicable for CPWD enlisted contractors of appropriate class but 7(a) and 7(e) is applicable for CPWD enlisted contractor also.

a) Experience of having successfully completed similar works during the last 7 years (Applicable for CPWD enlisted as well as Non-CPWD contractor): -

Should have satisfactorily completed the works as mentioned below during the last Seven years ending last day of the month previous to the one in which tenders are invited. For this purpose, cost of work shall mean gross value of the completed work including cost of materials supplied by the Government/ client but excluding those supplied free of cost. This should be certified by an officer not below the rank of Project Manager/ Executive Engineer or Equivalent.

i) Three similar works each costing not less than that ₹ 38,26,94,060/ (40% of ECPT)

OR

ii) Two similar works each costing not less than that ₹ 57,40,41,091 /- (60% of ECPT)

OR

iii) One similar work costing not less than that ₹ 76,53,88,121 /-(80% of ECPT)

Similar work shall mean

Construction of RCC Framed building with the following requirements:

i. Minimum one building of Twelve (12) storeys or completing balance construction work of one building (including structural work) minimum up to Twelve (12) storeys, residential / non-residential building with all required internal Civil and E & M services executed under one agreement in India and involving at least one specialized E & M services such as fire fighting system, fire alarm system, Lift, DG set or CCTV system.

ii. Specialized E&M services shall be considered even if these had been executed under a separate contract. However, these services executed under a separate contract shall be considered for the purpose of assessing technical competence only without adding its monetary value for determining the eligibility criteria.

Note: -

1. R.C.C. Framed structure shall be of RCC Foundation, Slab, Beams and columns etc.

The bidder shall submit abstract of cost of work along with supporting documents and certificate issued by the competent authority in support of this.

2. Machine room and Mumty shall not be counted as a storey.

3. Basement, Stilt Constructed in the building shall be considered as a storey.

4. Only works executed in India shall considered for similar work.

5. Qualified similar works may be physically inspected by the CPWD Engineers/Client to ascertain the completion, performance on quality of works for finalizing the technical bid.

6. In case, the eligible work has been executed by a Joint Venture through one or more individual firm(s), then cost of completed work shall be distributed among the individual firm(s) in proportion to their share in Joint Venture and that will be considered as work experience for individual firm(s) for prequalification in bidding

7. The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum (without compounding); calculated from the date of completion to previous day of last date of submission of tenders.

8. If Private work shown in support of eligibility criteria, certified copy of Tax deducted at source (TDS) certificate (Form 16A and 26A) shall be submitted along with the experience certificate and TDS amount shall tally with the actual amount of work done. Otherwise, the amount that tally with TDS shall only be considered for eligibility.

b) Average financial turnover: -

The bidder should have had the average annual financial turnover of Rs. 28.70 Cr. (i.e. 30% of ECPT) on construction works during the immediate **last three years** ending 31st March, 2026. (Scanned copy of Certificate from Charted Accountant with unique document identification number (UDIN) to be uploaded).The value of annual turnover figures shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum. Year in which no turnover is known would also be considered for working out the average **(Scan copy of original in Form A to be uploaded).**

c) Profit/Loss: -

Should not have incurred any loss (profit after tax should be positive) in more than two years during the last five consecutive years ending 31st March, 2027, duly certified and audited by the chartered accountant. (The balance sheet in case of Pvt./Public Ltd. Company means its standalone finance statement and consolidated financial statement both) **(Scan copy of**

original inform A to be uploaded).

d) Bankers Certificate/Net Worth Certificate: -

Should have bankers' certificate from commercial bank for Rs. 38.27 Crore. (40% of ECPT) Certified by his bankers **(Scan copy of original in Form B to be uploaded)** or the bidder should submit net worth certificate from CA with unique identification number (UDIN) of minimum 10% amount of ECPT i.e. Rs 9.57 Crore. The Net worth Certificate should not be older than six months from the last date of the month previous to the one in which tenders are invited **(Scan copy of original inform B -1 to be uploaded).**

e). Bidding Capacity (Applicable for CPWD enlisted as well as non-CPWD contractor): The bidding capacity of the contractor should be equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:

A. **For CPWD enlisted contractors of appropriate class (Except CPWD enlisted contractors as per para-B & C below)** Should have bidding capacity equal to or more than the estimated cost of the work put to tender. The biding capacity shall be worked out by the following formula.

Bidding Capacity = {[AxNx1.5]-B}

Where,

A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of annual turnover shall be brought to current costing level by enhancing at a simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited. The value of N shall be taken as 1 (one), where the completion period is less than one year.

B = Value of existing commitments of ongoing works during the period of execution of work for which bids have been invited.

B. **For CPWD enlisted contractors of appropriate class who are enlisted based on rule 6.1.7 of Enlistment Rules-2026 i.e. government retired Engineer/ Architect for three years from the date of issue of enlistment order**

Should have bidding capacity as per para 6.1.7 of RULES FOR ENLISTMENT OF CONTRACTORS IN CPWD, 2026 equal to or more than the estimated cost of the work put to tender. The biding capacity shall be worked out by the following formula.

Bidding Capacity ={[AxNx1.5]-B}

Where A = Banker certificate figure as submitted by applicant (i.e. government retired engineer/ architect) at the time of enlistment for first year of enlistment and subsequent fresh bankers certificate for second and third year respectively. Value of A for first year will be mentioned in the enlistment order by the member secretary of advisory committee for enlisting authority.

N = Number of years prescribed for completion of work for which bids have been invited.

B = Value of existing commitments of ongoing works during the period of execution of work for which bids have been invited. This value is for newly enlisted entity. Within three years from the date of issue of enlistment order, the newly enlisted entity has to develop its own bidding capacity and thereafter the general bidding capacity formula being used for other entities shall be applicable to it for calculation of bidding capacity. Newly enlisted entity may like to follow general bidding capacity formula even before period of three years if it so chooses

C. Bidding capacity, for CPWD contractors who are enlisted based on rules 9.6.3 & 9.6.4 of Enlistment Rules-2026 i.e., new entity based on previously enlisted entity for three years from date of issue of enlistment order, is as follows: -

Annual turnover of newly enlisted entity shall be in proportion to the shareholding of partners/ directors in the original enlisted entity at the time of enlistment of the newly enlisted entity Within three years from the date of issue of enlistment order, the newly enlisted entity has to develop its own bidding capacity and thereafter the general bidding capacity formula being used for other entities shall be applicable to it for calculation of bidding capacity. Newly enlisted entity may like to follow general bidding capacity formula even before period of three years, if it so chooses. Bidding Capacity for newly enlisted entity based on rules 9.6.3 & 9.6.4 enlistment rules -2026 shall be as follows :-

{[A'xNx1.5]-B}

Where

A' = Proportionate share of newly enlisted director/partner in originally enlisted company/firm multiplied by the factor A, as given below. Value of A' will be mentioned in the enlistment order by member secretary of Advisory committee for Enlistment Authority, it will remain same for three years.

A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of completed works shall be brought to current costing level by enhancing at a simple rate of 7% per annum. This value is of originally enlisted entity at the time of enlistment of newly enlisted entity.

N = Number of years prescribed for completion of work for which bids have been invited.

B = Value of existing commitments of ongoing works during the period of execution of work

for which bids have been invited. This value is for newly enlisted entity.

D. **For Non-CPWD contractors and CPWD contractors of non-appropriate class. The bidding capacity equal to or more than the estimated cost of the work put to tender. The bidding capacity shall be worked out by the following formula:**

Bidding Capacity = {[AxNx1.5]-B}

Where,

A = Maximum turnover in construction works executed in any one year during the last seven years taking into account the completed as well as works in progress. The value of annual turnover shall be brought to current costing level by enhancing at a simple rate of 7% per annum.

N = Number of years prescribed for completion of work for which bids have been invited. The value of N shall be taken as 1 (one), where the completion period is less than one year.

B = Value of existing commitments of ongoing works during the period of execution of work for which bids have been invited.

Notes:

1. The bidder should submit bidding capacity as per Form 'C-3'.
2. Bidding capacity is applicable for all the contractors including CPWD enlisted contractors.
3. Enlisted entities based on rules 6.1.7, 9.6.3 or 9.6.4 of enlistment rules-2026 can submit MoU from agency having requisite experience for structural system technology if the enlisted entity does not have required experience

c) **Evaluation of performance:** Evaluation of the performance of contractors for eligibility shall be done by NIT approving authority or Committee constituted by him. All the eligible similar works executed and submitted by the bidders in support of eligibility and any one of the ongoing works may be got inspected by committee which may consist of client or any other authority as decided by NIT approving authority. The marks for the quality shall be given based on this inspection if inspection is carried out. Scoring method of evaluation: - The scoring for evaluation mentioned in these columns shall be done as given in Proforma given **(as per FORM-D1)** or elsewhere in the agreement.

d) The bidder should not have been barred/blacklisted by the Central Government/State Government, or any entity controlled by it, from participating in any tender, and the bar subsists as on the Bid Due Date, such bidder would not be eligible to submit the BID. The Bidder should upload affidavit for NON–BLACKLISTING. At the time of uploading of bid, the bidder shall have also to upload Scanned copy of an affidavit on Non-Judicial Stamp paper of Rs.100/-as under: **(Form- G1)**

e) Affidavit for non-execution of eligible similar work(s) through another contractor on **back-to-back basis or subletting basis furnished on Rs.100/- non-judicial stamp paper attested by Notary**.**(Form 'I')**

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

a) The bidder should sufficient no**.** of Technical & Administrative employees for proper execution of contract**.** The bidder shall have to submit a list of these employees stating clearly how these would be involved in this work within 15 days of award of work**.**

8. EVALUATION CRITERIA:

8.1 The details submitted by the bidders will be evaluated in the following manner: -

8.1.1 The initial criteria prescribed in **Para 7.0** above in respect of experience of eligible similar works completed **(Applicable for CPWD enlisted as well as non-CPWD contractor)**, loss, solvency, financial turn over and bidding capacity etc. will first be scrutinized and the bidder's eligibility for the work will be determined.

8.1.2 The bidders qualifying the initial criteria, as set out in **Para 7.0** above**,** will be evaluated for following criteria by scoring method on the basis of details furnished by them. **(Applicable for Non-CPWD contractor only)**

(a)	Financial strength **(Average annual turnover /Banker's Certificate)**	Maximum 20 Marks
(b)	Experience in eligible similar nature of work during last seven years **(Form "C")**	Maximum 20 Marks
(c)	Performance on work **(Form "D")** –Time overrun	Maximum 20 Marks
(d)	Performance on work **(Form "D1")**–Quality	Maximum 40 Marks
	Total	**100 Marks**

To become eligible for short listing the bidder must secure at least fifty percent marks in each (section a, b, c and d) and sixty percent marks in aggregate.

The department, however, reserves the right to restrict the list of such qualified contractors to any number deemed suitable by it. The average value of performance of works for time overrun and quality shall be taken on the basis of performance report of the eligible similar works.

8.1.3 The committee or local unit of CPWD shall inspect the performance of completed as well as on-going works.

9. FINANCIAL INFORMATION:

Bidders should furnish the Annual financial statement for the last five years **(in Form "A")** and Bank Solvency Certificate **(In Form "B")** or Net Worth Certificate **(In Form "B1").**

10. EXPERIENCE OF SIMILAR WORKS:

Bidder should furnish the following:

(a) List of eligible similar nature of work successfully completed during the last seven years **(In Form"C")** and ongoing works as well**(Form'C1").**

11. ORGANISATION INFORMATION:

Bidder is required to submit information in respect to his organization **(in Form "E").**

12. LETTER OF TRANSMITTA:

The bidder should submit the letter of transmittal (Annexure-2) attached with documents.

13. OPENING OF PRICE BID:

After evaluation of applications, a list of short-listed agencies will be prepared. Thereafter, the financial bids of only the qualified and technically acceptable bidders shall be opened at the notified time, date and place in the presence of qualified bidders or their representatives. The bid shall remain valid for a period of **75 days** after the date of opening of technical cum eligibility bid.

14. AWARD CRITERIA:

14.1 The employer reserves the right, without being liable for any damages or obligation to inform the bidder, to:

(a) Amend the scope of work and value of contract.

(b) Reject any or all the applications without assigning any reason.

14.2 Any effort on the part of the bidder or his agent to exercise influence or to pressure the employer would result in rejection of his bid. Canvassing of any kind is prohibited.

Annexure-1

CRITERIA FOR EVALUATION OF THE PERFORMANCE OF CONTRACTORS FOR PRE-ELIGIBILITY

For non-CPWD Contractors

	Attributes	Max. Marks	Evaluation Criteria			
(A)	**Financial strength**	**(20)**	(i) 60% marks for minimum eligibility criteria. (ii) 100% marks for twice the minimum eligibility criteria or more In between (i)&(ii)-on pro-rata basis			
(i)	Average annual turnover	**16**				
(ii)	Banker's Certificate	**4**				
(B)	**Experience in similar class of works**	**(20)**	(i) 60% marks for minimum eligibility criteria (ii) 100% marks for twice the minimum eligibility criteria or more In between (i)&(ii)-on pro-rata basis			
(C)	**Performance on works (time over run) (Form D)**	(20)	TOR= AT/ST; where AT =Actual Time; ST=Stipulated Time in the agreement plus (+) justified period of extension of time. Note: Marks for value in between the stages indicated above is to be determined by straight line variation basis.			
			Score			
	If TOR=		**1.00**	**2.00**	**3.00**	**>3.50**
(i)	**Without levy of compensation**		**20**	**15**	**10**	**10**
(ii)	**With levy of compensation**		**20**	**5**	**0**	**-5**
(iii)	**Levy of compensation not decided**		**20**	**10**	**0**	**0**
(D)	**Performance of works (Quality)** **As per assessment in form D-1**	**(40)**	**(Total Marks assessed in Form D1)**			
(i)	**Completed works**	**25**				
(ii)	**On going works**	**15**				

Annexure-2

LETTER OF TRANSMITTAL

To:
The Executive Engineer & Senior Manager (C)-II,
MPC-II CPWD,
Mumbai-37

Sub: Submission of bids for the works of Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

Sir,

Having examined the details given in the bid document for the above work, I/we hereby submit the relevant information.

1. I/We hereby certify that all the statements made and information supplied in the enclosed Forms from FORM- A, to J , and accompanying statement are true and correct.

2. I/We have furnished all information and details necessary for eligibility and have no further pertinent information to supply.

3. I/We, submit the requisite certified Bank solvency/ Net worth certificate and authorize the Executive Engineer & Senior Manager (C)-II, MPC-II, CPWD,Mumbai-37 to approach the Bank issuing the bank solvency/net worth certificate to confirm the correctness thereof. I/We, also authorize Executive Engineer & Senior Manager (C)-II, MPC-II, Mumbai-37 to approach individuals, employers, firms and corporation to verify our competence and general reputation.

4. I/we submit the following certificates in support of our suitability, technical knowledge and capability for having successfully completed the following eligible similar works:

Name of Work:	Certificate from

5. I/We hereby submit undertaking on structural stability and soundness as per prescribed format Form 'F'

Certificate:

It is certified that the information given in the enclosed eligibility bid are correct. It is also certified that I / We shall be liable to be debarred, disqualified / cancellation of enlistment in case any information furnished by me/us is found to be incorrect.

Enclosures:
Seal of bidder
Date of submission:
Signature(s) of
Bidder(s).

FORM- "A"

FINANCIAL INFORMATION

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Name of the firm/ Bidder……

I. Financial Analysis-Details to be furnished duly supported by figures in balance sheet / profit & loss account for the last five financial years duly certified by the Chartered Accountant, as submitted by the applicant to the Income Tax Department (Copies to be attached).

Sr. no.	Particulars	Financial Years (Fig in Lakh)						
		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
i)	Gross Annual Turn-over on construction works.							
ii)	Profit/ Loss (After tax) (Standalone finance statement and consolidated financial statement both.							

II. Financial arrangements for carrying out the proposed work.

Signature of Chartered Accountant with seal Signature of Bidder(s)
(With Seal)

UDIN no.

Note:

1. The Bidder should give information strictly in above format.
2. The annual turnover Figures are to be furnished for last seven years for the purpose of working out bidding capacity of the bidder.

SIGNATURE(S) OF BIDDER(S) **SIGNATURE OF Chartered Accountant With Seal**

FORM 'B'

FORM OF BANKER'S CERTIFICATE FROM A COMMERCIAL BANK

NAME OF WORK Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

.

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Name of the firm/ Bidder……

This is to certify that to the best of our knowledge and information that M/s./Shri …… having marginally noted address,..... as a customer of our bank are / is respectable and can be treated as good for any engagement up to a limit of Rs.....(Rupees…).

This certificate is issued without any guarantee or responsibility on the bank or any of the officers.

(Signature) For
the Bank

NOTE:

(1) Banker's certificate should be on letter head of the Bank, addressed to O/o The Executive Engineer & Senior Manager-I, CPWD, 7th Floor, CGO Building, CBD Belapur, Navi Mumbai-400614 and should not be more than six months old from the date of opening of technical bid.

(2) In case of partnership firm, certificate should include names of all partners as recorded with the Bank.

SIGNATURE(S) OF BIDDER(S) **SIGNATURE OF Chartered Accountant With Seal**

FORM "B-1"

FORM FOR CERTIFICATE OF NETWORTH FROM CHARTERED ACCOUNTANT

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Name of the firm/ Bidder……

It is to certify that as per the audited Balance Sheet and Profit & Loss Account during the Financial Year……., the Net Worth of M/s ……(Name & Registered Address of Individual/ Firm/ Company), as on ……..(the relevant date) is Rs. after considering all liabilities. It is further certified that the Net Worth of

the company has not eroded by more than 30% in the last three years ending on (the relevant date).

Unique Document Identification Number (UDIN) …….

(Signature of Chartered Accountant)
Name of Chartered Accountant: -
Membership
No. of ICAI: -
Date and Seal: -

NOTE
:

1. The certificate should not be more than 6 months old.
2. In the case of partnership firm, certificate should include names of all partners as recorded with the Chartered Accountant.

In the case of partnership firm, certificate should include names of all partners as recorded with the Chartered Accountant.

FORM "C"

DETAILS OF ELIGIBLE SIMILAR NATURE OF WORKS COMPLETED DURING THE LAST SEVEN YEARS ENDING LAST DATE OF THE MONTH PREVIOUS TO THE ONE IN WHICH TENDERS ARE INVITED

Sl. No.	Name of work/Project and Location	Owner or sponsoring Organization	Cost of work in crores of rupees	Date of commencement as per contract	Stipulated date of completion	Actual date of completion	Litigation/arbitration cases pending /in progress with details*	Name and address/telephone no. of officer to whom reference	Whether the work was done On back-to-back basis
1	2	3	4	5	6	7	8	9	10

Indicate gross Amount Claimed and Amount Awarded by the Arbitrator.

Certified that the above list of works is complete, and no work has been left out and that the information given is correct to my / our knowledge and belief

SIGNATURE OF BIDDER(S)

Note:

Bidder is required to submit Form G in respect of all the works listed out by the bidder in the Form C.

FORM 'C-1'

PROJECTS UNDER EXECUTION/ ONGOING WORKS

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Name of the firm/ Bidder……

Sl. No.	Name of work / project and location	Owner or sponsoring organization	Cost of work in Lakh of rupees	Date of commencement as per contract	Stipulated date of completion	UpToDate percentage progress of work	Slow progress if any and reason thereof	Name and Address / telephone number of officer to whom reference may be made	Remarks
1	2	3	4	5	6	7	8	9	10

Certified that the above list of works is complete, and no work has been left out and that the information given is correct to my / our knowledge and belief.

SIGNATURE OF BIDDER(S)

Form C-3

Form for Bidder's Bidding Capacity

Details of existing commitments and ongoing works.

Name of the Firm/Bidder: -.....

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai..

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Sl. No.	Name of work /Project and location	Owner or sponsoring organization	Contract value in crores of Rs	Date of commencement as per contract	Stipulated date of completion	Upto date %progress of work	Remaining work in % (100- column7)	Existing commitment Column4 X Column8/100	Name and address/telephone Number of officers to whom Reference may be	Remarks
1	2	3	4	5	6	7	8	9	10	11
Total(B)=										

Maximum turnover in last 7years=Rs…… Updated value of turnover (A)

=Rs……

……. No. of years (N)

=Rs…….. Bidding capacity={[AxNx1.5]-B}

=Rs……..

Certificate: -I certify that all the awarded and ongoing works have been included in above list.

Signature of Chartered Account with Seal **Seal & Signature of Bidder**

Note: Financial Turnover for last 7 years ending March 2026 should be certified with UDIN No. from Chartered Accountant.

Form-G
Work experience certificate of Completed Work(s) mentioned in Form - C

No…….. **Date……**

1.	Name of work			
2.	Location of work (mention city and state)			
3.	Name of contractor (same as mentioned in Award letter)			
4.	Agreement/work order number			
5.	Estimated Cost			
6.	Agreement/work order amount (Rs.)			
7.	Gross value of completed work (Rs.)			
8.	Amount of Gross value of last paid bill, (if final bill not paid).			
9.	Stipulated date of start (DD-MM-YYYY)			
10	Date of completion:			
	(a)	Stipulated date of completion (DD-MM-YYYY)		
	(b)	Actual date of completion (DD-MM-YYYY)		
	(c)	Justified extended date of completion, If decided (DD. MM-YYYY)		
11.	Details of work			
	(a)	Nature of work (Building /Infrastructure/Road/ Horticulture)		
	(b)	Type of structure (RCC framed / load bearing /composite or any other)		
	(c)	(i) Type of Technology used e.g. Cast-in-Situ Structural Systems, Monolithic concrete construction system, Precast RCC Systems, Steel Structure, Pre-stressed concrete system etc.		
		(ii) Technology used of his own or through Associated Agency.		
	(d)	Type of Building / Infrastructure (Office/ College/ Hospital /School/ Hostel /Quarters / Flyover / Bridge / Road /Culvert etc.).		
	(e)	In case of Road work, whether bituminous / CC or both.		
12.	Name of electrical / specialized MEP items executed in the work (Please write the names of specialized services)		Executed by Self.	Executed by associated agency.
	(a)	Internal Electrical installation, External Electrical installation, Lift, Scada, EPBAX CCTV, LAN		
	(b)	Firefighting, Fire Alarm, HVAC		
	(c)	Electrical Substation, DG sot, STP/ETP Plant		

AE(C) AE(E&M) EE(C) EE(E&M)

	(d)	Solar Photo Voltaic Power Generation/ Solar Water Heating, Access Control, Baggage Scanner System, Conveyor Belt		
	(e)	Gas/Oxygen Supply Line, OT Room		
	(f)	Any other Specialized Services		
13.	Other information			
	(a)	If completed work is building construction, then number of storey(s) constructed without basement.		
	(b)	Number of basement(s).		
	(c)	If completed work is building construction, then approximate plinth area of the building.		
14.	(a)	Amount of Horticulture Work(s), (if executed)		
	(b)	Horticulture Work(s), whether executed by self or through associated agency		
15.	Details of extension of time for delayed completion.			
	(a)	Whether extension of time for delayed completion has been decided or not? Owner department officers are requested to only mention either "Yes or No" against this option. (Option of writing "Not applicable" is only acceptable where work is completed before stipulated date of completion).		
	(b)	If extension of time for delayed completion has been decided, then amount of compensation levied, if any?		
16.	Is there any Conciliation / Mediation / Arbitration / Court Case(s) (from start of work till issue of this certificate), Owner / department officers are requested to only mention either "Yes or No".			
17.	Status of owner/department Owner / department officers are requested to only mention (Central/State Government / PSU / Private)			
	(a)	Name of Project Manager or Executive Engineer or Equivalent		
	(b)	Address		
	(c)	Phone		
	(d)	e-mail		
18.	Remarks, if any			

The above work has been / was completed satisfactorily.

Signature with seal and designation
(Executive Engineer or
Equivalent Officer of owner department)

FORM'D-1'

ASSESSMENT OF QUALITY FOR COMPLETED AS WELL AS ONGOING WORKS

(Format of Performance report in which local unit of CPWD or committee shall submit the report)

Name of work: -

Date of Inspection: -

Date of submission of report: -

	A. General Observation & Operational Aspects	Yes/No
1	Availability of approval from local bodies in case of construction of private buildings.	
2	Availability of approved structural drawings.	
3	Observation on seepage/leakage in the building	
4	Whether line and level maintained	
5	In case of basement, observation on seepage, if any.	
6	Any structural defects/distress observed If yes give details	
7	Whether safety measures adopted at site as per CPWD safety code and or govt. guidelines are adequate or not.	
8	Whether the welfare facilities provided to labour as per cause 19H of GCC for CPWD works/and or govt. Guidelines are adequate or not.	
9	Whether AHU getting automatically switched off and fire damps closed in case of fire signal	
10	Whether thimbles used for termination of wires in DBs, EBDs and panels?	
B	**Quality of Work**	**Marks Assessed**
1	Quality of plaster/finishing	
2	Quality of RCC/CC work	
3	Quality of flooring	
4	Quality of wood work	
5	Quality of steel work/aluminium work	
6	Quality of plumbing and sanitary installation	
7	Quality of workmanship	
8	Quality of waterproofing	
9	If cladding done, observation on efficiency/quality of cladding/brickwork	
10	Quality of internal electrification work	
11	Qualityof DBs, EBD sand panels?	
12	Quality of E&M equipment's, panels and feeder pillar.	
13	Quality of fire alarm system/fire-fighting system	
14	Quality of Air-conditioning work.	
15	Quality of Sub-Station based on complete live diagram, capacitor panel, power factor, insulating mat, cleanliness, cable termination, earthing pits, earthing of transformer/DG sets.	
16	Any other aspect (To be elaborated)	

Average Marks (To be awarded out of 100 Marks based on average of marks assessed on each Attribute mentioned at B above).

Note:

1	All the above parameters may be considered for assessing the overall quality of work executed by the contractor.
2	In case, any attribute is not applicable, the same may not be included in assessment and mentioned are not applicable(N/A).
3	The works as assessed above shall be converted on a scale of 25/15 marks for completed/ongoing works respectively.
4	In case of eligible completed works as well as ongoing works being more than one the maximum marks assigned for completed works and ongoing works will be equally distributed among the works.

FORM 'E'

STRUCTURE AND ORGANISATION

1.	Name & Address of the bidder		
2.	Telephone No./Email id/Mobile No./Fax No.		
3.	Legal status of the bidder (Attach copies of original document defining the legal status).		
	a)	An Individual	
	b)	A proprietary firm	
	c)	A firm in partnership	
	d)	A limited company or Corporation	
4.	Particulars of registration with various Government bodies (attach attested photo-copy).		
	ORGANIZATION/PLACE OF REGISTRATION		REGISTRATION No.
	1.		
	2.		
	3.		
5.	Names and Titles of Directors & Officers with designation to be concerned with this work.		
6.	Designation of individuals authorized to act for the organization.		
7.	Has the bidder or any constituent partner in case of partnership firm limited company or Corporation ever abandoned the awarded work before its completion? If so, give name of the project and reasons for abandonment.		
8.	Has the bidder, or any constituent partner in case of partnership/firm/limited company or corporation ever been convicted by the court of law? If so, give details.		
9.	In which field of Civil Engineering Construction, the bidder has specialization and interest?		
10.	Any other information considered necessary but not included above.		

SIGNATURE(S) OF BIDDER(S)

FORM "F"

UNDERTAKING ON STRUCTURAL STABILITY AND SOUNDNESS OF ALREADY COMPLETED BUILDINGS AND INFRASTRUCTURE PROJECTS.

I/we undertake and confirm that any building / infrastructure constructed by our firm /partnership firm/ company has not suffered any failure, making it unfit for intended use, either due to structural design and defects or due to use of sub-standard materials or execution of sub-standard work, poor workmanship or any other reason during the last 25 (twenty-five) years. I/we, further, undertake that if such information comes to the notice of CPWD, then Engineer-in Charge shall be free to terminate the bid/agreement and to forfeit the entire amount of earnest money deposit, performance guarantee and security deposits

I/we, also undertake that in addition to above, the Engineer-in-Charge shall be free to debar us forever from tendering in CPWD. The decision of Engineer-in-Charge or any higher authority shall be final and binding.

Signature of notary person with seal

Signature of bidder or an authorized of the firm with stamp

Note: Affidavit to be furnished on a 'non-judicial' stamp paper of Rs. 200/- (scanned copy of the notarized affidavit to be uploaded at the time of submission of bid)

FORM- "G1"
PROFORMA OF AFFIDAVIT FOR NON-BLACKLISTING

I/we undertake and confirm that our firm/partnership firm has not been blacklisted by any state/Central Departments/PSUs/Autonomous bodies during the last 7 years of its operations. Further that, if such information comes to the notice of the department, then I/we shall be debarred for bidding in CPWD in future forever. Also, if such information comes to the notice of department on any day before date of start of work, the Engineer-in charge shall be free to cancel the agreement and to forfeit the entire amount of Earnest Money Deposit/Performance Guarantee (Scanned copy of this notarized affidavit to be uploaded at the time of submission of bid).

NOTE*: Affidavit to be furnished on a 'non-Judicial' stamp paper worth Rs.100/-*

Signature of Bidder(s) or an authorized Officer of the firm with stamp

Signature of Notary with seal

Form –H

AFFIDAVIT FOR NON-EXECUTION OF WORKS ON BACK-TO-BACK BASIS

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

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

NOTE: This Affidavit to be furnished on a 'non-judicial' stamp paper worth Rs.100/-

Date:

Place:

Signature of Bidder (s) or an authorized Officer of the firm with stamp & seal

Signature of Notary with seal

FORM "I"

UNDERTAKING REGARDING ERP Training in CPWD Department (For Non-CPWD Contractors)

Name of work: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Name of the firm/ Bidder……

Sir,

Having examined the details given in the bid document for the above work, I/we hereby submit that the Undertaking that:

"If work is awarded to me, I/we shall obtain ERP (Enterprise Resource Planning) training from CPWD Regional Training Institutes, as applicable, within Two months from the date of receipt of award letter and failure to do so, a recovery of Rs. 10,000/- per week shall be made from the R/A bill without giving any show cause notice in this regard."

Signature of Bidder(s) or an authorized Officer of the firm with stamp Date of Submission:

Form - J

Declaration About site inspection

To,
The Executive Engineer & Senior Manager-II,
MPC-IICPWD,
Mumbai-400037

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

Dear Sir,

It is hereby declared that as per CPWD-6 FOR e-BIDDING and as per terms and conditions of this tender document, I/We the bidder inspected and examined the subject site and its surrounding and satisfy myself ourselves as to the nature of the ground and sub-soil (so far as is practicable), the forms and nature of the ourselves before submitting the bid, the accommodation which may require and all necessary formation as to risks, contingencies and other circumstances which may influence or affect our bid have been obtained. I/We the bidder shall have full knowledge of the site and no extra charge consequent upon misunderstanding or otherwise shall be claimed in later date. I/We bidder shall be responsible for engaging and maintaining at own cost all materials, tools & plants, water, electricity access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in contract documents. Submission of a bid by me/us implies that I/We have read this notice and all other contract documents and has made myself /ourselves aware of the scope and specifications of the work to done and local conditions and other factors having a bearing on the execution of the work.

Yours faithfully

(Duly authorized signatory of the bidder)

Note :- This Declaration shall be submitted on the letter head of the bidder

Annexure-3

(Guarantee offered by Bank to CPWD in connection with the execution of contracts) Form of Bank Guarantee for Earnest Money Deposit /Performance Guarantee/Security Deposit/Mobilization Advance

1. Whereas the Executive Engineer……. (Name of division) ……CPWD on behalf of the President of India (herein after called "The Government") has invited bids under.....(NIT number) ..... dated for.....(Name of work) ……. The Government has further agreed to accept irrevocable Bank Guarantee for Rs.....(Rupees.... only) valid up to ..... (date)*……....as Earnest Money Deposit from..... (name and address of contractor) .....(Herein after called "the contractor") for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR

Whereas the Executive Engineer…….(name of division) ..... ,CPWD on behalf of the President of India (herein after called "The Government") has entered into an agreement bearing number……..….with ..... (name and address of the contractor) ……(herein after called "the Contractor") for execution of work.....(name of work) …… ……. ……. ……..…. The Government has further agreed to accept an irrevocable Bank Guarantee for Rs.…… ……..... (Rupees …….. only) valid up to..... .(date) as Performance Guarantee/security Deposit/Mobilization Advance from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.

2. .....We, (indicate the name of the bank) (herein after referred to as "the Bank"), Hereby undertake to pay to the Government an amount not exceeding Rs… (Rupees ... only) on demand by the Government within 10days of the demand.

3. We,..... (indicate the name of the Bank) do hereby undertake to pay the amount Due and payable under this guarantee without any demur, merely on a demand from

the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs…….....(Rupees only).

4. We, ...(indicate the name of the Bank)....., further undertake to pay the Government any money so demanded not withstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any court or Tribunal, our
liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the contractor shall have no claim against us for making such payment.
5. We, ... (indicate the name of the Bank) further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the
Government against the said contractor and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. We,..... (indicate the name of the Bank) further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and not withstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.
7. This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor.
8. We, ... (indicate the name of the Bank) under take not to revoke this guarantee except with the consent of the Government in writing.
9. This Bank Guarantee shall be valid up to …… unless extended on demand by the Government. Notwithstanding anything mentioned above, or liability against this guarantee is restricted to Rs…… (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date……

……. Witnesses:

1. Signature……
…… Name & Address
2. Signature……
…… Name & Address

Authorized signatory Name
Designation Staff code no. Bank seal

Annexure-4

Receipt for deposition of Original EMD

(Receipt No……/Date.....)

NAME OF WORK: Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

NIT NO: 07/EE & SM-II/SE cum PD Mumbai -II/CPWD/2026-27

Estimated Cost : **₹95,67,35,151/-(Civil: ₹80,52,65,440/-+E&M: ₹15,14,69,711/-)**

Earnest Money Deposit : ₹1,05,67,352/-

Last date of submission of bid: 15:00 Hrs on 04/12/2026

---

1. Name of Contractor ..... #
2. Form of EMD ..... #
3. Amount of EMD Deposit ..... #
4. Date of submission of EMD ..... #

Signature of EMD

receiving Officer Name

& Designation

Office Stamp

Note: EMD shall be in favor of **Executive Engineer, NISM Project Division-II, CPWD, Navi Mumbai**

#To be filled in by EMD Receiving Officer

Annexure-5

UNDERTAKING REGARDING GST REGISTRATION IN THE STATE OF MAHARASHTRA

To,
Executive Engineer & Senior Manager-II,
MPC-II,CPWD, Mumbai-400037

Subject :- Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.

Sir,

Having examined the details given in press notice and bid document for the above work, I/We hereby submit the following.

" If work is awarded to me, I/We shall obtain GST registration certificate **as applicable**, within one month from the date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/We shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and /or for any action taken by CPWD or GST department in this regard".

Seal of bidder.

Date of submission

Signature(s) of bidder(s)

FINANCIAL BID

SECTION-III

Sub Section-A

Tender Form, Schedules A to F and General Conditions of Contract

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
CPWD-7
(Percentage Rate Tender & Contract for Works)

Tender for the work of: - Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation **including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.**

To be uploaded by 15:00 Hours on 04/12/2026

I) Tender (Technical Bid) to be opened online in presence of tenderers who may be present after 15:30 hours on 04/12/2026 in the office O/o Superintending Engineer cum Project Director, Mumbai Project Circle-II, CPWD, Kendriya Sadan building, 1st floor, Sector-7, CGS Colony, Antop Hill, Mumbai-37. Email: - eesm2mpc2@yahoo.com

TENDER

I/We have read and examined the notice inviting tender, schedule, A, B, C, D, E & F Specifications applicable, Drawings & Designs, General Rules and Directions, Conditions of Contract, clauses of contract, Special conditions, Schedule of Rate & other documents and Rules referred to in the conditions of contract and all other contents in the tender document for the work" **Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.**

I/We hereby tender for the execution of the work specified for the President of India within the time specified in Schedule 'F'viz., schedule of quantities and in accordance in all respect with the specifications, designs, drawing and instructions in writing referred to in Rule-1 of General Rules and Directions and in Clause11of the Conditions of contract and with such materials as are provided for, by, and in respect of accordance with, such conditions so far as applicable.

I/We agree to keep the tender open for **Seventy-Five (75)** days from the date of opening

of technical bid and not to make any modification in its terms and conditions.

A sum of ₹1,05,67,352/-/- is hereby forwarded in Banker's cheque of commercial bank or Account payee Demand Draft of commercial bank or Fixed Deposit receipt (FDR) of commercial bank or insurance surety bonds as earnest money.

A copy of earnest money in receipt of Bankers cheque of commercial bank or Account payee Demand Draft of commercial bank or Fixed Deposit receipt (FDR) of commercial bank or insurance surety bonds, bank guarantee or e-bank guarantee of commercial bank issued by a scheduled bank is scanned and uploaded (strike out as the case may be). If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the said President of India or his successors, in office shall without prejudice to any other right or remedy, be at liberty to forfeit the said earnest money absolutely. Further, if I/We fail to commence work as specified, I/We agree that President of India or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to in the tender documents upon the terms and conditions contained or referred to those in excess of that limit at the rates to be determined in accordance with the provision contained in Clause 12.2 and 12.3 of the tender form.

Further, I/We agree that in case of forfeiture of Earnest Money or Performance Guarantee as aforesaid, I/We shall be debarred for participation in the re-tendering process of the work.

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

I/We hereby declare that I/We shall treat the tender documents drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I/We am/are

authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

Dated: **Signature of Contractor-**

Witness:……..

Address:……

Postal Address-……

Occupation:…….

Email-.....

(Blank space to be filled by Contractor)

ACCEPTANCE

The above tender (as modified by you as provided in the letters mentioned here under) is accepted by me for and on behalf of the President of India for a sum of Rs.

…….....

(Rupees

.....)

The letters referred to below shall form part of this contract agreement: - (a)

(b)

(c)

For & on behalf of the President of India.

Signatures.....

Dated:

Designation.....

PROFORMA OF SCHEDULES

SCHEDULE 'A'

Schedule of quantities (as per PWD 3) As per enclosed Schedule of Quantities

SCHEDULE 'D'

Extra schedule for specific requirements/document for the work, if any: NIL

SCHEDULE 'E'

Reference to General Conditions of contract: -	General Condition of Contract 2023 Construction Works with up- t o - d a t e correction slips
Name of Work:	Construction of 58 nos.Type -III & 30 nos. Type-IV Residential Quarters and 28 nos. Transit Accommodation including all internal & external Civil, Electrical & Mechanical Services, Development Works etc. for SIB at Mahim, Mumbai.
Estimated cost of work	**₹95,67,35,151/-(Civil: ₹80,52,65,440/-+E&M: ₹15,14,69,711/-)**
(i) **Earnest Money**	₹1,05,67,352/-
(ii) **Performance Guarantee**	**Performance Guarantee:** **(a) 5 % of tendered value or Estimated cost put to tender (ECPT) (whichever is higher).**
Additional Performance Guarantee (APG)	**Where the tendered amount is less than eighty percent Performance Guarantee, in addition to the requirement under (a) above, shall be increased by an amount equal to the difference between eighty percent (80%) of the ECPT and the tendered amount.**
(iii) **Security Deposit**	**2.5 % of tendered value**

SCHEDULE 'F'

AE(C) AE(E&M) EE(C) EE(E&M)

Officer inviting tender	The Executive Engineer & Senior Manager (C) -II,MPC-II,CPWD,Mumbai or his successor thereof
Maximum percentage for quantity of items of work to be executed beyond which rates are to be determined in accordance with clauses 12.2 (C)	**See Below**

Definitions:

2(v) Engineer-in-charge	The Engineer Officer who shall supervise and be in charge of the work 1. Civil works The Executive Engineer & Senior Manager (C) II,MPC-II,CPWD,Mumbai or his successor thereof 2. Electrical & Mechanical works The Executive Engineer & Senior Manager (E&M),MPC-II,CPWD,Mumbai or his successor
2(viii)Accepting Authority:	SE cum PD,MPC-II, Mumbai or his successor thereof after approval of Regional Works Board
2 (ix) Percentage on cost of materials and labour to cover all overheads and profits.	15%
2(x) Standard Schedule of Rates	D.S.R.2023 Vol-I & II for Civil Works with CI , D.S.R. 2025 for E & M Works and with CI and Market rate
2(xi)Department	C.P.W.D.
9(ii) Standard CPWD Contract Form	GCC 2023 (Construction Works), CPWD form 7 as modified with correction slips up to the last date of Submission of tender.

Clause1 i)Time allowed for submission of Performance Guarantee Programme Chart (Time and Progress) and applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board or proof of applying thereof from the date of issue of letter of acceptance.	• 10(Ten) days
ii)Maximum allowable extension beyond the period provided in (i) above	• 5 (Five) days with late fee @ 0.1% per day of the Performance Guarantee amount.

Clause2

Authority for fixing Compensation under clause 2	SE cum PD,MPC-II, Mumbai or any other authority as notified by the CPWD Directorate.

Clause5

Time allowed for Execution of Work:

42 (Forty Two) Months for Dismantling of esisting buildings, Plannibg/Designing , execution and physical completion of civil, E&M works, obtaining no objection certificate from fire department and other necessary local/central Statutory Authorities required for obtaining occupancy certificate from local body including handing over the proposed buildings to the client

Number of days from the date of issue of letter of acceptance for reckoning date of start.	15 days from the date of issue of Award Letter or date of handing over of site whichever is later.
Schedule Rate of recovery for delay in submission in time and progress chart and progress report and delay submission of submission in time and progress	**Rs. 5000/- per day** (Subject to maximum of Rs.30,00,000/-)

chart and progress report and delay in submission of modified/ revised program chart	
Time allowed for execution of work: -	42 (Forty Two) Months
Authority to convey the decision of shifting of Milestones and Extension of Time	Engineer in- charge of major component or his successor thereof.
Rescheduling of Milestones	SE cum PD,MPC-II, Mumbai or his successor there of.
Shifting of date of start in case of delay in handing over of site:	SE cum PD,MPC-II, Mumbai or his successor there of.

Schedule of handing over of site: Site is Available

PERFOMA OF SCHEDULES Clause 5: Schedule of handing over of site

Part	Portion of site	Description	Time period for handing over reckoned from date of issue of letter of intent.
Full Site Available			

Schedule of issue of Design/Drawings: Concept drawings is attached with this tender and hard copy will given just after acceptance of tender to lowest bidder to develop GFC drawings for execution of work.

Table of Mile stones:

For Civil Component (In the event of not achieving the necessary progress as assessed from the running payments of Civil Component, following percentage will be withheld for failure of each milestone subject to maximum 4.00 % of the composite Tendered Amount of work)

S.No.	Description of Mile Stone.	Time Allowed in months (from Date of Start)	Amount to be withheld in case of non-achievement of milestone (of Total amount of Agreement)
1	Demolition of existing Buildings and clearing the site	06	0.15%
2.	Obtaining of CC from local bodies, Setting up of site office, site testing lab, approval of design mix, labour hut, initial setting out, barricading, work program with material and resource scheduling in MS project/ primavera, steel yard,	10	0.25%
3,	Completion of RCC work of Raft foundation. including submission of details for the specialized agency	15	0.30%
4.	Completion of RCC work up to Plinth level. approval of specialized agency	17	0.30%
5.	Completion of RCC upto 6th floor,	21	0.75%
6	Completion of RCC work up to 9th floor slab. Completion of masonry work up to 6th floor slab	24	0.25%
7	Completion of RCC upto 14th floor, AAC and other Block work upto 5th floor, Internal plaster, flooring including skirting Tile works including dado, wall cladding, window sills and jambs & vinyl flooring etc., internal plumbing, Sanitary installation and allother internal works and Completion of sample flat including E&M	27	0.40%
8	Completion of RCC upto Terrace floor (i/c OHT and Mumty), AAC and other Block work upto 10th floor.	31	0.30%

9	Completion of AAC and other Block work up to terrace floor,	33	0.30%
10	Completion of Internal plaster/External plaster, flooring including skirting Tile works including dado, wall cladding, window sills and jambs & flooring etc., internal plumbing, Sanitary installation and all other internal works	36	0.30%
11	Completion of all Civil works, services, development works, Bulk services, including testing of services including getting water and sewerage line connection etc. including testing complete as required for obtaining Occupancy certicate(OC)	39	0.30%
12	Completion of all Civil and E&M works in all respect including testing ,commissioning and handing over of the project	42	0.40%
	Total		4.0%

NOTE:

1. Withheld amount shall be released if and when subsequent milestones are achieved within respective time specified. However, in case milestones are not achieved by the contractor for the work, the amount shown against milestones shall be withheld.

For E & M Component (In the event of not achieving the necessary progress as assessed

From the running payments of E & M Component, following percentage will be withheld for failure of each milestone subject to maximum 1.00 % of the composite Tendered Amount of work)

Sl. No.	Description of Mile Stone.	Time Allowed in months (From Date of Start)	Amount to be withheld in case of non-achievement of milestone (of Total

			amount of Agreement)
1	(a) Submission of details of associate agencies for various sub head of E & M works	15	0.10%
2.	Approval of sample of all material of E&M work.	21	0.10
3.	Supply of Fire fighting piping materials for 12 floors	31	0.10%
4.	Supply of all lift materials	33	0.10%
5.	Supply of Wet Riser and sprinkler system equipment for all floors i/c all fire pump , Domestic water supply Pumps, CCTV, equipment,	36	0.15%
6.	Supply of DG set, PV Solar power plant, Solar system	38	0.15%
7.	Installation of lift, Wet Riser and sprinkler system, Domestic water supply Pumps, CCTV, STP, Intercom system , DG set, PV Solar power plant, Solar system etc. Completion of all external E&M services.	39	0.15%
8.	Completion and Testingof all E&M work in all respects including commissioning and testing of all electrical & mechanical works .	40	0.15%
		Total	1.0%

Clause 6

Computerized Measure Book **(**CMB**) /** Electronic Measurement Book **(**EMB**)**

a) Mode of Measurement: EMB using RFI and another module in ERP

Clause 7	

Gross work to be done together with net payment /adjustment of advances for material collected, if any, since the last such payment for being eligible to interim payment	Civil works: Rs. 2.00 crore or part thereof to facilitate progress of work. Electrical works: Rs. 0.75 crore or part thereof to facilitate progress of work.
Clause 7A Whether clause7A is applicable	**Yes** No Running Account Bill shall be paid for the work till the applicable labour licenses, registration with EPFO, ESIC and BOCW Welfare Board, whatever applicable are submitted by the contractor to the Engineer-in-Charge.
Clause 8A Authority to be decide compensation on account, if contractor fails to submit the completion plan	SE cum PD,MPC-II, Mumbai, CPWD or his successor thereof.
Maximum compensation	0.1% Tendered value of work subject to ceiling of Rs. 10,00,000/-.
Clause 10A	
Material to be provided by the contractor	Yes, all Materials
Clause 10B (ii)	
Whether clauses 10 B(ii) shall be applicable	**Yes**
Clause 10C	**Not Applicable**
Component of labour expressed as percent of value of work	**-**

AE(C) AE(E&M) EE(C) EE(E&M)

<u>Clause 10 CC</u>: Applicable

A) Civil Part

AE(C) AE(E&M) EE(C) EE(E&M)

S. No.	Relevant component of Material /Labour for price escalation	Percentage of total value of work (Civil Part)
1	Component of Cement	15%
2	Component of Labour	25%
3	Civil Component of other Construction Materials	40%
4	Electrical and Mechanical (E&M) Component of Construction Materials	0%
5	Component of POL (Diesel)	Nil
6	Reinforcement steel bars/TMT bars/structural steels (including strands and cables).	20%
7	Component of Bitumen	Nil
	Total	100%

B) <u>E and M Part</u>

S. No.	Relevant component of Material /Labour for price escalation	Percentage of total value of work(E & M Part)
1	Component of Cement	NIL
2	Component of Labour	25%
3	Civil Component of other Construction Materials	NIL
4	Electrical and Mechanical (E&M) Component of Construction Materials	75%
5	Component of POL (Diesel)	Nil
6	Reinforcement steel bars/TMT bars/structural steels (including strands and cables).	NIL
7	Component of Bitumen	NIL
	Total	100%

AE(C) AE(E&M) EE(C) EE(E&M)

AE(C) AE(E&M) EE(C) EE(E&M)

Clause11

Specification to be followed for execution of work	**Civil work:** 1. CPWD Specifications-2019 Vol. I & II with upto date correction slips. 2. Relevant IS Codes where no CPWD Specifications are available. **Electrical work:** **1.** CPWD General Specification for electrical works Part I Internal 2023 as amended up to last date of submission of bid. **2.** CPWD general specification for electrical works Part II External 2023 as amended up to last date of submission of bid. **3.** CPWD general specification for electrical works Part IV Sub-
	Station 2013 as amended up to last date of submission of bid. **4.** CPWD general specification Part III for Lift and Escalator 2003 as amended up to last date of submission of bid. **5.** CPWD general specification Part V for wet riser and sprinkler system 2020 as amended up to last date of submission of bid. **6.** CPWD general specification Part VI for Fire detection and alarm 2018 as amended up to last date of submission of bid. **7.** CPWD general specification Part VII for D.G. set 2013 as amended up to last date of submission of bid. **8.** Indian Electricity Act 2003 amended up to last date of submission of bid. **9.** Indian Electricity Rule 2005 amended up to last date of submission of bid. **10.** National Building Code 2026 as amended up to last date of submission of bid. **11.** General Specification for Heating Ventilation & Air-Conditioning-2024 and amended up to last date of

	submission of bid.
Note	1. All above specifications shall be applicable along with all correction slips issued by authority of Director General, CPWD up to the last date of submission/uploading of bid.
Building information model (BIM) is applicable and BIM professional to be deployed by contractor	YES (On basis of Modification in Schedule F of GCC 2023 Construction works) dated 14.11.2023) BIM model of LOD 350,LOD 400 & LOD 500 to be developed 1.At the time of planning Consultant shall prepare drawings upto LOD-350 Level "Good for Construction" drawings to be issued for actual execution after award of work by the Engineer-in-Charge. 2. LOD-400 (Fabrication & Shop drawings) - Agency shall submit it to the Engineer-in-charge. These are to be verified and approved as "Good for Construction" for issue to the agency by the Engineer-in-charge. 3. LOD-500 (As built drawings) agency shall submit after completion of execution work. These are to be checked for correctness and approved for handing over to client. Professional to be deployed from 5th to 6th milestone and 7th to 8th milestone. The 3D Architectural Models of the project will be prepared on any BIM applications with minimum LOD 350 and IFC format of the same shall be made available for inter operability of building information to all stake holders of the project. The 3D Architectural BIM model information(s) shall be used for structural, MEP services and horticulture enabling work design. The comprehensive BIM model with minimum LOD 350 of project shall have all the architectural, structural, horticulture enabling work and MEP services elements. All The BIM Models shall be uploaded on CPWD ERP collaboration portal by the contractor and shared with the Engineer-In-Charge on CPWD ERP collaboration portal. All architectural and MEP drawings (2D) shall be generated from BIM

Clause12

Type of works.	(Construction works)
Deviation limit beyond which clauses 12.2 **(**C**)** shall apply	100**%**

Clause 16

Competent Authority for deciding reduced rates.	**Civil Works:** SE cum PD,MPC-II, Mumbai, CPWD or his successor thereof **2. Electrical Works:** SE cum PD,MPC-II, Mumbai, CPWD or his successor thereof

Clause18

List of mandatory machinery, tools & plants to be deployed by the contractor at site	As per [TABLE-1] attached below *(This list is only indicative and not exhaustive. The bidders shall be required to provide any such testing equipment's as required as per CPWD specification/ item nomenclature.)*

Clause19

Clause 19 C	Rs. 2000/- for each default	Authority to decide penalty for each default - Engineer in charge / any other authority as notified by the CPWD Directorate.
Clause 19 D	Rs. 2000/- for each default	
Clause 19 G	Rs. 2000/- for each plus Rs**.** 500 enhance penalty per day**.**	
Clause 19 K	Rs. 1000/- per tradesman per day	

Clause 25

Constitution	**For all claims in Dispute**
Conciliator	SDG*(*Mumbai*) (*or his successor or any other authority as notified by department*)*
Arbitrator Appointing Authority	SDG*(*Mumbai*) (*or his successor or any other authority as notified by department*)*
Place of Arbitration	Mumbai

Clause 32

Requirement of Technical Representative(s) and recovery Rate: -

Cost of ork (Rs. In Crores	Requirement of Technical Staff: Qualification	Minimum Number (of Major + Minor component	Designation experience (Years)	Rate at which of Technical staff	recovery shall be made from the contractor in the event of not fulfilling
More than 50 to 100	Graduate Engineer	1	20 (and having experience of on similar nature of work)	Project Manager with degree in major discipline of Engineering	Rs. 60,000/- per Month
	Graduate Engineer	1+1	12 (and having experience of on	Deputy project Manag	Rs. 40,000/- per Month per person

			similar nature of work)	er	
	Graduate Engineer or Diploma Engineer	1+1	5 or 10 respectively	Project/ Site Engineer	Rs. 25,000/- per Month per person
	Graduate Engineer	1+1	8	Quality Engineer	Rs. 25,000/- per Month per person
	Diploma Engineer	1	8	Surveyor	Rs. 15,000/- per Month per person
	Graduate Engineer	1+1	6	Project Planning / billing	Rs. 20,000/- per Month per person
	Safety Engineer	1	5	Safety Engineer	Rs. 20,000/- per month
	BIM Professional	1 (Civil Engineer/ Architect)	5	BIM Professional	Rs 2,00,000/- Per Month

Note: -

1. Assistant Engineers retired from Government services, who are Diploma holders will be treated at per with Graduate Engineers**.** Diploma holder with minimum 10 years relevant experience with a reputed construction company can be treated at par with Graduate Engineers for such deployment subject to the condition that such diploma holders should not be in excess of 50**%** of requirement of degree engineers**.**
2. The above given strength shall be required to be deployed as and when necessity arises

/progress of work at site or so directed by Engineer-in-charge.

3. The Tenderer shall submit a certificate of employment of the technical representative (s) (in the form of copy of Form -16 or CPF deduction issued to the Engineers employed by him) along with every account bill/final bill and shall produce evidence of regular physical availability of such engineers on the above project at any times if so, required by the Engineer-in-charge.
4. Minimum. Professional to be deployed from 5th to 6th milestone and 7th to 8th milestone. recovery for not deploying Building Information Model (BIM) professional shall be Rs. Two lac per month or as mentioned above whichever is higher after 8th milestone mentioned in Clause 5
5. The Recovery on account of non-deployment of technical staff shall be made by the Engineer in Charge of the respective Discipline / Component.
6. **Since the consultancy of the project is within the Scope of work and physical construction of the project shall start after getting Commencement Certificate (CC)from local body , hence there is no need for deploying Technical Representative(s) as per the clause -32 except one number Project Manager and Safety officer till getting getting Commencement Certificate (CC).**

Clause38

(i)	(a)	Schedule/statement for determining theoretical quantity of cement & bitumen on the basis of Delhi Schedule of rates	DSR 2023 with up-to-date correction slips
(ii)		Variations permissible on theoretical quantities	
	(a)	Cement	
		For works with estimated cost put to tender more than Rs. 25 lakhs.	2% (Two percent) Plus /minus
	(b)	Bitumen for all works	2.5% (Two-point five ercent) plus Only and nil on minus side.
	(c)	Steel Reinforcement and structural steel sections for each diameter, section and category	2% (Two percent) Plus /minus
	(d)	All other materials	Nil

Executive Engineer & Senior Manager-II,
CPWD, Mumbai-400037

Table-1

List of mandatory machinery, tools & plants to be deployed by the contractor at site

Sr.No.	Equipment	Numbers (Minimum)
1	Towe crane	2
2	Builders Hoist	1
3	Passenger lift	1
4	Excavator loader (JCB 3D model or equivalent).	1
5	Compressor machine minimum 200 cfm with rock breaker.	1
6	DG set of minimum capacity 160 KVA.	1
7	Poclain Machine	1
8	Transit mixer	As required
9	Concrete pump	1
10	NeedleVibrators.	5
11	PlateVibrators.	3
12	Dumper	1
13	Reinforcement bending machine.	2
14	Reinforcement cutting machine.	2
15	Power driven earth rammer (Soil compactor).	1
16	Total station and level taking machine	1
17	Water tanker (minimum capacity 5000 liter)	As per requirement
18	Welding machine 400 Ampere	As per requirement
19	Road Roller 8 to10 Tonne	1
20	Vibratory Roller	1
21	Paver Finisher Hydrostatic with Sensor control	1
22	Truck/Tipper/Tractor with trolley	As per requirement
23	Shuttering (Aluminum Shuttering)	(Minimum 2 times of floor plate area of each building)
24	Shuttering with necessary props	As required for Achieving milestone

25	Double Steel Scaffolding and staging material	As required for Achieving milestone
26	Any other machinery required for completion of the work as per decision of Engineer-in-charge.	As per actual requirement

Note:

1. The above list is only indicative and not exhaustive. The contractor may require to deploy more T & P as per requirement.
2. The above T & P shall be available at appropriate stage. However, the decision of Engineer in charge in this regard shall final and binding.
3. The above list is only indicative and not exhaustive.
4. The contractor shall procure necessary T&P whenever required for timely completion of the work. Any idle T&P (from the list mentioned above) if not required/needed shall be removed away from site under information to Engineer-in-Charge. No idling charges will be admissible

Sub Section-B

Scope of Work, Planning & Design and Associate Specialized Agencies

B1. SCOPE OF WORK

The site is situated at Mahim (W) Mumbai near Raheja Hospital and Latitude-Longitude of one corner the plot is **19°02'45.96"N, 72°50'35.14"E** , This area falls under the jurisdiction of MAHDA

The location plan is as under: -



The scope of work for this contract is dismantling of existing buildings , Site Survey & Investigations, Planning & Design, Approval of Building Plans from Local Body, AAI (Airport Authority of India), Required Statutory Clearances, Construction of proposed building etc. lies with the contractor described herein below however same is only indicative and not exhaustive. The contractor shall be responsible for executing all the items required for completing the buildings with desired Services, Landscaping etc. complete in all respects required to make the buildings habitable and suitable for intended functional use.

1.0 GENERAL:

1.1. The SIB has proposed to construct Residential quarters with Utility/ public amenities Building including all Civil & MEP Services, and Development works at SIB Plot, Mahim, Mumbai (Maharashtra). The plot is generally fairly levelled (Site survey plan and soil investigation report of proposed site is available in this bid documents for reference). The entire development is to be designed adhering to the local body norms/ NBC 2026 along with compliance to ECBC 2017, relevant BIS codes, Green Building Norms of GHAR GREEN PLUS rating.

General features and major components of the work are as under:

(i) Residential quarters **58 Type-III, 30 Type-IV quarters and 28 Transit Accommodation** with (1 Basement +Ground/Stilt+05 podium floor i/c service floor + 13 upper Floor upto 18th floor) in one block.

(ii) Basement for car parking including services e.g. STP, Pump Room, UG Water Tanks, Fire Tank, etc. to be planned in the combined basement.

(iii) Ground Floor/Stilt Floor & 05 no. of podium including service floor is to be used for parking and services.

(iv) Utility/public amenities Building including all Civil & MEP Services like internal & external water supply, sewerage, sanitary installation, Internal & external Electrical Installation, External Development, internal roads, drainage system, Landscaping & Horticulture Work, etc.

(v)Construction of Civil and E&M Services, other allied works, Water Storage Tanks, Water harvesting, STP, lift/ car lift and Boundary wall with Guard Room & entrance gates with RCC structure as per specifications mentioned in Tender documents and detailed scope of work.

The above list is not exhaustive.

The work primarily consists of:

1.2. Demolition and dismantling of existing buildings/structure, in the project site area as per requirement including shifting of utility lines e.g. Electrical cables, Electrical poles, Electrical transformers, other electricity services, Sewerage/Drainage System, water supply lines, OFC/Data cables, Pressured GAS supply lies, underground services, etc. with permission and satisfaction of the concerned authorities owning these/such utilities. Transformers and electricity services are already taken, so connection of the new buildings may require with the existing grid by the contractor. It is strongly advised that the contractor should visit the site and get first-hand knowledge of site constraints and identify all utilities accordingly, the contractor should quote the rates for the work. Quoted price shall include cost of required demolition and dismantling of buildings/structure, and protection of services, if any, in the project site area as per requirement.

Existing drains, pipes, cables, over-head wires, sewer lines, water lines and similar service encountered in the course of the execution of work shall be protected against the damage by the contractor at his own expense. The contractor shall identify all underground / overhead services and take necessary measures to protect the services before starting any excavation / activity. All temporary supports and other measures required to protect and maintain the services during construction period as per direction of Engineer-in-charge, shall be deemed to be included in the quoted rate / amount of the contractor and nothing extra shall be paid on this account. The contractor shall not store materials or otherwise occupy any part of the site in a manner likely to hinder the operation of such services. For any unforeseen permanent shifting contractor shall arrange to shift the services as and when required. For the same contractor shall be paid separately at the rates as decided by the Engineer-in-charge based on the actual quantum of the work involved in shifting such utilities/services. The decision of the Engineer-in-Charge in this regard shall be final and binding.

No claim for payment/any damages on account of any hindrances due to delay in shifting of

services shall be entertained under any circumstances. However, if any delay occurs on this account, then CPWD will consider the case for suitable extension of time for the actual delay on this account. The decision of the Engineer-in-Charge shall be final and binding on the contractor in this regard. Contractor shall take into account this aspect also while scheduling his work.

No Claim for idle establishment and labour, machinery and equipment tools and plants and the like, for any reason whatsoever, shall be admissible during the execution of work as well as after its completion.

1.3. Digital Survey, Geotechnical Investigation details provided herein this bid document are indicative only and accuracy of same is not guaranteed, therefor the Contractor has to mandatorily carry out all above Surveys on their own including all the allied preliminary works. If required, contractor shall also carry out other surveys, required for the execution of the Works/Services.

1.4. As per the requirement of end user, the conceptual design of the project have been developed to indicate functional space requirements and attached herewith in this bid document for reference. The contractor shall take necessary Statutory Approval/Clearance/NOC/Permission from all Local Bodies/Statutory Bodies/Authorities (i/c MCGM,BMC, FIRE Department, etc.), Pollution Control Board, AAI permission, Environmental Impact Assessment (environmental clearance) NOC if required, Tree cutting permission, Forest clearance, Fire scheme approval, Archaeological Survey of India, Traffic police, IGL, Indian railway, any other Statutory/Licensing Authority Approvals etc. required to start the work shall be in scope of this contractor. Contractor shall also obtain necessary approvals/permission, whenever required during execution as well as after execution for obtaining Occupation cum Completion certificate. Contractor shall follow and submit the compliances of all permission/approval required during execution of work.

1.5. The contractor will be required to deploy competent Consultants as per eligibility requirement given in this bid document. The contractor shall provide detailed Architectural Planning/Design, Landscape Planning, Structural Design, Design of required Services, obtaining mandatory approvals/ Clearances from Local Bodies/ Statutory Authorities required before start of execution and those required during execution of Works & Services and for Commissioning, Occupation/Completion Certificate etc. for the Building/Services and detailed scope of work for consultancy given in the detailed scope of work.

1.6. Structural design and vetting of structural drawings from IIT/NIT/VJTI, Mumbai will be in the scope of Contractor.

1.7. Cutting/Transplantation of existing trees as per approval from concerned Authorities / Local body as applicable. The contractor shall also carry out the compensatory plantation in lieu

of felled/cut trees as per requirement of tree authority and maintain these trees/plants at the location/site approved by tree authority till handing over of project to the client.

1.8. **Responsibility for Soil Investigation, Architectural Planning & Structural Design, Design of Services, Required Local Body Approvals & Statutory Clearances Construction, Safety, Quality and Risk of Engineering etc. lies with the contractor.**

1.9. Scope of work includes Construction of Residential and Public Utility buildings as provided in detailed scope of work including all associated E&M and civil services with proposed construction technology as per specifications mentioned in tender documents which includes:

(i) Residential quarters **58 Type-III, 30 Type-IV quarters and 28 Transit Accommodation** with (1 Basement +Ground/Stilt+05 podium floor i/c service floor + 13 upper Floor upto 18th floor) in one block .

(ii) Basement for car parking including services e.g. STP, Pump Room, UG Water Tanks, Fire Tank, etc. to be planned in the combined basement.

(iii) Ground Floor/Stilt Floor & 05 no. of podium including service floor is to be used also for parking including services.

(iv) Utility/public amenities Building including all Civil & MEP Services like internal & external water supply, sewerage, sanitary installation, Internal & external Electrical Installation, External Development, internal roads, drainage system, Landscaping & Horticulture Work, etc.

(v) Construction of Civil and E&M Services, other allied works, Water Storage Tanks, Water harvesting, STP, lift/car lift and Boundary wall with Guard Room & entrance gates with RCC structure as per specifications mentioned in Tender documents and detailed scope of work.

The above list is not exhaustive.

1.9.1. The plinth level of the buildings should be 300 to 600 mm above the finished ground level as given in conceptual drawing. The general ground level of the remaining campus will be maintained according to the drainage plan's design. Any cutting or filling required to maintain these levels will fall within the scope of the contractor. Additionally, the disposal of excess earth or the supply and filling of earth to maintain the required levels will remain within the scope of the EPC contractor.

1.9.2. Defect Liability period

1.9.2.1. Free defect liability period (02 year) for buildings and services shall be after completion of complete project (not from the date of actual commissioning of installation).

1.10. Design and construction of buildings, services, fittings etc. as per **GHAR GREEN PLUS** including, energy saving LED lights etc.

1.11. The Contractor shall obtain all service connections like Water Supply, Sewerage, Drainage, Electric Supply, associate in applying for LAN/WAN, Telephone Lines etc. from the main lines of the respective authorities/service providers and this shall be deemed to be included in the quoted price. The contractor will liaison to take the above all service connections, however any charges levied for connections of services by MCGM/BMC/other Service providers including cost of laying service lines upto boundary of project site, will be paid by CPWD.

1.12. Testing, commissioning of all services, fittings and fixtures, equipment's after obtaining local body approval as applicable and handing over.

1.13. The statutory payments or fees payable to Government/ Local Body shall be reimbursed to the Contractor by CPWD. Similarly, for E&M works all the statutory payments or fees payable to Government / Local body / Electricity Board shall be paid by the Contractor and CPWD shall pay/reimburse them. The contractor shall obtain written prior permission from the Engineer-in-charge before making such payments.

1.14. All the Architectural & Structural drawings prepared by the consultant appointed by the contractor shall be scrutinized by CPWD/Client for sufficiency of functional requirements, compliance with scope of work etc. and issue No Objection Certificate and work shall be executed based on these drawings.

1.15. The scope of work shall include all activities/work starting from the given concept to completion.

1.16. The Contractor shall prepare and submit all As Built Drawings of buildings & services and other related documents both in hard copy and the soft copy after completion.

1.17. The Contractor shall obtain Occupation Certificate from local body and hand over the completed project in habitable state from all perspective to the client department.

1.18. The scope of works & specification given in bid document are general but not exhaustive. The work shall be carried out, all in accordance with true intent and meaning of the specifications and the drawings taken together, regardless of whether the same may or may not be particularly shown on the drawings and/ or described in the specifications, provided that the same can be reasonably inferred there from.

1.19. In case, some of descriptions are missing in the scope of work or specifications in the bidding documents shall be executed as given in the CPWD Specifications, NBC-2026, IS Codes or according to sound engineering practices so as to make the building including related services

fully functional. No claim what so ever may be entertained at later stage. All cost of providing and making buildings with services, and development works fully complete in all aspect unless specifically mentioned in the contract document and making buildings with services fully functional are included in the cost tendered for this work.

1.20. The work shall be carried out, all in accordance with true intent and meaning of the specifications and the drawings taken together, regardless of whether the same may or may not be particularly shown on the drawings and/or described in the specifications, provided that the same can be reasonably inferred there from.

1.21. The scope as described herein this bid document is indicative and not exhaustive. The contractor shall be responsible for executing all the items required for completing the Buildings with Services, and development works in all respect to make them habitable and ready for occupation as per direction of Engineer-in-charge.

1.22. It shall be deemed that the Contractor has satisfied himself with the nature and location of the work, general and local conditions and particularly those pertaining to transport including restriction of movement of traffic/ vehicles etc., handling, availability and storage of materials, availability of labour, weather conditions at site and general ground/sub soil conditions. Agencies are expected to quote their rates accordingly and nothing extra shall be payable for any reason/s whatsoever it may be. CPWD shall bear no responsibility for the lack of such knowledge and also the consequences thereof to the contractor. The information and site data shown in the drawings and mentioned in the tender documents are furnished for general information and guidance only. The Engineer-in-Charge in no case shall be held responsible for the accuracy thereof or/and deductions, interpretations or conclusions drawn there from by the contractor and no claim shall be entertained whatsoever on this account; if the site conditions/information is different or otherwise incorrect. It will be presumed that the contractor has satisfied himself for all possible contingencies, situations, bottlenecks and acts of coordination which may be required between the different associate agencies by the main contractor.

2.0 PLINTH AREA AND FACILITIES HOUSED AT DIFFERENT FLOORS:

As per the requirement of user i.e. SIB, the conceptual design of the complex with elevations have been developed based on a Modern/Contemporary/Architectural Concept and attached herewith in this bid document. The contractor will be required to prepare detailed Architectural design/detailing, Structural design and design of various services as per scope of work provided here in this bid document and thereafter construction, installation/testing and commissioning accordingly. Details of the proposed built-up area space utilization at different floors in the building complex are given below:

2.1. **Built-up area, Floor Height and Functional Spaces / Utilities to be provided in the buildings shall be as given below:**

S. No.	Description	Floor	Area in Sqm	Floor height(In metre)	Functional Spaces / Facilities Proposed
1.	Residential quarters **58 Type-III, 30 Type-IV quarters and 28 Transit Accommodation**) with (Basement +Ground/Stilt+05 podium floor i/c service floor + 13th upper Floor) in one block	Basement	1532.55	-4.0	Parking area and service area.
		Ground Floor/Stilt	1523.21	3.7	Parking area
		Podium 1	1523.21	3.1	Parking area
		Podium 2	1523.21	3.1	Parking area
		Podium 3	1523.21	3.1	Parking area
		Podium 4	1523.21	3.1	Parking area
		Podium 5	1523.21	3.1	Parking area
		6th Floor	1294.22	3.3	Residential quarters &service area.
		7th Floor (Refuse Area)	1004.44	3.3	Residential quarters &service area.
		8th Floor	1209.27	3.3	Residential quarters &service area.
		9th Floor	1209.27	3.3	Residential quarters &service area.
		10th Floor	1209.27	3.3	Residential quarters &service area.
		11th Floor	1209.27	3.3	Residential quarters &service area.
		12th Floor	1223.52	3.3	Residential

					quarters & refuse area.
		13th Floor	1223.52	3.3	Residential quarters &service area.
		14th Floor (Refuse Area)	1223.52	3.3	Residential quarters &service area.
		15th Floor	1223.52	3.3	Residential quarters &service area.
		16th Floor	1223.52	3.3	Residential quarters &service area.
		17th Floor	1223.52	3.3	Residential quarters &service area.
		18th Floor	784.70	3.3	Residential quarters &service area.
Total Built up plinth Area		25933.00 sqm			

Note: The areas and floor-to-floor heights indicated above are tentative and for preliminary planning purposes only. The same may be revised, modified, or adjusted during the detailed planning and preparation of Good for Construction (GFC) drawings by the appointed Consultants, based on the Client's requirements, project-specific design considerations, applicable development control regulations, local authority/statutory norms, and other relevant technical requirements.

Any such changes shall be incorporated in the GFC drawings and shall be considered subject to the Client's review and approval and the requirements of the concerned local/statutory authorities.

2.2. Development works including landscaping, internal roads, drainage system, etc.

3.0 SITE SURVEY & INVESTIGATIONS

3.1. Site Plan and Soil Investigation Report and other site details provided herein this bid document are indicative only and accuracy of same is not guaranteed, therefore Contractor has to mandatorily carry out Digital Survey, Geotechnical Investigation and Tree Survey etc. on their own including all the allied preliminary works. If required, contractor shall also carry out other surveys, required for the execution of the Works/Services. In case of any contradiction between Geo technical report appended with tender documents and that undertaken by contractor, the report suggesting of weaker technical conditions shall prevail.

4.0 TREE AUTHORITY APPROVALS

4.1. The contractor shall carry out survey, identification, numbering, taking photographs and marking of trees on lay out plan and submission to Tree authority with other required documents and obtain statutory approval of Tree authority for cutting/ transplantation of required nos. of trees. Any fee payable to tree authority for issue of tree cutting permission shall be reimbursed to contractor on actual basis on submission of original official receipt in this regard.

4.2. The Contractor shall carry out cutting/transplantation of required nos. of trees as requirement of tree cutting permission issued by tree authority. The tree cutting/ transplantation work shall be carried out as per direction of Forest Department and Engineer-in-Charge.

4.3. The contractor shall also carry out the compensatory plantation in lieu of felled trees as per requirement of tree authority and maintain these trees/plants at the location/site approved by tree authority until completion and handing over of the project to the client in all respects.

B2. PLANNING & DESIGN

1.0 ENGAGEMENT OF CONSULTANT:

1.1. The contractor shall engage a Firm / Consultant (whether titled as an Architectural firm or Engineering firm) which shall provide comprehensive consultancy services in Project Conceptualization covering space utilization, functional relations, preparation of master plan including existing buildings/structures with obtaining its statutory and local bodies approval, detailed architectural drawings, detailed structural analysis, design and detailing including designing and detailing of all services, their drawings & approval, external development works, landscaping, etc. Consultant shall prepare and supply all the coordinated, good for construction drawings duly proof checked and approved. The Consultant shall be associated till completion of the project and obtain completion certificate from the concerned local body.

1.2. The contractor shall, within 15 days of award of work, submit proposal for approval to Engineer-in-charge for engagement of consultant having experience of comprehensive planning & design who comply with eligibility criteria/conditions laid down in this bid document.

1.3. It shall be the obligation of consultant to get the structural design done through an Engineer/consultant who has past experience of structural designing of office/residential buildings of comparable size and complexity in Earthquake Zone III as per latest Indian Standards.

2.0 ELIGIBILITY CRITERIA FOR CONSULTANT:

2.1. The tenderer(s) must associate reputed eligible Consultant for Architectural & Engineering Planning / Design, getting Local Body Approvals and Statutory clearances etc. The contractor shall submit proposal of (minimum Two) reputed firm / consultant (whether titled as an architectural firm or engineering firm) who fulfil Eligibility Criteria for approval by department. Eligibility requirement for associated Consultants shall be as below:

(a) The Consultant(s) who fulfill the following requirements shall be eligible to apply:

Joint ventures/ Consortium and special purpose vehicles are not accepted.

To become eligible for participating in the selection process , the consultants shall satisfy the following work experience criteria. However, CPWD empanelled architect consultants of appropriate category need not submit technical eligibility /work experience documents.

The Consultant(s) should have satisfactorily completed consultancy services/works of at least

(i) Three similar works each consist of Residential/Educational/ Institutional /commercial building each of area 11880 sq m.

OR

(ii) Two similar works each consist of Residential/ Educational/ Institutional /commercial building each of area 17820 sqm.

OR

(iii) One similar work consists of Residential/ Educational/ Institutional /Commercial building each of area 23760 sq m.

Should have completed the similar works as mentioned above during the last Seven years ending last day of the month previous to the one in which tenders are invited.

"Similar Work" shall mean comprehensive consultancy services for architectural drawings, structural design, civil, electrical and mechanical engineering services design/drawings, and landscape design.

At least one of the works submitted for meeting the eligibility criteria (one, two or three works, as specified in the tender) shall comprise an RCC-framed building having at least 12 storeys. If none of the works submitted meets this requirement, the bidder may submit experience of any other independent RCC-framed building having at least 12 storeys.

"Satisfactorily Completed Consultancy services/works" shall mean completion of construction of project for which consultancy assignment has been executed till the final OC for the work. However, if consultant has been debarred/blacklisted by the client w.r.t such work, such work shall not be considered for consultant's eligibility.

(b) The consultant shall either have the in-house facilities in various sub-consultancy works or shall appoint sub-consultant fulfilling the minimum eligibility criteria as specified below:

S. No.	Sub-consultancy	Eligibility Criteria

1	Structural Design	The Lead Consultant shall have Master's Degree in Structural Engineering with Minimum 10 years' experience in the Structural design field and have done structural design of works as below: - Three Consultancy works of Structural Design of multistory RCC Buildings each involving plinth area of minimum 11880 sqm **or** Two consultancy works of Structural Design each involving plinth area of minimum 17820 sqm **or** One Consultancy works of Structural Design involving plinth area of minimum 23760 sqm and experience of structural design of minimum one building 16 floors.
2.	Design of Civil Services e.g. Plumbing and Drainage etc	The Consultant shall have Specialization in Design of the concerned Service with Minimum 7 years' experience in the field and shall have experience in design of concerned service as below: - Three Consultancy works of of Civil Services e.g. Plumbing and Drainage etc each involving plinth area of minimum 11880 sqm **or** Two consultancy works of Structural Design each involving plinth area of minimum 17820sqm **or** One Consultancy works of Structural Design involving plinth area of minimum 23760 sqm.
3.	Design of E&M Services	The Consultant shall have Specialization in Design of the concerned E&M Service with Minimum 7 years' experience in the field and shall have experience in design of concerned E&M service as below: - Three Consultancy works of of Civil Services e.g. Plumbing and Drainage etc each involving plinth area of minimum 11880 sqm **or** Two consultancy works of Structural Design each involving plinth area of minimum 17820sqm **or** One Consultancy works of Structural Design involving plinth area of minimum 23760 sqm of minimum one building 12 floors.

2.2. The Consultant/Sub-consultant (s) should have sufficient number of employees for the proper execution of the project. The Structural Consultant shall be equipped with relevant design software and recent design codes. The consultant/sub-consultant shall specify the list of

personals engaged exclusively for this work along with their certificates of qualification and experience and they shall be associated till completion of the project and obtaining completion certificate from the concerned local body.

2.3. Firms / Consultants should have their own office with residential Architect in Mumbai for proper functioning and coordination of work or will have to set up an office in Mumbai during execution of consultancy work.

2.4. Eligible works required to satisfy conditions of Paras above, should have been executed under valid contract/work order from client/main executing agency appointed by client. Client Certificate (issued against work done by either the firm/consultant or main executing agency appointed by client) in support of having satisfactorily completed the works along with desired details shall be submitted with proposal. In case non-government works/ work order from main executing agency are submitted in support of eligibility, certified copy of the contract documents and Tax Deducted at Source (TDS) certificates shall also be submitted and the TDS amount shall tally with the actual amount of work done.

3.0 After evaluation of **"Initial Eligibility of** Firms / Consultants **"** as detailed in above, a list of short-listed Firms / Consultants will be prepared and they will be asked to submit **"Technical details"** and make presentation of their technical bid / proposal at the notified Date, Time and Place.

a. The Firms/ Consultants shall be required to make 25 to 30 minute presentation of their Architectural Concept, Planning and Design and Various services.

b. The Firms/ Consultants are required to make a power point presentation of their concept at the office of CPWD the date and time to be notified subsequently by EE& SM-II(C),MPC-II, CPWD, Mumbai. The Firm/ Consultant has to arrange himself the stay and transport for presentation at CPWD Mumbai and nothing extra shall be paid on this account.

(i) Layout plan for the campus

(ii) Proposed Residential block

(iii) Interior planning,

(iv) Common facilities**,**

c. The Presentation should be with the help of adequate and specific details before the Jury of the Client/Department. The bidder should cover all the parameter in presentation which is listed for marking in Jury's evaluation sheet.

d. The Firms/ Consultants should use MS Power Point, Animation, 3D walk through, drawings in hard and soft copies, sketches etc. for making presentation before the jury.

e. **He will also submit one soft copy and three hard copies (in color printout) of all presentations and concept drawings for his presentation before the jury.** These soft and hard copy presentation material shall be property of the department and shall not be returned to the bidder. The Firms/ Consultants are liable to be rejected if information is not provided in the desired formats. The Department has right to accept or reject any or all bids without assigning any reason.

f. **Evaluation of Technical Bids -** It shall be carried out by the Evaluation Jury formed by the competent authority of the Department. The Technical Bids shall be evaluated by the jury based on parameters and marking scheme detailed in the table given below. However, Jury shall reserve right to modify parameters or marks for different parameters during evaluation of Technical Bids. Decision of Jury shall be final and binding and no claim whatsoever shall be entertained.

EVALUATION SHEET FOR JURY MEMBERS:

Total marks: - 500

S. No.	Parameters	Max Marks	Marks Awarded
1	Overall Design Concept& Aesthetic Appeal	100	
2	Space Planning & Satisfaction of functional needs	75	
3	Layout of Essential Services – Electric & water supply lines, water tanks, Sewer lines & STP Storm water etc.	75	
4	Services and Amenities Planning	50	
5	Green features, water & energy Conservation planning	50	
6	Light and Ventilation Planning in Building form (Passive Energy Conservation planning)	50	
7	Special features :-Energy Efficient & Green Building features, Disable friendly	50	
8	Unique & Innovative Idea	50	
	Grand total =	**500**	

g. The Firms/ Consultants should score following Qualifying marks in above evaluation by the Jury:

(i) Marks in each head should be **at least 60% marks.**

(ii) Marks in Grand total should be **at least 75% marks.**

h. The Firms/ Consultants securing **maximum** marks as per table above shall **selected for Consultants for this work**.

i. The department however reserves the right to repeat the process if no suitable Firms/ Consultants are received .

4.0 SCOPE OF CONSULTANCY:

4.1. General

4.1.1. The consultant shall provide Comprehensive Consultancy Services for Planning & Design of the Building and Services, as per scope of work under the contract. Scope of the comprehensive consultancy services is broadly described hereinafter. However, it should be clearly understood that the same is only indicative, and the Consultant shall be required to perform any other services which may be required whether expressly mentioned hereinafter in this contract document of this work up to the entire project requirement and satisfaction of the client. The services to be provided by the Consultant shall include but not be limited to the following:

4.1.2. The conceptual drawings of the buildings with this document are for guidance only. The consultant has to develop the same in detail and as per the functional requirement and local body norms.

4.1.3. The consultant appointed by contractor shall prepare and supply all detailed architectural drawings, structural drawings, design and detailing of all services, their drawings, external development works, landscaping, etc. as well as shop drawings w.r.t the minimum specifications and standards, fittings and fixtures prescribed in the tender document and the local bye laws.

4.1.4. The consultant appointed by the contractor under the conditions of bid document shall have constant and regular interaction with the CPWD for formulating the design philosophy and parameters, designs/ drawings and specifications etc. and shall be involved for the entire duration of the project till its completion and handing over.

4.1.5. The contractor shall get the conceptual approval of the Department /client or both through presentations, physical models, computer walk-through etc. Comments and suggestions or

alternate proposal of the department and/or client and his representatives shall be evaluated and suitably incorporated till the concept design is accepted and frozen.

4.1.6. Six sets of hard copies and soft copies (CD/DVD) each of all Architectural, Structural, Services Drawings detailed and coordinated drawings etc. shall be submitted to the Engineer-in-charge for issue of No Objection Certificate and releasing them for execution.

4.1.7. The officers of CPWD shall be responsible for broad oversight of functional, aesthetics for engineering and architectural consideration only. The agency shall not be absolved from his responsibility for functional and structural soundness of the buildings just because the NOC issued to drawings by CPWD.

4.1.8. All drawings shall be submitted at least one month in advance to the Engineer-in-charge for issue of No Objection Certificate and releasing them for execution.

4.2. **Preliminary Stage**

4.2.1. Carry out topographical survey and the survey of all existing services and other constraints existing in and around the site.

4.2.2. Carry out soil investigation of the site to establish the soil characteristics i/c rock profile and other parameters required for the foundation design of multi-storey buildings. Types of investigation/tests and their qualities shall be get approved from Engineer-in-Charge. Soil investigation agency should be experienced, specialized and should be got approved from Engineer-in-charge.

4.2.3. The contractor /consultant shall also get ascertained the liquefaction potential of soil to required depths using modern methodology e.g. Spectral Analysis of Surface Waves (SASW) test or any other method and combination of tests approved by Engineer-in-charge and suggest remedial measures and account for same while suggesting the foundation system and suggesting bearing capacity/load carrying capacity.

4.2.4. The soil report shall be got vetted/proof checked from the Institute of repute as per the contract document or as approved by Engineer-in-charge.

4.3. **Master Plan/Layout Plan**

4.3.1. Preparation and submission of the Master Plan / Layout for local body approvals and incorporating changes, if any, suggested by them and re- submitting the same.

4.4. **Concept Design.**

4.4.1. Conceptual designs already provided in this bid document. The conceptual designs shall serve as base line and the consultant shall further develop and validate them as per scope of work and client requirements. Architectural Design should cover the following:

- To cater for different functional requirements of user with creative indoor spaces, surroundings, better circulation and flexibility in space planning.
- Integrated designs of electrical, mechanical and other services with structural system and construction methodology with bare minimum maintenance/ maintenance free mechanism.
- Climate responsive Architecture with integration of daylight and electric light, thermal comfort, ventilation and highest performance standards for work space efficiency.
- Use of low embodied energy materials and local/reused materials and consideration of green building principles.
- Water and solid waste management with waste water recycling, water conservation and rain water harvesting.
- Development of surroundings with site terrain consideration, traffic circulation, indigenous vegetation and plantation.
- The building(s) proposed to be developed should be amenable to latest systems of construction technologies for enabling repeatability and fast track and ease in construction, keeping in mind a lower embodied energy of material and lower energy consumption in the proposed complex.
- All the spaces in the building provided shall be adequately ventilated for light and air.
- Suitable escapes for fire shall be planned as per the requirement specified in NBC and other applicable standard codes of practice.
- The setbacks and height of the building shall conform to all regulatory authority rules.
- Premium quality materials shall be provided for walls, floors, windows, doors etc in tune with the industry standards of similar buildings.
- Proper care shall be taken to plan movement logistics to avoid criss-crossing of traffic.
- The façade of the building shall be appealing, by judicially mixing the use of energy efficient glass, cladding materials, wall appropriate to the use of the building. The ratio of glass to wall shall vary depending the direction and as required for **GHAR GREEN PLUS** rating system.
- Space planning for required services in particular to the Multipurpose Hall, shall be given

importance.

- Service routing and ducts shall be planned for easy access, maintenance and scalability.
- Green building materials shall be used as far as possible for obtaining desired certification from proposed Green rating system.
- Sufficient space for parking of vehicles as per the norms shall be provided.
- Vertical circulation shall be well planned to provide quick access to upper floors by suitable location of stairs and bank of elevators.

4.4.2. Submission of the final concept design along with detailed physical models (scale 1:100), 3D photographs and walk through as per the requirement etc. The cost of such models, walk through, photographs, etc. shall be borne by the contractor.

4.4.3. Obtaining approval of the Concept design from the CPWD/Client.

4.5. The architectural drawings for the construction of **58 Type-III, 30 Type-IV quarters and 28 Transit Accommodations** are enclosed with the tender documents for reference. However, SIB **requires maximum utilization of the available land**.

4.6. **Architectural Planning:**

4.6.1. Prepare drawings, schedules and specification of materials and workmanship, in sufficient detail. The drawings & documents shall include detailed site plan, detailed drawings for each building including floor plans, elevations, door & window schedules, finishing schedules, wall profiles, Staircases, ramp and lift details, details of important building parts / areas details etc. As far as possible standards of quality performance requirement and descriptive names shall be used rather than specific products or brand names.

4.6.2. Prepare and issue “Good for construction” drawings. Drawings shall be adequately detailed and shall contain enough information to enable construction, full measurement, pricing and production of bill for payment.

4.6.3. Layout Plan showing:

- All existing building, all proposed buildings, play fields, green area, location of tank, STP, Sump, RWH, Elect. Sub-Station etc. Central AC Plant, Fire Pump House, CCTV Central Room, IBMS System, Location of AHU Rooms, various shafts for E&M services like Low Voltage Shaft Electrical Riser Shaft, Fire Fighting Shaft, Lift Shafts etc.
- Blow up of road junction / parking area and other such area as required.
- Coordinated External services

4.6.4. Detailed Drawings

- Floor Plans fully coordinated with all services/disciplines
- Elevations
- Sections
- Wall profiles
- Doors & Window details
- Stairs/Ramps/Lifts details
- Details of building parts, areas, critical special treatments.
- Toilet details
- Flooring pattern and details
- Dado details
- Roof flow, drainage system including rain water harvesting system underground tank
- Detailed drawing of art work.
- Any other detailed require by the engineer in charge.
- Checking and certifying the Architectural drawings, technical specifications, services and all other drawings to ensure their completeness/correctness
- Finalizing finishing schedule, elevation treatment, fixtures, colour scheme of all buildings

4.6.5. Integration of design with the existing landscape including water bodies and suggest modification if any

4.6.6. Any other details required for completion of the buildings/services.

4.6.7. Inspect the works and attend meetings during execution to give clarifications, if any, and to modify the drawings as per the site/construction requirements.

4.7. **Structural Design:**

4.7.1. Conduct surveys, tests and other investigations as required to determine the basis to accomplish safe designs as per latest specifications & codes.

4.7.2. Planning for the Structural arrangements in coordination with the Architectural design:

- Foundation system
- Locations of Structural Members (e.g. Beams, Columns & Shear Walls)

- Finalization of Size of Structural Members (e.g. Beams, Columns & Shear Walls)
- Slab profiles
- All other detailing required for the finalization of design

4.7.3. The building shall be analysed as a 'Space Frame'. The building shall be modelled using structural engineering software package ETABS/ STRAP/ STAAD or any other standard proven software. SI units should be followed for entire analysis and design. The modelled space frame should be analysed for Dead Loads (DL), Live Loads (LL), Wind Loads (WL), Earthquake Loads (EQ), Temperature load stresses and their combinations as per latest IS: 1893-latest approved version (part-1) and IS: 13920(latest approved version), IS 800(latest approved version) and other applicable BIS codes revised up to date. The building should also be checked for storey drift. All supports (foundations) of the building columns and shear walls shall be considered as fixed joints for analysis. Effective length of columns shall be considered as per the standard codes of practice. This structure should be designed and detailed as per Indian codes of practice. All disaster managements practices as specified in latest NBC to be

4.7.4. Preparation of Structural Drawings:

- Foundation plans & details
- Column, walls, i/c diaphragm wall and beam layout plan i/c Shear Walls
- Floor framing plans fully coordinated with all disciplines
- Floor slab structural details
- Details of Structural members e.g. Columns, Shear Walls & Beams
- Staircases, ramps, lifts shafts and machine room details, rain water harvesting chamber.
- Requirement of Green Building Concept
- All other details and sketches required for proper execution of the works.

4.7.5. Proof Checking of Structural Design/Drawings:

- Proof checking of structural design / drawings from IIT Mumbai or VJTI Mumbai or any other IIT approved by Engineer in charge and issuing the "Good for construction" drawings.
- The consultant shall also submit the structural design / details (input / output) by the structural consultant and the proof checking thereof along with comments etc. of proof consultant.

- If any modification in design / drawings is needed as per site conditions or subsequent to proof checking, the contractor shall do / redo the design and proof checking without any extra cost. The decision of the Engineer–in–charge in this regard shall be final and binding. No claim whatsoever on this account will be entertained.
- Cost of Proof Checking shall be borne by the Contractor.

4.8. **Planning & Design of E&M Services:**

4.8.1. The services to be provided by consultant shall include planning and design of all Services (Civil / E&M) involved in this work as per scope of work.

4.8.2. Carry out basic and detailed designs of comprehensive electrical power distribution scheme, indoor and outdoor lighting, lightning protection and structural earthing systems of all the buildings in accordance with the relevant Indian regulations and Standards. The work shall include, but not limited to the following services:

4.8.3. Design the distribution systems and prepare single line diagrams with details of accessories and equipment.

4.8.4. Connection from the existing Sub-station to LT panels of all proposed buildings i/c laying of all cables.

4.8.5. Design and prepare detailed layout drawings for the individual power. Indoor and outdoor lighting, lighting protection and earthing system as required.

4.9. **Public Health Engineering Services:**

4.9.1. Design of Public Health & Engineering services taking into account various topographical, meteorological, Hydrological etc. reports, identify the source and quality of water, conduct survey of existing water supply system, Sewerage system, Drainage system, other site development works etc. for planning of services. All the design and drawings should be well coordinated with Architecture, structure and other services drawings.

4.9.2. All designs shall be as per the latest Indian Standards, Local bye-laws and Statutory norms/regulation.

4.9.3. The services shall include following major components:

- Water Supply System including underground water tanks and pumps and connections complete in all respect.
- Sewerage System including connection to Sewerage Treatment Plant (STP/ETP)
- Drainage System i/c water harvesting, absorption trenches etc. including connection to existing system.

- Fire Fighting System with peripheral grid around building.
- Hydropneumatics water supply system.
- Soil waste management.

4.10. **Building Information Management (minimum LOD 500):**

i. The Agency is required to do BIM modelling, clash detection, screen shots, incorporating all disciplines - Architectural, Structural & MEP services such as Lighting Design, Landscape etc. broadly the points given below are to be followed:

ii. Development of 3D models from architecture, landscape and engineering drawings like structure, MEP etc., showing all elements of works for the super structure of buildings and site.

iii. Views/ screenshots (jpeg) or any other appropriate format for the conflict points to be generated for review by the decision taking parties.

iv. All the Elements shall be modelled as specific assemblies accurate in terms of quantity, size, shape, location and orientation.

v. 3D BIM model for entire building complex shall be developed from advanced detailed drawings on Revit/Arch-cad software and Co-ordinated construction drawing shall be issued from 3D BIM model for all the internal and external services in the building. Structural drawing (Good for Construction) shall be prepared duly coordinated with 3D BIM drawings. The same model of completed work shall also be prepared and submitted to Engineer-in-charge. Contractor has to develop 3D models on any BIM application with minimum LOD 500 within one month after award of work and got it verified from the project consultant. EPC contractor shall provide one (1) licenses exclusively without editing rights and one(1) licenses with editing rights for the CPWD. If required editing will be done by the consultant with prior permission from Engineer in charge. During the progress of the work, the contractor will update the actual progress in the BIM model and submit the required progress vis-a-vis actual progress through the BIM modelling to the Department fortnightly or as and when asked by the Department.

vi. If any clash detection / discrepancy and missing information is found in already issued GFC drawings and the drawings generated for 3D model from BIM application, then rectification in 3D model shall be done in consultation with the consultant Architect / CPWD and the final GFC drawings will be generated & will be used for construction.

vii. The BIM professional to be appointed by the contractor shall have the experience of development of 3D BIM model LOD 500 for area of single building not less than 20000 sqm. The credentials and experience certificate of BIM professional shall be submitted to

Engineer in charge within 15 days from the award of work & got approved from Engineer in charge.

4.11. **Approval from Local Authorities**

The contractor / consultant shall take necessary Statutory Approval/Clearance/NOC/Permission from all Local Bodies/Statutory Bodies/Authorities (i/c MCGM,MHADA,BMC, FIRE Department, etc.), Pollution Control Board, AAI permission, Environmental Impact Assessment (environmental clearance) NOC if required, Tree cutting permission, Forest clearance, Fire scheme approval, Archaeological Survey of India, Traffic police, IGL, Indian railway, any other Statutory/Licensing Authority Approvals etc. required to start the work shall be in scope of this contractor. Contractor shall also obtain necessary approvals/permission such as mining permission for excavation, revised permission/approval if required or any other permission/approval, whenever required during execution as well as after execution for obtaining Occupation cum Completion certificate. EPC contractor shall follow and submit the compliances of all permission/approval required during execution of work

4.11.1. The contractor / consultant shall take all necessary Statutory Approval/Clearance/NOC/Permission of 'Completion Plan' from all Local Bodies/Statutory Bodies/Authorities as required for occupation of the buildings after completion of construction and preparation of all submission drawings (any numbers)/ materials and models for these approvals at his own cost.

4.11.2. Any other Approval/Clearance/NOC/Permission etc. not expressly mentioned in this contract but required before start/during construction and after completion for occupation of building complex shall be obtained by the contract.

4.11.3. All statutory payments required for these approvals from local authorities shall be made by the Engineer-in-charge. For saving of time if the payment is required to be made urgently the contractor/consultant should make the payment and the amount will be reimbursed by the department after production of original vouchers & receipts.

4.12. **Number of Documents and Copy Rights**

i. All the documents/drawings, designs, reports and any other details envisaged under this agreement shall be supplied in six copies. All drawings as required for submission to all the local bodies and other authorities shall be submitted as per the requirement of local body. All the drawings for the comments, discussion and approval of employer shall be submitted in triplicate. Six copies of all the final drawings shall be submitted to the Engineer-in-Charge along with one reproducible in A-1 or large size along with a soft

copy in DVD. If there is any revision in any drawing/document for any reason, six copies of drawing/document shall be re-issued along with soft copy in CD without any extra charges. All these drawings will become the property of the Engineer-in-Charge. The Engineer-in-Charge may use these drawings in part or full in any other work without any notice to the consultant and without any financial claim of the consultant.

ii. The drawings cannot be issued to any other person, firm or authority or used by the Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except the Engineer-in-Charge and / or his authorized representative.

4.13. **Project Documentation**

i. Ensure the preparation of AS-BUILT drawings and record all approved deviations and changes in drawings.

4.14. Provide any other services not explicitly mentioned but reasonably required for project development.

4.15. **Schedule of Payment**: All payments shall be made to the Main Contractor against the amount specified under the Consultancy Head in the Schedule of Quantities. The payment shall be released in instalments at various stages, as detailed below:

Sl.No.	Stage	Percentage(Tender amount of Consultancy head /item)
1	Approval of Architectural drawings and 3D views from client / Department 1. Master Plan of Campus 2. Buildings	10%
2	Preparation and Submission of required submission drawings to Local Bodies and other Authorities for approval and obtaining local body approvals.	20%
3	Submission of detailed working drawings/Good for Construction drawings of all required Building services/Plumbing services like water supply, E&M services, firefighting, Interior, external services, IT/communication services etc for execution of works	22%

4	Getting Proof Check of Structural design and drawings from approved Agencies.	8%
5	Providing revised drawings as per requirement during construction stage till completion of work including providing necessary drawings, clarifications, additional details etc., and also obtaining any approvals from local authorities including approval at plinth level etc. The fee will be released based on the financial progress of the work.	10%
6	Supply of completion drawings and obtaining completion certificate and occupation certificates from the Local Bodies including any other approval from various statutory authorities.	10%
7	On completion of the work in all respects and getting final clearance from the local authorities.	20%

3- Dismantling & Demolishing

1. The dismantling/demolition of 02 existing G+5 storeyed buildings, having an approximate total area of 7,290.36 sqm, shall be carried out systematically and safely in accordance with relevant CPWD Specifications, applicable IS Codes, CPWD Works Manual and prevailing statutory rules and regulations. The scope shall include demolition of the superstructure and foundations, removal of internal services, flooring, doors, windows, partitions, pavements and other above-ground or underground obstructions, complete. Before commencement, the Contractor shall conduct a detailed pre-demolition survey of the existing buildings, adjoining structures, roads, footpaths and utilities and submit a condition survey report with photographs, structural assessment, demolition methodology, sequence of dismantling, risk assessment and safety plan for approval of the Engineer-in-Charge (EIC). All electrical, water supply, drainage, fire-fighting and other services shall be safely isolated or disconnected in coordination with the concerned agencies before demolition.
2. The demolition shall be executed floor by floor, generally from top to bottom, using approved methods and adequate safety arrangements. The Contractor shall provide suitable barricading, scaffolding, shoring, propping, protective screens, debris chutes,

warning signs, lighting, PPE and competent safety supervision to protect workers, adjoining properties and the public. Uncontrolled collapse, throwing of debris from height and unsafe operation of machinery shall not be permitted. Adequate measures, including water sprinkling, dust screens, covered transportation and noise/vibration control, shall be adopted to minimise environmental pollution and public nuisance. The Contractor shall protect adjoining buildings, roads, footpaths, trees, underground and overhead utilities and other public/private property. Demolition waste shall be segregated, collected, loaded, transported and disposed of only at authorised/designated facilities in compliance with applicable Construction and Demolition Waste Management Rules and directions of MCGM, MHADA, MPCB, CPCB and other competent authorities. All applicable permissions and NOCs shall be obtained, and any damage attributable to the Contractor shall be made good at his own cost.

3. On completion of demolition, all foundations, underground obstructions and debris shall be removed, and the entire site shall be cleared and levelled to the specified existing minimum surrounding road level to facilitate setting out and execution of the proposed construction. Dismantled materials shall be segregated, handled and disposed of in accordance with the Contract and directions of the EIC; no dismantled material shall be reused in the proposed work. The Contractor shall maintain records of demolition, waste disposal and safety inspections and submit them as required by the EIC. The quoted rate shall be deemed to include all labour, materials, tools, plants, machinery, excavation, dismantling, loading, unloading, transportation, disposal, all leads and lifts, barricading, protective arrangements, dust suppression, safety measures, statutory compliance and incidental works necessary for complete execution.
4. For the dismantling of sub head no.11 of Part-B Contractor has to submit Bank guarantee of amount Rs 52,16,329/ against the credit material in favour of **Executive Engineer, NISM Project Division-II, CPWD, Navi Mumbai** before the start of work which he will obtain from the dismantle of the building as per the Scope of work. Above BG shall be retuned back after net work done including Consultancy work becomes positive after adjustment of dismantling credit.