



REGIONAL OFFICE - KOLLAM
2nd FLOOR, BSNL TELEPHONE EXCHANGE, CHINNAKKADA, KOLLAM 691001

SUBJECT: INTERIOR FURNISHING OF UNION LOAN POINT AT 2ND FLOOR, BSNL
TELEPHONE EXCHANGE, CHINNAKKADA, KOLLAM 691001

TENDER FOR CIVIL/ELECTRICAL/AIR CONDITIONING/ INTERIOR FURNISHING/NETWORKING WORKS

TENDER SPECIFICATION AND BILL OF QUANTITIES

PRICE BID

Date of issue of Tender	From 01.06.2022 to 07.06.2022
Last date for submission of tender	07.06.2022 sharp 3.00 pm

Owner: Union Bank of India Regional Office-Kollam 2 nd Floor, BSNL Telephone Exchange, Kollam 691001 Contact No: 0474 2746004 Email:cb8829fmd@unionbankofindia.bank	Consultant: M/s Building Concepts Consultant Architects & Engineers RNRA #7, Kollam, Kerala 691012 Contact No: 0474 2793658 Email: bldgconc@gmail.com
---	---



REGIONAL OFFICE - KOLLAM
2nd FLOOR, BSNL TELEPHONE EXCHANGE, CHINNAKKADA, KOLLAM 691001

**NIT FOR INTERIOR FURNISHING OF UNION BANK OF INDIA, UNION LOAN POINT AT
2ND FLOOR, BSNL TELEPHONE EXCHANGE, CHINNAKKADA, KOLLAM 691001**

Union Bank of India invites Commercial/Price Bid from eligible Union Bank of India empanelled contractors for Interior Furnishing work of our Union Loan Point at 2nd Floor, BSNL Telephone Exchange, Chinnakkada, Kollam. The estimated cost of work is Rs.22.00 Lakhs. Completion period is 45 days. Tender forms are available on Bank's website www.unionbankofindia.in. & Government portal <https://eprocure.gov.in>. The contractors are advised to visit the site before quoting the tender. The last date of submission of tender is 07.06.2022 up to 3.00 PM sharp and to be dropped in the Tender Box placed at the following address:

UNION BANK OF INDIA
REGIONAL OFFICE
2ND FLOOR, BSNL TELEPHONE EXCHANGE,
CHINNAKKADA, KOLLAM 691001

The Bank reserves the right to reject any or all applications without assigning any reasons whatsoever. Please refer banks website and Govt. portal regarding any corrigendum for the subject tender till finalization.


ASSISTANT GENERAL MANAGER
REGIONAL OFFICE, KOLLAM



DISCLAIMER

The information is provided to prospective tenderers, who intend to participate in tendering for **Interior furnishing, Civil, Electrical, Air Conditioning and Networking works at 2nd Floor, BSNL Telephone Exchange, Chinnakkada, Kollam 691001** for Union Bank of India, Union Loan Point for which this tender has been issued, as per the terms and conditions set out in this tender and any other terms and conditions related to such information.

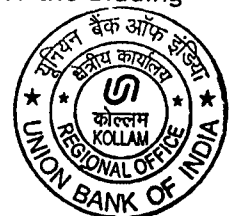
This tender is neither an agreement nor an offer and is only invitation by the Bank to the interested parties for submission of bids and the purpose of this Tender/ Request for Proposal (RFP) is to provide the Bidder(s) with information to assist the formulation of their proposals. The RFP does not claim to contain all the information each Bidder may require. While Bank has taken due care in the preparation of the information contained herein, it does not claim that the information is exhaustive. Respondents to this tender are required to make their own inquiries/analysis and should check the accuracy, reliability and completeness of the information in this RFP and where necessary obtain independent advices/clarifications. They should not rely solely on the information contained in the blank tender documents / forms. Bank may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFP. The Bank is not responsible if no due diligence is performed by the Respondents.

No contractual obligation whatsoever shall arise from the RFP process until a formal contract is signed and executed by duly authorized officers of the Bank with the selected Bidder.

The Bank, its employees and advisors make no representation or warranty and shall have no liability to any person, including any applicant or Bidder under any law, statute, rule or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expenses which may arise from or be incurred or suffered on account of anything contained in this tender or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the tender and any assessment, assumption, statement or information contained therein or deemed to form part of this tender or arising in any way for participation in this Bid stage.

Union Bank of India reserves the right to alter, amend, update or supplement the information reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline bids without assigning any reason thereof.

The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery, fees, expenses associated with any demonstrations or presentations which may be required by Bank or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and Bank shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding process.



ABSTRACT OF COST

SUBJECT: INTERIOR FURNISHING OF OUR UNION LOAN POINT AT 2ND FLOOR, BSNL TELEPHONE EXCHANGE, CHINNAKKADA, KOLLAM 691001

Details of tender amount quoted by the contractor:

Sr.No	Particulars of works	Amount
1	CIVIL & INTERIORS	Rs.
2	MODULAR FURNITURE & PARTITIONS	Rs.
3	ELECTRICAL & ELV WIRING	Rs.
4	AIR CONDITIONING	Rs.
	TOTAL AMOUNT (1+2+3+4)	Rs.

(Total Quoted Amount in Words)=_____

Rate inclusive of all Material charges, Transportation, Local levies as applicable, Loading, Unloading, Lifting- Shifting, Erection, Testing, Commissioning, Scaffolding, GST, any additional/ special duties, excise, custom duty etc. as applicable.

Signature of Contractor with Seal



INSTRUCTION WITH REGARD TO SUBMISSION OF TENDER

- 1) Rates should be quoted both in figures and words in columns specified. All erasures and alterations made while initials of the tenderer must attest filling the tender. Overwriting of figures is not permitted. Failure to comply with either of these conditions will render the tender invalid and it will be the option of Union Bank of India to accept or reject the tender. No request of any change in rate or conditions after opening of the tender will be entertained.
- 2) In the case of figures, the word Rs. should be written before the figures of rupees and the word 'P' written after the decimal figures e.g. Rs. 3.25 P. In the case of words, the word Rupee should similarly precede and the words "Paise only" should be written at the end, closely following each the Item rate. The word "only" should not be written in the next line unless the rate quoted is in whole Rupees closely followed by the word "only". The amount should invariably be upto two decimal places.
- 3) The different Schedules should be filled as follows:
 - (a) The "Rate" Column wherever applicable to be Legibly filled in ink in both figures and words.
 - (b) The "Amount" Column also to be legibly filled in ink in both figures and words.
 - (c) All corrections to be initialed.
 - (d) No over writing is allowed.
 - (e) The figure of Item of rate shall be legibly filled in ink in both figure and words.
- 4) Errors in the bill of quantities shall be dealt with in the following manner.
 - a) In the event of any discrepancy between the rates quoted in words and the rates in figures the former shall prevail.
 - b) In the event of an error occurring in the amount column of the bills of quantities as a result of the wrong extension of the unit rate and the quantity, the unit rate shall be regarded, as firm and extension shall be amended on the basis of the rates.
 - c) All the errors in totaling in the amount column and in carrying forward the totals shall be corrected.
 - d) The tender shall be signed and dated at all places provided therein. Also all pages, drawings and corrections/ alterations shall be initialed. The tender submitted on behalf of a firm shall be signed by all the partners of the firm or by a partner who has the necessary authority on behalf of the firm to enter into the proposed contract. Otherwise the tender may be rejected by Union Bank of India.
 - e) The time allowed for completion of works is 45 days from the date of commencement of the work is reckoned from the tenth day from the date of Letter of Intent. Time shall be considered the essence of contract.
 - f) It shall be the responsibility of the contractor to arrange for water and electricity required for completing construction. If water is available with the Bank, the same will be supplied to the contractor by recovering 1% of the value of work done. However, contractor will have to make arrangement of pipeline for distribution. Contractor to make own arrangement of electricity and pay tariff to KSED. In case



the Bank is supplying electricity, the contractor will have to install separate energy meter and pay the charges as per its consumption.

- g) Every tender shall be accompanied by earnest money of Rs. 44,000 (Rupees Forty Four Thousand Only) by way of NEFT fvg Account No 336301010211199 with UNION BANK OF INDIA, KOLLAM with IFSC: UBIN0901733. Tender submitted without earnest money shall be summarily rejected. The contractor whose tender is accepted will have to deposit as initial security deposit a further sum to make up 2 % of the value of the accepted tender. The initial security deposit will have to be made within 7 days from the date of acceptance of tender, failing which the Bank at his discretion may revoke the letter of acceptance and forfeit the earnest money deposit furnished along with the tender.
 - h) The Earnest Money will be retained in the case of the successful tendered as part of the security for due fulfillment of the Contract. No interest shall be paid on this deposit. Failure to enter into the Contract agreement within the stipulated time of 21 days from the date of acceptance of work order shall entail the forfeiture of the Earnest money Deposit. The Earnest money of unsuccessful tenderers will be released after issue of work order, without any interest.
 - i) The tenderer shall submit his tender after carefully examining the whole of the tender document and the terms and conditions of contract, the drawings and specifications, the schedule of quantities etc., and after examining the site and conditions prevailing in and around site.
 - j) The Bank does not bind himself to accept the lowest or any tender and reserve to them the right of accepting the whole or any part of the tender and tenderer is bound to perform the same at the rates quoted. The Bank will not be bound to accept the lowest tender and reserves the right to accept or reject any or all the tender without assigning any reasons whatsoever. The work may also be divided among the contracting agencies depending on the exigencies of the Bank.
 - k) Tenders shall remain valid for a period of 90 days from the date of opening of the tender which period may be extended by mutual agreement and the tenderer shall not cancel or withdraw the tender during the initial validity period of 90 days.
- 5) The successful tenderer shall be bound to implement the Contract and mobilize and sign specified agreements within 21 days from the date of acceptance of work order.
- 6) Tenderers must include in their rates all taxes excluding GST. Due to change in taxes structure by orders from Central Govt. / State Govt. after opening of tenders shall be reimbursed to the contractor as per actual and upon verifying the proof of having made the payment.
- 7) This contract shall be an Item Rate contract. The Contractor shall be paid for actual quantity of work done, as measured at site including any deviation plus or minus. The rate of any non-schedule items of work shall be decided as mentioned in the conditions of contract.
- 8) The tender drawings exhibited/enclosed are preliminary drawing for the guidance of the Contractor only. They may be subject to revision without violating any of the terms of the contract and the Contractor shall be bound to execute the works as shown on the final drawings without claiming any extra payment.



9) No correspondence will be entertained in respect of this tender other than any clarifications strictly pertaining to this tender.

- a) The tender price quoted by a tenderer shall be kept strictly confidential and shall not be divulged to any other party even approximately before the time Limit for delivery of tender. The only exception be for obtaining an insurance quotation, you may give your insurance company or agent any essential information they ask for, so long as it is done in strict confidence. No information about other's tender price should be obtained and no arrangement with anyone else should be made whether or not he submits the tender.
- b) For electrical, sanitary, water supply and drainage work tenderers must possess respective valid licenses from the competent authority of the area where the site is located.
- c) Contractor should sign at the end of every page prior to submitting the tender.
- d) Every tender shall be accompanied by the copy of the empanelment letter issued by Union Bank of India, date not later than 3 years.
- e) Conditional tenders will be summarily rejected.
- f) COMPLETION PERIOD OF THE PROJECT WILL BE 45 days

Assistant General Manager,
Union Bank of India
Regional Office-Kollam
BSNL Telephone Exchange,
Chinnakkada, Kollam 691001



TENDER FORM

To,
The Assistant General Manager,
Union Bank of India
Regional Office-Kollam,
2nd Floor, BSNL Telephone
Exchange,
Chinnakkada, Kollam 691001

TENDER FOR INTERIOR FURNISHING WORKS OF UNION LOAN POINT AT 2ND FLOOR, BSNL TELEPHONE EXCHANGE, CHINNAKKADA, KOLLAM 691001

Sir,

1 . We have read and examined the following documents as received by us:

- a) Notice Inviting Tender
- b) Instructions to Tenderers
- c) Conditions of Contract.
- d) Supplementary Conditions.
- e) Specifications
- f) Drawings
- g) Schedule of Quantities.
- h) Addition condition of contract

2. We are well aware and familiar with CPWD/ PWD, latest Schedule of Rates and their specifications, CPWD/ PWD Specification, BIS publication and National Building code which shall apply to this contract to supplement any missing details in this contract in order of preference.

Further to the above, we have visited and examined the site of the proposed works and have acquired the requisite information relating thereto as affecting the tender invited by Bank.

3. We agree that any other terms or conditions of contract or any general reservation which may be printed on any correspondence emanating from us in connection with this tender or with any contract resulting from this tender shall not be applicable to this tender or to the contract.

4. We have obeyed the rules about confidentiality of tenders and will continue to do so as long as they apply.

5. We are enclosing along with our tender an earnest money of Rs _____ (Rupees only) _____ as NEFT fvg Account No 336301010211199 with UNION BANK OF INDIA, KOLLAM with IFSC: UBIN0901733. We hereby agree that this sum shall be forfeited by Union Bank of India in the event of our tender being accepted and if we fail to execute the contract when called upon to do so.

6. Subject to and in accordance with paragraphs 3 & 4 above and the conditions contained or referred to in the documents listed in paragraph 1, offer to execute all the Works referred to in the said documents upon the terms and conditions contained or referred to therein and to carry out such deviations as may be ordered to be valued as per the conditions of contract.



7. We undertake to complete and deliver the whole of the works within a period i.e. 30 days as specified in the contract and further confirm that the time allowed for completion is adequate. Time allowed for completion of entire job or part job assigned shall be reckoned from the tenth day of the date of acceptance of work order. We shall be under the obligation to pay the sum as stated in the contract for every day that the works shall remain incomplete, damages as compensation subject to the conditions of contract relating to extension of time.
8. We hereby agree that unless & until a formal agreement is prepared & executed in accordance with the Articles of agreement, this tender together with your acceptance thereof, shall constitute a binding contract between us.
9. EMD Submitted by us shall be treated as Initial Security Deposit. EMD submitted shall be by way of NEFT fvg Account No 336301010211199 with UNION BANK OF INDIA, KOLLAM, IFSC UBIN0901733. We further agree for a deduction of 8 % from the running bill as retention money till accumulating total security deposit.
10. Validity of the tender is 120 days from the date of opening of tender or it may be beyond 120 days if mutually accepted.
11. The Bank is at liberty to accept or reject any tender, without assigning any reasons whatsoever.
12. The work may be split up in the first instance as per exigencies of the Bank. It may be split up in more parts or parts combined if so desired by the Bank without assigning any reasons whatsoever. We will not have any claim either for loss of profit or revision in rates.
13. Adherence to the pert chart will be ensured by us as the project is to be executed in a very strict time frame.
14. We are aware that the quantities of work indicated in the bill of quantities are approximate, may vary to any extent, even it may be omitted. We will not have any claim of any kind against the Bank.

Signed in the capacity of duly
authorized to sign tenders for
and on behalf of

Date:

Address : _____

Contact No: _____

Scope of Work:

Civil, Electrical, Air conditioning, Interior Furnishing and Networking works of Union Bank of India, Union Loan Point, 2nd Floor, BSNL Telephone Exchange, Chinnakkada, Kollam 691001



SUPPLEMENTARY CONDITION

INDEMNITY BOND

On the acceptance of his tender, the contractor will be required to execute an Indemnity Bond with-in 10 days of issue of work order in favor of the Bank against third party claims, civil or criminal complaints, site mishaps and other accidents or disputes and, against any damages, loss or expenses caused to bank and bank's any of articles, fixtures, fittings, infrastructure, due to or resulting from any negligence, misconduct or breach of duty on the part of the contractor, his subcontractors/assignees or his employees and agents , representatives etc., as per the appropriate Indemnity Bond attached.

It will also be covered by labour laws of the Govt. of India.

Any other conditions suggested by the Bank may be added subsequently.



INDEMNITY BOND

(On Non-Judicial Stamp Paper of Rs. 200/-)

KNOW all men by these presents that I/We _____ do hereby execute Indemnity Bond in favour of the Union Bank of India on this _____ day of _____ 2022.

WHEREAS Union Bank of India, (address of the office) _____ have appointed _____ as the Contractors for their Proposed Union Bank of India Project at _____

THIS DEED WITNESS AS FOLLOWS:

I/We _____ do hereby Indemnify and save harmless Union Bank of India, against

1. Any third party claims, civil or criminal complaints/liabilities, site mishaps and other accidents or disputes and/or damages occurring or arising out of any mishaps at the site due to faulty work, negligence, faulty construction and/or for violating any law, rules and regulations in force, for the time being while executing/executed works by me/us.

2. Any damages to any of articles, fixtures, fittings, infrastructure of bank, loss or expenses to Bank due to or resulting from any negligence or breach of duty on the part of me/us or my sub contractor's if any, servants or agents.

3. Any claim by an employee of mine/ours or of sub contractors if any, under the Employee's Compensation Act and Owners Liability Act, 1939 or any other law, rules and regulations in force for the time being and any Acts replacing and/or amending the same or any of the same as may be in force at the time and under any law in respect of injuries to persons or property arising out of and in the course of the execution of the contract work and/or arising out of and in the course of employment of any workman/employee.

Any act or omission of mine/ours or sub-contractor's if any, our/their servants or agents which may involve any loss, damage, liability, civil or criminal action.

IN WITNESS WHEREOF THE _____ has set his/their hand on this day _____ of 2022.

SIGNED AND DELIVERED BY
THE
AFORESAID

NAME AND ADDRESS

(Contractor)

IN THE PRESENCE OF WITNESSES:

- 1.
- 2.



ARTICLES OF AGREEMENT

(Draft will be modified by Bank's Law Officer as per requirement)

ARTICLES OF AGREEMENT made at _____ this _____ day of _____ Two Thousand and Twenty Two.

BETWEEN

UNION BANK OF INDIA, a body corporate constituted under the Banking Companies (Transfer of Undertakings) Act, 1970 and having its Office at _____ hereinafter called "the Bank" (which expression shall, unless it be repugnant to the context or meaning thereof, include its successors and assigns) of the ONE PART

AND

MESSRS _____ having its registered office at _____ hereinafter called the "Contractor" (which expression shall unless repugnant to the context or meaning thereof, include its successors and permitted assigns) of the OTHER PART.

WHEREAS

- i The Bank is desirous of _____ (Works) on its _____ at _____
- ii The Bank has already appointed and retained M/S _____, having its Office at _____ and Registered Office at _____ as Architect / Consultant for the Works or the Project.
- iii The Bank has caused the drawings and bills of quantities showing and describing the Works to be done to be prepared by or under the direction of the Consultants / Architect;
- iv The Bank had invited tenders for _____ work in accordance with the general conditions of contract, special conditions of contract, technical specifications, bills of quantities and working drawings, as prepared by the Interior Consultants/ Architect and furnished to the Contractor.
- v Having examined the general conditions of contract, special conditions of contract, technical specifications, bills of quantities and working drawings as prepared by the Consultants/ Architect, the Contractor offered to execute, complete and maintain the whole of the Works relating to the Project in conformity with the said general conditions of contract, special conditions of contract, technical specifications, bills of quantities and working drawings and in accordance with instructions issued by the Consultants / Architect and the Contractor submitted its tender for the contract sum of Rs. _____ towards the said work.
- vi The tender submitted by the Contractor was, after negotiations, modified/ altered upon the Contractor agreeing to revise the rates of certain items and further offering a rebate for execution and completion of the Project thereby reducing the tender amount to Rs. _____ as confirmed by its letters dated _____



- vii Towards the implementation of the Project, the Contractor has supplied the Bank with a fully priced copy of the said bills of quantities (which copy is hereinafter referred to as "the Contract Bills") and the drawings numbered as mentioned in the Annexure II of the Tender document inclusive (hereinafter referred to as "the Contract Drawings") and the Contract Bills and the contract Drawings have been signed by or on behalf of the parties hereto.
- Viii The Contractor has already agreed with the Bank to implement and execute the Project in full on the basis of the contract documents as hereinafter defined on the terms and conditions therein contained.
- ix The parties are now executing this Agreement setting out the basic terms of the agreement between them for smooth implementation and execution of the Project without any unnecessary difference or dispute.

NOW IT HEREBY AGREED as follows:

1. The Contract Document is comprising of

- i Tender document pre-bid (Vol-II).
- ii Notice Inviting Tender issued vide letter _____
- iii Subsequent letters issued by the Bank vide _____
- iv Clarifications submitted by the contractor vide letter dt. _____
- v Minutes of Meeting held on _____
- vi Rebate/ Discount offered by the contractor vide letter _____
- vii Work Order issued by the Bank vide letter _____
- viii Acceptance letter _____ from the contractor
- ix Drawings numbering as mentioned in the Annexure II of the Tender document enclosed along with the tender document.

- 1.a. Unless the context otherwise requires the contract documents above mentioned shall be harmoniously construed and in the chronological order.
- 1.b. Unless otherwise expressly provided under these presents, contract documents (iii) to (ix) above shall be construed as modifying only those general and special terms and conditions in tender document in so far and to the extent referable to the clauses in the said tender document.
- 1.c. Unless otherwise stated expressly hereunder, all the general and special terms and conditions shall apply and binding on the contractor.

2. The Contract Document is complimentary. What is called for in any one shall be as binding as called for by all. The aforesaid shall form integral part of contract and in the event of any inconsistency between any provisions herein the provisions of the Contract Documents shall prevail. When any of the General and Special Conditions are at variance, the condition stipulated in the Special Conditions of Contract shall supersede relevant provisions in General Conditions. For all matter not specifically provided for herein the provisions of General and Special Conditions in the Tender Documents shall apply and the rights and liabilities of the parties shall be decided accordingly. The decision of the Bank in this regard shall be final and binding.

3. All time limits stated in the Contract Document are of the essence of the contract where the work has to be completed within 30 days failing which liquidated damages will be recovered @ 0.5% of contract amount for per week of delay subject to maximum recovery of 7.5% of the contract amount.



4. For the consideration hereinafter mentioned, the Contractor shall carry out and complete the Works in conformity with the contract documents and in accordance with the instructions issued by the consultant from time to time including all modifications extra and additional works and obligations to be carried out either on the Site or at any factory or work shop or any other place for subsequent incorporation as required for the due performance of the contract.
5. The general character and the scope of the Works is illustrated and defined by the specifications and the bills of quantities herewith attached and by the signed drawings. The scope includes furnishing all materials, labour, tools, equipment and management necessary for and incidental to the construction and completion of the Works. If the Contractor shall find any discrepancy in or divergence between the contract drawings and/or the contract bills he shall immediately give to the Consultant a written notice specifying the discrepancy or divergence and the Consultant shall issue instructions in regard thereto which shall be complied with by the Contractor.

6. INTENT

The intention of arrangement is to secure the performance of the Contractor's obligations to the satisfaction of the Bank/ Architect/ Consultant. All labour, material, equipment, constructional plant and transportation necessary for the proper execution of the Project is to be provided by the Contractor and should only be of the approved manufacturer/agencies respective kinds as described in the Contract Documents which is to be subjected from time to time to such tests as the Engineer/ Consultant's representative may direct. In case the required material/services of approved manufacturers/agencies are not available or are not upto the mark the Contractor shall procure material/ services from such other manufacturer/agencies as may be approved by the Consultant / Bank and the Contractor shall submit rate analysis for such material.

7. EXTENT

The Contractor shall carry out and complete the Works in every respect in accordance with this contract and with the directions of and to the reasonable satisfaction of the Consultant. The Consultant may in their absolute discretion and from time to time issue further drawings, details and/or written instructions and written explanations whole of which are collectively referred to as Consultants' instructions. All such drawings and instructions shall be consistent with the Contract Document true developments thereof as reasonably inferable there from.

8. TYPE OF CONTRACT

The Contract is Item Rate contract. The Contractor shall be paid for the actual quantity of Work done, as measured at Site, at the Item quoted by him in the Contract Bills. The contractors have

- i Been informed that the schedule of approximate quantities is liable to alteration by omission, deduction, substitution or additions at the discretion of the Consultant/ Bank without affecting the terms of the contract and no compensation to Contractor.
- ii Fully and correctly understood the meaning of all the tender documents, the General Conditions of Contract, Special Condition of Contract, Technical Specifications, Bill of Quantities and working drawings or part thereof.



9. CONTRACTORS COVENANTS

- i The Tender form conditions, priced schedule of quantities, contract drawings and General and Special Conditions of Contract, specifications, Drawings, priced Bill of Quantities, Schedule of Rates and Prices, if any, Tender, pre-contract correspondence, Letter of Intent/Acceptance, Work order, shall be read and construed as forming part of this agreement and the Contractor shall abide by and submit themselves to all the conditions and stipulations contained therein; which are not specifically incorporated herein;
- ii The Contractor shall obtain necessary permissions/ certificates/ order from the Competent Authority in respect of workmen employed by them for the Project and shall keep the Bank safe, harmless and reimburse all amounts/expenses incurred or suffered by the Bank in connection with any such claim;
- iii The Contractors shall not make any claim as regards want of information of any particular point or any change in the rate or conditions save and except as provided herein;
- iv The Contractors shall have a duly authorized agent at the place of Work to accept services of notice and to agree to extras, omissions, additions and substituted items of Works and rates from the commencement of the Work until it is virtually completed.
- v In the event of any discrepancy between the details and/or description given in the Bill of Quantities, the Drawings and the Technical Specifications, such item shall be deemed to have been priced in accordance with the details and/or description confirming to the most superior provisions contained in any of the following :-
 - a) Bill of Quantities
 - b) Drawings
 - c) Technical Specifications
- vi. It shall be understood that the details and/or description not specifically mentioned in the Bill of Quantities and/or the drawing shall be the same as those mentioned in the Technical Specification. Any further interpretation of above Clause shall be at the discretion of the Consultants, whose decision shall be final and binding on the parties to the contract.
- vii. The Contractors shall not make any claim for increase in the contract consideration on the basis of incorrectness and insufficiency of the information available at the time of submitting the Tender and/ or incorrectness and insufficiency of the rates and prices stated in the price bill of quantity and schedule of rates and prices or otherwise alleging insufficiency of the tender amount to cover their obligation under the contract or matters concerning the execution of the Project.
- viii. The Contractor shall be fully responsible for the adequacy, stability and safety of all site operations and methods of construction, provided that the Contractor shall not be responsible, except as may be expressly provided in the Contract, for the design or specification of the Permanent Works, or for the design or specification of any Temporary Works prepared by the Consultant.



- ix. The Contractor shall promptly inform the Consultant of any error, omission, fault and other defects in design, drawing or specifications for the Works, which are discovered while reviewing the Contract Documents or in the process of execution of the Works.
- x. The Contractor shall arrange for the permits and licenses for release of materials, which are under Government control subject to the Bank giving all the necessary assistance and upon being advised by the Consultant signing any forms or applications that may be necessary.
- xi. The Contractor shall comply with the provisions of legislation prevailing during the currency of contract.
10. The Contractor shall keep the Bank saved harmless and indemnified against claims if any of the workmen and all costs and expenses as may be incurred by the Bank in connection with any claim that may be made by any workmen.
11. **GENERAL CONDITIONS**
- i. The schedule of Quantities given in the Contract Bill is provisional and is meant to indicate the intent of the Work and to provide a uniform basis for tendering. The Bank reserves the right to increase or decrease any of the quantities or to totally omit any item of Work and the Contractor shall not claim any extras or damages on these grounds.
- ii. Any error in description or in quantity or omission of items from the Contract Bill shall not vitiate this Contract but shall be treated as a variation.
- iii. The rates quoted by the Contractor in the priced bill Of quantities (Contract Bit(s)) shall be treated as firm and the contract sum shall be deemed to have been calculated with reference to the cost of execution of Works as set out in Contract Documents and shall not be adjusted or altered for any reason.
12. Notwithstanding anything contained elsewhere in any of the clauses of the tender, the prices/rates quoted for each item/Work in the Bills of Quantities shall be deemed to be inclusive of all direct and indirect costs, and taxes, etc. on any of inputs, royalty on quarried items etc. that may be involved in completing the item/Work as required in the fulfillment of all obligations under the contract and to the satisfaction of the Engineer. Additional Taxes/ Levies by Central/ State Government legislations after opening of tender shall be reimbursed to the contractors as per actual.
13. All the interim payments shall be regarded as payments by way of final payment only and not as payments for Work actually done and completed, and shall not preclude the repairing of bad, unsound, and imperfect or unskilled Work to be removed and taken away and reconstructed, or re-erected or be considered as an admission of the due performance of the contract, or any part thereof in any respect or the accruing of any claim, nor shall, it conclude, determine or affect in anyway the power of the Bank under these conditions or any of them as to the final settlement and adjustment of the accounts or otherwise or in any other way vary or affect the contract. The final bill shall be submitted by the Contractor within one month of the date fixed for completion of the Work or of the date of certificate of completion furnished by the Consultant and payment shad be made within eight (8) weeks from the date of receipt . of final Certificate from the Consultant.



14. INSURANCE

- i. Without limiting the obligations and responsibilities under Contract Clause for Care of Work the Contractor shall effect third party insurance with an insurer and in terms approved by the Bank in the joint names of the Bank and the Contractor-
- ii. against all loss or damage from whatever cause arising, other than the excepted risks stated in contract clause of the General Conditions for which the Contractor is to be held responsible under the terms of the Contract so as to cover the Bank and the Contractor during the period beginning with commencement of the Works until the date stated in the Certificate of Completion for the whole of the Works.
- iii. against any loss or damage occasioned by the Contractor in the course of any operations carried out by him for the purposes of completing the outstanding Work during the Defects Liability period pursuant to the Undertaking given at the time of applying for the issue of Certificate of Completion.
- iv. against any loss or damage occasioned by the Contractor in the course of any operations carried out by him for rectifying any defect in perfection or fault appearing during the progress of the Work or during the Defects Liability Period.
- v. against any loss or damage occasioned by the Contractor in the course of any operations carried out by him for searching the cause of any defect, imperfection or fault appearing during the progress of the Works or during the Defects Liability Period.
- vi. against any liability for or in respect of any damages or compensation payable at law in respect of or in consequence of any accident or injury to any workmen or other person in the employment of the sub-Contractor provided the sub-contractors shall not have insured against such contingency. (Insurance against accident etc.to workman)
- vii. Unless otherwise instructed the Contractor shall insure the Works and keep them insured until the virtual completion of the contract against loss or damage by fire and/or earthquake, flood.
- viii. The Contractor shall maintain Contractors' all risks insurance policy covering loss, damage, theft, burglary etc. of all materials and equipments, temporary Works and the Work shall be insured for a total sum equal to the value of all such items plus 10% of such value.

Provided always that all the insurance under the contract document arranged by the Contractor from a first class insurance company having a branch near the site who can deal with all matters pertaining to the subject, the insurance must be placed with a company approved by the Bank, in the joint names of the Bank and the Contractor for such amount and for any further sum if called to do so by the Bank, the premium of such further sum being allowed to the Contractor as an authorized extra.

15. The Contractor shall deposit the policy and receipt for premiums paid with the Bank within 7 (seven) days from the date of issue of Work order unless otherwise instructed. In default of the Contractor insuring- as provided above, the Bank on his behalf may so insure and may deduct the premiums paid from any money due, or which



may become due to the Contractor. The Contractor shall as soon as the claim under the policy is settled or the Work reinstated by the Insurance Company should they elect to do so, proceed with due diligence with the completion of the Works in the same manner as though the insured risk/contingency has not occurred and in all respects under the conditions of the contract. The Contractor in case of rebinding or reinstatement after the occurrence of the insured risk/contingency shall be entitled to such extension of time for completion as the Bank may deem fit.

15.1 Such insurance shall continue during the whole of the time of continuance of Work and/or during such time that any persons are employed by him on the Works and shall when required produce before the Bank or the consultant, such policy of insurance and the receipt for payment of the earlier premium and the current premium.

15.2 The insurance shall be effective in such manner that the Bank is indemnified under the policy. In the event of the sub-contractor having affected an insurance against accident etc. to the workmen the Contractor shall require such sub-contractor to produce to the Bank/ consultant when required, such policy of insurance and the receipt for the payment of the current premium, then in that event insurance under clause (vii) hereof by the Contractor shall not be necessary.

16. The Contractor shall provide for adequate cover to the Bank as per the provisions of Workmen Compensation Act.

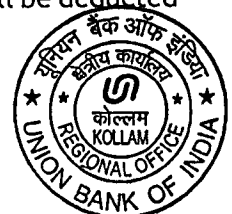
17. The Contractor shall make available the insurance cover note before the commencement of the Work and shall notify any change in the nature or extent of the Work and also make available additional insurance of Works if required in special circumstances.

18. DEFECTS LIABILITY

18.1 Any defects, shrinkages or other faults which shall appear within the Defects Liability Period of 12 months from the date of handing over the works and which are due to materials or workmanship not in accordance with this contract or on account of failure on the part of the Contractor to comply with any of his obligations expressed or implied shall be specified by the consultant in a schedule of defects which he shall deliver to the Contractor not later than 14 days after the expiration of the Defects Liability Period, and within a reasonable time after receipt of such schedule the defects, shrinkages and other faults therein specified shall be made good by the Contractor and (unless the consultant shall otherwise instruct, in which case the contract sum shall be adjusted accordingly) entirely at his own cost.

18.2 The Contractor shall make good at his own costs and to the satisfaction of the consultant, all defects, shrinkages or small faults arising in the opinion of the consultant/ engineer from Work or materials not being in accordance with the drawings or specifications or schedule of quantities or the instructions of the Engineer/ consultant which may appear within the "Defects Liability Period of 12 months from the date of handing over completed site" referred to in the Appendix to General Conditions. All defects, shrinkages or small faults arising from any other cause not attributable to the Contractor shall be rectified by the Contractor as an additional work.

18.3 In the event of failure of the Contractor to carry out any such work to the satisfaction of the Engineer/ consultant, the Bank shall be entitled to carry out the same at the Contractor's costs and expenses consequential and incidental thereto shall be deducted by the Bank from any monies due or to become due to the Contractor.



- 18.4 When in the opinion of the Engineer/ consultant any defects, shrinkages or other faults which he may have required to be made good under sub-clause (1) and (2) of this condition shad have been made good he shall issue a certificate to that effect, and completion of making good defects shall be deemed for all the purposes of this contract to have taken place on the day named in such certificate.

19. SPECIAL RISK

The Contractor shall not be liable for or in respect of any consequences arising out of any special risks as enumerated in relevant clause of the General Conditions. The responsibilities, rights and liabilities of the parties in such case shall be determined with respect to Clause 65 of the General Conditions.

20. STATUTORY OBLIGATIONS NOTICES FEES AND CHARGES

The Contractor shall comply with and give all notices required by any Act of Parliament, any instrument rule or order made under any Act of Parliament, or any regulation or byelaw of any local authority or of any statutory undertaker which has any jurisdiction with regard to the Works or with whose systems the same or will be connected. The Contractor before making any variation from the contract drawings or the contract bills necessitated by such compliance shall give to the Engineer / consultant a written notice specifying and giving the reason for such variation and the Engineer / consultant may issue instructions in regard thereto. If within 7 days of having given the said written notice the Contractor does not receive any instructions in regard to the matters therein specified, he shall proceed with the Work confirming to the Act of Parliament, instrument, rule, order, regulation or byelaw in question and any variation thereby necessitated shall be deemed to be a variation required by the Engineer / consultant. There shall be no employer -Employee relationship whatsoever between the bank and the successful bidder / his sub-contractors / agents / Labourers / employees / staff / representatives. The bidder shall be liable for compliance of all labour laws applicable in connection with the contract and shall be responsible for payment of wages/arrears of wages under the applicable laws.

21. MATERIALS, WORKMANSHIP, SAMPLES, TESTING OF MATERIALS

- 21.1 All the Works specified and provided for in the specifications or which may be required to be done in order to perform and complete any part thereof shall be executed in the best and most workmanlike manner with materials of the best and approved quality of the respective kinds in accordance with the particulars contained in and implied by the specifications and as represented by the drawings or according to such other additional particulars, and instructions as may from time to time be given by the consultant / Engineer during the execution of the Work, and to his entire satisfaction.
- 21.2 If required by the consultant / Engineer the Contractor shall have to carry out tests on materials and workmanship in approved materials testing laboratories or as prescribed by the consultant [Engineer at his own cost to prove that the materials etc., under test conform to the relevant I.S. Standards or as specified in the specifications. The necessary charges for preparation of mould (in case of concrete cube) transporting, testing etc., shall have to be borne by the Contractor. No extra payment on this account should in any case be entertained.
- 21.3 In case contractor is delaying or refusing or avoiding testing of material, the consultant/engineer arrange for carrying out testing of material and the necessary



expenditure in carrying out the testing, transportation and incidental expenses shall be recovered from the contractor.

22. All the materials (except where otherwise described) stores and equipment required for the full performance of the Work under the contract must be provided through normal channels and must include charge for import duties, sales tax, octroi and other charges and must be the best of their kind available and the Contractor/s must be entirely responsible for the proper and efficient carrying out of the Work. The Work must be done in the best workmanlike manner. Samples of all materials to be used must be submitted to the Consultant/Engineer when so directed by the Consultant / Engineer and written approval from Consultant / Engineer must be obtained prior to placement of order.
23. During the inclement weather the Contractor shall suspend concreting and plastering for such time as the Consultant /Engineer may direct and shall protect from injury all Work when in course of execution. Any damage (during constructions) to any part of the Work for any reason due to rain, storm or neglect of Contractor shall be rectified by the Contractor in an approved manner at no extra cost.
24. If the Work be suspended by reason of rain, strike, lock-outs or any other cause, the Contractor shall take all precautions necessary for the protection of Work and at his own expenses shall make good any damage arising from any of these causes.
25. The Contractor shall cover up and protect from damage from any cause, all new Work and supply all temporary doors, protection to windows, and any other requisite protection for the execution of the Work whether by himself or special tradesmen or sub-contractor and any damage caused must be made good by the Contractor at his own expenses.

26. SUBSTITUTION

Should the Contractor desire to substitute any materials and workmanship, he/they must obtain the approval of the Bank / Consultant in writing for any such substitution well in advance. Materials designated in this specification indefinitely by such term as "Equal" or "Other approved" etc. specific approval of the Bank/Consultant has to be obtained in writing. The term equivalent means, if material specified is not available, then after satisfying to the fact, the consultant / engineer may give other material to be used which will be subject to adjustment in purchase prices.

27. INSPECTION OF WORKS

All materials and workmanship shall be subject to inspection, examination and test at any and all times during manufacture and/or construction. The Consultant may issue instructions requiring the Contractor to open up for inspection any Work covered up or to arrange for or carry out any test at any and all times.

The Consultant / Engineer shall have the right to reject the defective material and workmanship or require its correction.

1. The test of any materials or goods (whether or not already incorporated in the Works) or of any executed Work, and the cost of such opening up or testing (together with the cost of making good in consequence thereof) shall be added to the contract sum unless provided for in the contract bills or unless the inspection or test shows that the Work, materials or goods are not in accordance with this contract.



2. The Consultant / Engineer may issue instructions in regard to the removal from the site of any Work, materials or goods, which are not in accordance with this contract.
3. The Engineer may (but not reasonably or vexatious) issue instructions requiring the dismissal from the Works of any person employed thereon.
4. On the failure of the Contractor to comply with any of the Engineer's instructions the Engineer may proceed to replace or correct such material/workmanship entirely at the cost of the Contractor.

28. REMOVAL OF IMPROPER WORK

The Bank shall during the progress of the Work have power to order in writing from time to time the removal from the Work within such reasonable time or times as may be specified in the order of any materials which in the opinion of the Consultant/ Engineer are not in accordance with specification or instructions, the substitution or proper re-execution of any Work executed with materials or workmanships not in accordance with the drawings and specifications or instructions. In case the Contractor refuses to comply with the order the Bank shall have the power to employ and pay other agencies to carry out the Work and all expenses consequent thereon or incidental thereto as certified by the Consultant/ Engineer shall be borne by the Contractor or may be deducted from any money due to or that may become due to the Contractor. No certificate which may be given by the Engineer shall relieve the Contractor from his liability in respect of unsound Work or bad materials.

29. PROTECTIVE MEASURES

- 29.1 The Contractor from the time of being placed in possession of the site must make suitable arrangements for watching, lighting and protecting the work, the site and surrounding property by day, by night, on Sundays and other holidays.
- 29.2 Contractor shall indemnify the Bank against any possible damage to the building, roads, or members of the public in course of execution of the work.
- 29.3 The contractor shall provide necessary temporary enclosures etc. for the protection of the work and materials and for altering and adopting the same as may be required and removing on completion of the works and making good all works disturbed.

30. NOTICE AND PATENTS OF APPROPRIATE AUTHORITY AND OWNERS.

- 30.1 The Contractor shall conform to the provisions of any Acts of the Legislature relating to the Work, and to the Regulations and Bye-laws of authorities, and/or any water, lighting and other companies, and/or authorities with whose systems the structures were proposed to have connection and shall before making any variations from the drawings or specification that maybe associated to so conform, give the Consultant/ Engineer written notices, specifying the variations proposed to be made and the reasons for have making them and apply for instruction there on. The Consultant / Engineer on receipt of such intimation shall give a decision within a reasonable time.
- 30.2 The Contractor/s shall arrange to give all notices required for by the said Acts, Regulations or Bye-laws to be given to any authority, and to pay to such authority or



to any public officer all fees that may be properly chargeable in respect of the Work and lodge the receipts due with the Bank.

31. ASSIGNMENT AND SUB-LETTING

- a) The whole of the Works included in the contract shall be executed by the Contractor and the Contractor shall not directly or indirectly transfer, assign or underlet the contract or any part, share or interest therein nor, shall take a new partner, without written consent of the Bank and no subletting shall relieve the Contractor from the full and entire responsibility of the contract or from active superintendence of the work during their progress.
- b) The Contractor shall not assign the Contract or any benefit or interest therein or there under, otherwise than by a charge in favour of the Contractor's Bankers of any monies due or to become due under this Contract, without the prior written consent of the Bank.
- c) The Contractor shall not sub-let the whole of the Works except where otherwise provided by the contract, the Contractor shall not sublet any part of the Works without the prior written consent of the Engineer, which shall not be unreasonably withheld, and such consent, if given shall not relive the Contractor from any liability or obligation under the contract and he shall be responsible for the acts, defaults and neglects of any subcontractor, his agents, servants or workmen as fully as if they were the acts, defaults or neglects of the Contractor, his agents, servants or workmen. Provided always that the provision of labour on a piecework basis shall not be deemed to be a subletting under this clause. The Contractor shall co-ordinate and shad be responsible for all aspects of his sub-contractor(s) without being relieved of any of his obligation under the contract.
- d) If, the contracting agencies are violating the tender terms and sub-let the work without Bank's consent and the same is brought to the notice of the Bank, the Bank will be entitled to recover 10% of such work as penalty besides initiating measures as provided in contract.

32. If, at any time during the execution of the Works, the Consultant/ Engineer shall require the Contractor to make boreholes or to carry out exploratory excavation, such requirement shall be ordered in writing and shall be deemed to be an addition ordered under the provisions of the General Conditions unless a provisional sum in respect of s h anticipated Work shall have been included in the Bill of Quantities.

33. The Contractor shall in connection with the Works provide and maintain at his own costs all lights, guards, fencing and watching when and where necessary or required by the Consultant / Engineer or the Bank, or by any duly constituted authority, for the execution . and for the protection of the Works, and/or for the safety and convenience of the public / others.

34. The Contractor shall, in accordance with the requirements of the Consultant/Engineer, afford responsible opportunities for carrying out their Work to any other Contractors employed by the Bank and their workmen and to the workmen of the Bank and of any other duly constituted authorities who may be employed in the execution on or near the Site of any Work not included in the contract or of any contract with the Bank may enter into in connection with or ancillary to the Works. The Contactor will not be paid



any compensation on this account.

35. Shall keep the Site reasonably free from unnecessary store of constructional plant and machinery, wreckage and rubbish during progress of Works and on completion leave the whole site clean and in a workmanlike condition to the satisfaction of the Consultant / Engineer.

36. DEFAULT OF CONTRACTOR

36.1 If the Contractor

- i. being a company presents a petition for winding up and/or goes into liquidation (other than voluntary liquidation for the purposes of amalgamation or reconstruction) or
- ii. shall make an assignment or a composition for the benefit of the greater part, in number of amount of his creditors or shall enter into a Deed or arrangement with his creditors, or
- iii. if a Receiver of the Contractor's firm appointed by the court shall be unable, within fourteen days after notice to him requiring him to do so, to show to the reasonable satisfaction of the Bank that he is able to carry out and fulfill the contract, and if so required by the Bank to give reasonable security therefore, or
- iv. if the Contractor shall suffer execution to be issued, or
- v. shall suffer any payment under this contract to be attached by or on behalf of and of the creditors of the Contractor, or
- vi. shall assign, charge or encumber this contract or any payments due or which may become due to the Contractor without the consent in writing of the Bank first obtained, there under, or
- vii. shall agree to carry out the contract under a committee of inspections of his creditors, or
- viii. shall have an execution levied on his goods, or
- ix. shall use improper materials or workmanship in carrying on the Works, or
- x. shall in the opinion of the Bank not exercise such due diligence and make such due progress as would enable the Work to be completed within due time agreed upon, and
- xi. the Consultant/ Engineer certifies in writing that the Contractor has failed to commence the Works or failed to proceed with the Works after the suspension order when so called upon by the Consultant/ Engineer, or



- xii. shall abandon the contract,
- xiii. without reasonable excuse has failed to commence the Works or have suspended the progress of Works for 28 days after receiving from the Consultant/ Engineer written notice to proceed on
- xiv. has failed to remove materials from the site or to pull down or replace for 28 days after receiving from the Consultant/ Engineer written notice that the said materials or Work has been condemned and rejected by the Consultant/ Engineer under these conditions or
- xv. despite previous writings by the Consultant/ Engineer in writing has failed to execute Works in accordance with the contract, or is persistently or flagrantly neglecting to carry out his obligations under the contract or as to the detriment of good workmanship or in defiance of the Consultant / Engineer's instructions to the contrary, sublet any part of the contract then and in any of the said cases the Bank may notwithstanding previous waiver

a) determine the contract by after giving 14 days' notice in writing to the effect as hereinafter mentioned, but without thereby affecting the powers of the Bank or the obligations and liabilities of the Contractor the whole of which shall continue in force as fully as if the contract, had not been so determined and as if the Works subsequently executed had been executed by or on behalf of the Contractor (without thereby creating any trust in favour of the Contractor)

b) further the Bank or his agent, or servants, may enter upon the Site and take possession of the Work and all Constructional Plant, amenities, unused materials, tools, scaffolding, sheds, machinery, steam and other power, utensils and materials lying upon premises or the adjoining lands or roads reserved for the execution of the Works and

- sell the same as his own property or
- may employ the same by means of his own servants and workmen in carrying on and completing the Works or
- by employing any other Contractors or other persons or person to complete the Works, and the Contractor shall not in any way interrupt or do any act, matter of thing to prevent or hinder such other Contractors or other persons or person employed from completing and finishing or using the materials and plants for the Works when the Works shall be completed, or as soon thereafter as conveniently may be, the Bank shall give notice in writing to the Contractor to remove his surplus materials and plants and should the Contractor fail to do so within a period of 14 days after receipt by him the Bank may sell the same by Public Auction and shall give credit to the Contractor for the amount so realized.

36.2 Any expenses or losses incurred by the Bank in getting the Works carried out by other Contractors shall be adjusted against the amount payable to the Contractor by way of selling his tools and plants or due on account of Work carried out by the contractor prior to engaging other Contractors or against the Security Deposit.



36.3 Upon such entry and expulsion by the Bank the Consultant/ Engineer may adopt an appropriate mode at his discretion and certify the amounts, if any, that had at the time of such entry and expulsion reasonably been earned in respect of the work actually done by him and the value of any unused or partially used materials, any Constructional Plant and any amenities brought into existence exclusively for execution of the Works.

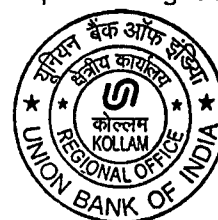
36.4 If the Bank shall enter and expel [the Contractor] under this Clause, he shall not be Liable to pay to the Contractor any money on account of the Contract, until the expiration of the Defects Liability Period and thereafter until the costs of execution, damages for delay in completion, if any, and all other expenses incurred by the Bank have been ascertained and the amount thereof certified by the Consultant / Engineer. The Contractor shall then be entitled to receive only such sum or sums, if any, as the Consultant / Engineer may certify would have been payable to him upon due completion, by him after deducting the said amount. If such amount shall exceed the sum which would have been payable to the Contractor on due completion by him, then the Contractor shall, upon demand, pay to the Bank the amount of such excess and it shall be deemed a "debt due" by the contractor to the Bank and shall be recoverable accordingly.

37 DEFAULT OF THE BANK

37.1 The Contractor may, if -

- a. The Bank does not pay to the Contractor the amount due on any certificate within six weeks from the receipt of Certificate from the Consultant honoring certificates named in the appendix to these conditions and continues such default for 7 days after receipt by registered post or recorded delivery of a notice from the Contractor stating that notice of determination under this condition be served if payment is not made within 7 days from receipt thereof; or
- b. The Bank interferes with or obstructs the issue of any certificate due under this contract; or
- c. The carrying out of the whole or substantially the whole of the uncompleted Works is suspended by the Bank for a continuous period of 90 days;
- d. The Bank becomes Bankrupt or makes a composition or arrangement with his creditors or has a winding up order or (except for the purposes of reconstruction) a resolution for voluntary winding up passed or a receiver or manager of his business or undertaking is duly appointed, or possession is taken by or on behalf of the holders of any debentures secured by a floating charge, of any property comprised in or subject to the floating charge,
- e. if the Bank gives a formal notice of his inability to meet his contractual obligations after giving 14 days prior written notice by registered post or recorded delivery to the Bank with a copy to the Consultant / Engineer terminate the employment of the Contractor PROVIDED that such notice shall not be given unreasonably or vexatious.

37.2 Upon the expiry of 14 days' notice referred to herein, the Contractor shall with all reasonable dispatch remove from the site all constructional plan brought by him thereon.



37.3 Upon such determination, without prejudice to the accrued rights or remedies of either party or to any liability which may accrue either before the Contractor or any subcontractors shall have removed his temporary buildings, plant, tools, equipment, goods or materials or by reason of his or their so removing the same, the respective rights and liabilities of the Contractor and the Bank shall be as follows, that is to say:

- a) The Contractor shall with all reasonable dispatch and in such manner and with such precautions as will prevent injury, death or damage of the classes in respect of which before the date of determination he was Liable to indemnify the Bank remove from the site all his temporary buildings, plant, tools, equipment, goods and materials and shall give facilities for his sub-contractors to do the same;
- b) After taking into account amounts previously paid under this contract the Contractor shall be paid by the Bank for;
 - The total value of Work completed at the date of determination;
 - The total value of Work begun and executed but not completed at the date of determination, the value being ascertained if such Work were a variation required by the Consultant / Engineer;
 - The cost of materials or goods properly ordered for the Works for which the Contractor shall have paid or for which the Contractor is legally bound to pay, and on such payment by the Bank any materials or goods so paid for shall become property of the Bank;
 - The reasonable cost of removal under paragraph (a) of this sub-clause.
 - And in addition the amounts payable in respect of any preliminary item, so far as the work or service comprised therein has been carried out or performed and a proper proportion as certified by the Consultant / Engineer of any such item, work or service comprised in which has been partially carried out or performed.
 - A sum certified by the Bank being the amount of any expenditure reasonably incurred by the Contractor in the expectation of completing the whole of the Works in so far as such expenditure shall not have been covered by the payments made under this clause.
 - The reasonable costs of repatriation of all the Contractor's staff and workmen, employed on or in connection with the Works at the time of such termination.

Provided always that against any payment due from the Bank under this sub-clause, the Bank shall be entitled to be credited with any outstanding balances due from the Contractor for advances in respect of constructional plant and materials and any other sums which at the date of termination were recoverable by the Bank from the Contractor under the terms of the Contract. The Bank shall also return all Bank Guarantees and Retention after proper accounts have been settled between the Contractor and the Bank.



Provided that in addition to all other remedies the Contractor upon such determination take possession of and shall have a lien upon all unfixed goods and materials, which may have become the property of the Bank until payment of all monies due to the Contractor from the Bank.

- 37.4 If a war or other circumstances outside the control of both the parties, arises after the Contract is made, so that either party is prevented from fulfilling his contractual obligations, or under the law governing the Contract, the parties are released from further performance, then the sum payable by the Bank to the Contractor in respect of the Work executed shall be the same as that which would have been payable under Clause 32 hereof as if the Contract had been terminated under the provisions of Clause 32 hereof. Performance of obligations becoming more onerous shall not be considered as a cause for "Frustration".

38 NOTICES

- 38.1 All certificates, notices or written orders to be given by the Bank or by the Consultant / Engineer to the Contractor under the terms of the Contract shall be served by sending by registered post or by Courier or delivering the same to the Contractor's principal place of business, or such other address as the Contractor shall nominate for this purpose.
- 38.2 All notices to be given to the Bank or to the Consultant/ Engineer under the terms of the Contract shall be served by sending by registered post or by Courier or delivering the same to the respective addresses nominated for that purpose in Part II of these conditions.
- 38.3 Either party may change a nominated address to another address in the country where the Works are being executed by prior written notice to the other party and the Consultant / Engineer may do so by prior written notice to both parties.

39 ARBITRATION

- 39.1 Wherever, in any of the documents forming part of the Contract, the Bank's Asst. General Manager/ Dy. General Manager, SSD Central Office has been vested with the final powers, his decision, opinion, certificate or any other discretion shall be final conclusive and binding on the parties and shall be without appeal. All other matters shall be subject to the right of arbitration.
- 39.2 All disputes or differences of any kind whatsoever save and except matters referred to in clause 1) arising out of or in connection with the Contract, whether during the progress of Work or after Completion and shall after written notice by either party to the contract to the other of them and to the Bank hereinafter mentioned be referred for adjudication to two Arbitrator, one each to be nominated by the Contractor and the Bank, who shall thereafter appoint an Umpire. The provisions of Indian Arbitration and Conciliation Act 1996 shall apply for the purposes.
- 39.3 The Work under the Contract shall, however, continue during the arbitration proceedings and no payment due or payable to the Contractor shall be withheld on account of such proceedings.
- 39.4 The Arbitrator shall be deemed to have entered on the reference on the date he issued notice to both the parties fixing the date of the first hearing.



- 39.5 The Arbitrator may from time to time, with the consent of the parties on large the time for making and publishing the award.
- 39.6 The Arbitrator shall give a separate award in respect of each dispute or difference referred to him. The Arbitrator shall decide each dispute in accordance with the terms of the contract and give a reasoned award. The venue of arbitration shall be such place as may be fixed by the Arbitrator in his sole discretion.
- 39.7 The fees, if any, of the Arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award including the fees, if any, of the Arbitrator who may direct to and by whom and in what manner, such costs or any part thereof shall be paid and may fix or settle and amount of costs to be so paid.
- 39.8 The award of the Arbitrator shall be final and binding on both the parties.
- 39.9 Subject to aforesaid the provisions of the Arbitration & Conciliation Act 1996 or any statutory modification or re-enactment thereof and the rules made there under, and for the time being in force, shall apply to the arbitration proceeding under this clause.
- 39.10 The Bank and the Contractor hereby also agree that arbitration under clause shall be a condition precedent to any right to action under the contract with regard to the matters hereby expressly agreed to be so referred to arbitration.

AS WITNESS the hands of the said Parties.

Signed by the said In the presence of Bank

Witness Name:
Address

Signed by the said in the presence of Contractor

Witness Name:
Address

DOCUMENTS ATTACHED TO THE AGREEMENT FORMING PART & PARCEL OF THE AGREEMENT

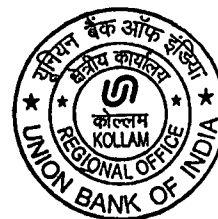
Tender document & tender drawings.

NIT vide

Addendum issued vide

Contractor's letter dated

Work order vide.

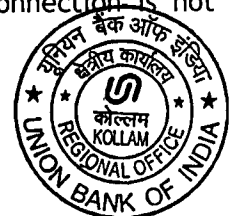


**GENERAL INSTRUCTIONS TO CONTRACTORS
AND SPECIAL CONDITIONS**

- 1) Canvassing in connection with tenders is strictly prohibited and the tenders submitted by the contractors who resort to canvassing will be liable to rejection.
- 2) The Tender Form must be filled in English and all entries must be made by the hand and written in ink. If any of the documents is missing, or unsigned, the Tender may be considered invalid by the Bank in its discretion.
- 3) Total Security deposit to be kept @ 8% of the contract value. This amount is kept with the bank. 50% of the Total Security Deposit may be refunded to the contractor without any interest on issue of virtual completion certificate by the Architect, Contractor's removal of his material, equipment's, labour force, temporary sheds/ stores, etc. from the site (excepting for small presence required, if any, for defect liability period and approval by the Bank) and payment of Final Bill. The remaining 50% of the Total Security Deposit may be refunded 15 days after the end of completion of defect liability period i.e. after one year, provided the contractor has satisfactorily carried out all the works and rectified all the defects in accordance with the conditions of contract. The Bid Security or Bank Guarantee/security deposit may be forfeited by the Bank for any default/failure to implement any of the terms by the successful bidder.
- 4) The contractor shall not assign the contract. He shall not sub-Let any portion of the contract except with the written consent of the Bank. In case of breach of these conditions, the Bank may serve a notice in writing on the contractor rescinding the contract whereupon the Security Deposit shall stand forfeited to the Bank, without prejudice to his other remedies against the contractor. Central Govt./ State Govt. organization will not be allowed to sublet the work on back to back basis.
- 5) The contractor shall carry out of all the work strictly in accordance with Drawings, details and instructions of the Architect, Consultant and the Bank. If in the opinion of the Architect, consultant or the Employer, changes have to be made in the design and with the prior approval in writing of the Employer, they desire to carry out the same, the contractors shall carry out the same without any extra charge. The Bank's decision in such cases shall be final and shall not be open to arbitration.
- 6) A Schedule of probable quantities in respect of each work and specifications accompany these special conditions. The Schedule of probable quantities is liable to alteration by omission, deductions or additions at the discretion of the Architect/ Bank. No claim will be entertained from the contractor on account of loss of profit over revising the tender rates.
- 7) The Tenderer must obtain for himself on his own responsibility and at his own expenses all the information which may be necessary for the purpose of filling of Tender and for entering into a contract and must examine the drawings and must inspect the site of the work and acquaint himself with all local conditions, means of access to the work, nature of the work and all matters pertaining thereto. No compensation will be paid on account of not getting proper information.



- 8) The rates quoted in the Tender shall be inclusive of charges for clearing of site before commencement as well as after completion, water, electrical consumption, meters, double-scaffolding, centering, boxing, staging, planking, timbering and pumping out water, including bailing, fencing, planking, timbering and pumping out water, including bailing, fencing, hoarding, plant and equipment, storage sheds, watching and lighting by night as well as day, including Sundays and Holidays, temporary plumbing and electric supply, protection of the public and safety of adjacent roads, streets, cellars, vaults, open pavements, walls, houses, buildings and all other erections, matters or things and the contractor shall take down and remove any or all such centering, scaffolding, staging, planking, timbering, strutting, shoring, etc. as occasion shall require or when ordered so to do, and fully reinstate and make good all matters and things disturbed during the execution of the work and to the satisfaction of the Bank / Consultant.
- 9) Time allowed for carrying out the work as mentioned in the Memorandum shall be strictly observed by the contractor and its shall be reckoned from the 10 days after acceptance of order to commence the work or the date of handing over the site to the contractor whichever is later. The work shall throughout the stipulated period of the contract be proceeded with due diligence and if the contractor fails to complete the work within the specified period i.e. 30 days, he shall be liable to pay compensation as defined in the conditions of contract.
- 10) The contractor shall not be entitled to any compensation for any loss suffered by him on account of delays in commencing or executing the work, whatever the case of delays may be, including delays arising out of modifications to the work entrusted to him or in any sub-contract connected therewith or delays in awarding contracts for other trades if the project or in commencement or completion of such works or in procuring government controlled or other building materials or in obtaining water and power connections for construction purposes or for the other reasons whatsoever and the Employer shall not be liable for any claim in respect thereof. The Employer does not accept liability for any sum besides the Tender amount, subject to such variations as are provided for herein.
- 11) The successful Tenderer is bound to carry out any items of work necessary for the completion of the job even though such items are not include quantities and rates. Schedule of instructions in respect of such additional quantities will be issued in writing by the Architect/ consultant with the prior consent in writing of the Bank.
- 12) The successful Tenderer must co-operate with the other contractors appointed by the . Employer so that the work shall proceed smoothly with the least possible delay and to the satisfaction of the Architects/ Consultant.
- 13) The contractor must bear in mind that all the work shall be carried out strictly in accordance with the specifications made by the Architect/ Consultant and also in compliance of the requirements of the Authorities concerned and no deviation on any account will be permitted.
- 14)
- i The rates quoted in the Schedule rates also include the expenditure for providing all the water required for the work and the contractor shall make his own arrangements for the supply of good quality water including obtaining Municipal connection for his labour as well as for construction purpose and all charges shall be borne by him. If Municipal water connection is not



available and should it become necessary for the contractor to drill a bore well for obtaining water for construction purposes or to bring water from outside by Tankers, The Bank shall not be liable to pay any charges in connection therewith.

- ii The rates quoted in the Tender shall also include Electric consumption charges for Power. If no power is available at site, the contractor shall have to make his own arrangement to obtain electric power connection and maintain at his own cost an efficient service of electric light and power and shall pay for the electricity consumed.
 - iii For water and power, the contractor to whom the work is allotted shall maintain the same in good working conditions.
 - iv Contractor for other trades appointed by the Bank shall also be allowed to use water and power available by fixing reasonable charges mutually agreed.
 - v Any dispute regarding payment for water and power charges by the other contractor and or by subsidiary agencies appointed by the Bank to the contractor, who has obtained the temporary connections and allowed sub-connections, be settled by the Bank / Consultant and the decision taken by the Bank / Consultant shall be final and shall be that of the contractor.
 - vi The Bank as well as the Consultant shall give all possible assistance to the Contractor to obtain the requisite permission from the various authorities, but the responsibility for obtaining the same shall be that of the contractor.
 - vii If no such facility is available at the site of work and if available found inadequate, it shall be the responsibility of the contractor to make his own arrangement for obtaining water and power at his cost.
- 15) The contractor will have to obtain completion / clearance certificate in respect of services such as water supply, sewerage, etc. The contractor will also obtain permanent water connection for the entire project. The Bank will pay necessary fee to be made to Govt. authorities.
- 16) The Contractor shall strictly comply with provision of safety thereto.
- 17) The contractor shall indemnify Union Bank of India, against any claim or legal action arising out of the said Act due to the failure of non-compliance of the provisions of the said Act and the penalty or any other amount levied by the authorities, shall be recoverable from the payments due to the contractors.
- 18) The Contractor shall comply with the provision of the Apprentices Act, 1961, and the Rules and Orders issued there under from time to time. Failure to do so will be in a breach of the contract and the Architect / consultant and the Bank may in their discretion cancel the contract. The contractor shall also be liable for any pecuniary or other liabilities arising on account of any violation by him of the provisions of the Act.
- 19) The Security Deposit of the successful Tender will be forfeited if he fails to comply with any of the conditions of the contract.
- 20) The contractor shall be responsible for the observance of all Central Rules and Regulation framed by the Central Government under the Contract Labour



(Regulation and Abolition) Act, 1970. The Bank shall be entitled to deduct all damages, which it might suffer on account of non-observance of these rules by the Contractor, from the amount payable to the Contractor.

- 21) Contractors are not allowed to remove materials brought at Site against which advances have been paid.
- 22) The Contractor is to provide at all times during the progress of the works and the maintenance period / defect liability period proper means of access, with ladders, gangways, etc., and the necessary attendance to move and adopt as directed for the inspection or measurement of the works by the Consultant or their representatives.
- 23) Materials shall be of approved quality and the best of their kind available and shall generally conform to I.S. Specifications. The Contractor shall order all the materials required for the execution of work as early as necessary and ensure that such materials are on site well ahead of requirement for use in the work. The work involved calls for approved standard of workmanship combined with speed and to the entire satisfaction of the Architect/ consultant. All the material be approved by the Consultant / Bank before use. Contractor to arrange samples well in time.
- 24) The Contractors shall after completion of the work clear the Site of all debris and left over materials at his own expenses to the entire satisfaction of the Bank / Consultant and Municipal or other public authorities.
- 25) The contractor herewith agrees that in respect of inspection of works by the Chief Technical Examiner of the works, a wing of Central Vigilance Commission and the bills of the contractor including all supporting vouchers, abstract etc. to be made after payment of the bills and if as a result of such audit and technical examination any sum is found to have been over paid in respect of any work done by the contractor under the contract or any work claimed by him to have been done by him under the contract and found not to have been executed or any work is found not to have been executed in accordance with the contract, the contractor shall be liable to refund the amount of over payment made already and it shall be lawful for the Bank to recover the same from him in any manner the Bank deems fit either from any pa due and / or becoming due to the contractor or from the security deposit money or through any further bills and / or final bill or in any other manner whatsoever not excluding through recourse to legal action. The certification of bills / measurements by consultant / Architect and Engineer will be scrutinized by the Bank's Central Office / Audit / Vigilance and any deficiency will be corrected accordingly. Contractor cannot insist for payment just because it is signed by consultant / architect / engineer. The contractor herewith agrees to co-operate with the Bank / Consultant while such examinations of works and redo the things without any extra cost to the Bank. It is essential and agreed condition of the contract that any such action taken by the Bank shall deemed to be the fully legal and valid and binding on the contractor.
- 26) Contractors are requested to note that no extra item or deviated item of work to be executed without taking prior permission, the Bank shall not be held responsible for the payment of such works executed. Contractors will have to submit all the particulars including purchase bills/price list for the materials along with the rate analysis for verification of Item Rates.



- 27) If it is observed the existing compound wall, gates railings are damaged then the contractors have to make good the same at their own cost.
- 28) If contractors fail to pay the taxes/royalties to the Authorities concerned, the Bank reserve their rights to recover the said amount from the amount payable to the contractor and pay the same to the Authorities concerned.
- 29) Work is to be executed & measurements are to be made as per the detail specification & description of item given in the Standard Specification Book except for the items which are specifically mentioned in the tender for which the details of item and mode of measurements to be followed as indicated separately in the conditions of contractors.
- 30) If there are any contracting clauses mentioned in the tender, the interpretation of the same will be done by the Architect / consultant. However, the decision of the Bank will be final and binding.
- 31) After awarding the work, contractor shall get registered with the office of the Labour commissioner and inform Bank accordingly. Contractors shall follow all rules and regulations stipulated by the Labour Commissioner strictly.
- 32) Contractors shall quote consistent rates for the items of similar nature or analogous in specifications for the sections in schedule of quantities. If it is observed that the rates quoted for similar nature of items or analogous in specification under different sections, are inconsistent, then the Bank reserves his right to consider the lowest of rates for all such items and work out the final amount for payment, unless the competent authority finds that there is justifications for such inconsistent rates.
- 33) The contractor shall give a list of his relatives working with the Bank along with their designations and addresses.
- 34) No employee of the Bank is allowed to work as a contractor for a period of two years of his retirement from Bank service, without the previous permission of the Bank. The contract is liable to be cancelled if either the contractor or any employees is found at any time to be such a person who had not obtained the prior permission from the Bank as aforesaid before submission of the tender or engagement in the service.
- 35) The Consultant may from time to time intimate to the contractor and the Bank that the required works to be measured, and the contractor shall forth with attend or send a qualified agent to assist the Consultant in taking such measurements and calculations and to furnish all the particulars or to give all assistance required by any of them.
- i) The Engineer will take measurement of the work jointly with the contractor and enter the same in measurement books. Based on these measurements the contractor will raise the bill as per the prescribed format. Consultant to verify the bill/measurement and issue certificate stating that the work completed is as per the specifications and the measurement claimed for the works are actually executed at site. This certificate shall be issued within 14 days after bill submission by the Contractor. The Bank will release bill amount within 21 days. If for some reason checking of the bill/measurement is not completed, 75% of the bill amount at least shall be released within 21 days and the balance within 30 days.



- ii) Should the contractor not attend or neglect or omit to send such agent then the measurement taken by the Architect or a person approved by him shall be final and binding on the contractors.
- iii) The contractor or his also supply without charge the requisite number of persons with means and materials necessary for the purpose of measurements or examinations at any time and from time to time of the work or counting weighting of the materials, etc.
- iv) All authorized extra works, omissions and all variations made without the Consultant's knowledge, if subsequently sanctioned by him in writing (with the prior approval in writing of the Bank) shall be included in such measurement.
- v) Measurements shall be recorded as per IS 1200 mode measurement and in metric system. Measurement shall be recorded in 100 pages bounded measurement book to be supplied by Union Bank of India. Such measurement shall be recorded by the Engineer or Bank's officer and not by contractor. M.B. shall be kept in the custody of the consultant / Bank.

36. COMPLETION CERTIFICATE

i) APPLICATION FOR COMPLETION CERTIFICATE

The Consultant [Engineer-in-Charge shall normally issue to the contractor the completion certificate within one month after receiving, an application thereof from the contractor and after verifying from the completion document satisfying himself that the work has been completed in accordance with and as set out in the construction and erection drawing and contract documents. The contractor, after obtaining the completion certificate, is eligible to present the final bill for the work executed by him under the terms of contract.

- ii) Within one month of the completion of the work in all respects, the Contractor shall be furnished with a certificate by the Consultant/ Engineer-in-Charge of such completion but no certificate shall be given nor shall the work be deemed to have been completed . until alt scaffolding, surplus materials and rubbish is cleared of the site completely. . The work will not be considered as complete and taken over by the Bank, until all the temporary works, labour and staff colonies etc., constructed, are removed and the works site cleared to the satisfaction of the Consultant/ Engineer.
- iii) If the Contractor shall fail to comply with the requirements of this clause on or before the date fixed for the completion of the work, the Consultant/ Engineer-In-Charge may at the expenses of the contractor remove such scaffolding, surplus materials and rubbish and dispose off the same as he thinks fit and clean up the site and the contractor shall forthwith pay the employer for all expenses so incurred and shall have no claim in respect of any such scaffolding or surplus materials as aforesaid except of any sum actually realized by the sale thereof.



iv) **CERTIFICATE** (to be issued by the consultant/ engineer)

It is certified that various items of works claimed in the RA Bill by Contractor has been completed to the extent claimed and at appropriate rates and that the items are in accordance with and fully confirming to the standard and/or prescribed specifications and drawings. Quality and rates verified. The material supplied and work done confirm tender specifications. We further certify that we have checked the measurement to the extent of 100 per cent of each item claimed in this bill. As net amount of Rs (Rupees) is recommended to be paid to the contractor making the total upto date payment of Rs.....

Quality and rates verified. The material supplied and work done confirm with the tender specifications.

DATE :

SITE ENGINEER / CONSULTANT

The above certification shall be endorsed in the relevant Measurement Books also by the Consultant.

37. The contractor shall make good at his own cost and to the satisfactions of the Bank all defects, shrinkage, settlements or other faults, which may appear within 12 months after completion of the work. In default the Bank may employ and pay other persons to amend and make good such damages, losses and expenses consequent thereon or incidental there to shall be made good and borne by the contractor and such damages, loss and expenses shall be recoverable from him by the Bank or may be deducted by the Bank, in lieu of such amending and making good by the contractor, deduct from any amount due to the contractor, a sum equivalent to the cost of amending such work and in the event of the amount retained being insufficient, recover that from the contractor from the amount retained as retention money together with any expenses the Bank may have incurred in connection therewith.
38. The contractor shall give due notice to the Bank/ architects whenever any work is to be buried in the earth, concrete or in the bodies of walls or otherwise becoming inaccessible later on, in order that the work may be inspected and correct dimensions taken before such burial, in default whereof the same shall, at the opinion of the Bank/ architect be either opened up for measurement at the contractor's expense or no payment may be made for such materials. Should any dispute or differences arise after the execution of any work as to measurements etc., or other matters which cannot be conveniently tested or checked, the notes of the employer/ shall be accepted as correct and binding on the contractor.
39. The work shall not be considered as completed until the Architect has certified in writing that they have been virtually completed. The defects Liability Period shall commence from the date indicated in the virtual completion certificate issued by the Architect.
40. The Bank reserves the right to execute any part of the work included in this contract by other agency or persons and contractor shall allow all reasonable facilities and use of his scaffolding for the execution of such work. The main contractor shall extend all co-operations in this regard.



41. INSURANCE

➤ IN RESPECT OF DAMAGE TO PERSONS AND PROPERTY

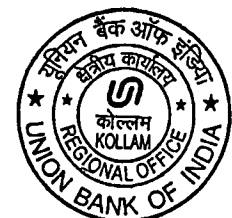
i The contractor shall be responsible for injury to the work or to images or things, and for all damages to the structural and / or decorative property which may arise from the operation or neglect of himself or of any nominated subcontractor or any of his / sub-contractor's employee, whether such damage/ injury arises from carelessness, accident or any other cause whatsoever in any way connected in the carrying out of this contract. This clause shall be held to include inter alias, any damage to buildings, whether immediately adjacent or otherwise, and any damage to the roads, streets, foot-paths, bridge or ways as well as damage caused to the building and work forming the subject of this contract by rain, wind or other inclement of the weather. The contractor shall indemnify the Bank and hold it harmless in respect of all and any expense arising from such injury or damage to persons or property as aforesaid and also in respect of any claim made in respect of injury and damage under any Act of any Legislature or otherwise and also in respect of any award of compensation or damage consequent upon such claims.

ii The contractor shall reinstate all damage of every sort mentioned in this clause, so as to deliver up the whole of the contract works complete and perfect in every respect and so as to make good or otherwise satisfy all claims for damage to the property or third parties.

iii The contractor shall indemnify the Bank against all claims which may be made against the Bank by any member of the Public or third party in respect of anything which may arise in respect of the works or in consequence thereof and shall at his own expense arrange to effect and maintain, until the virtual completion of the contract, with an approved office, a Policy of Insurance in the name of the Bank and the contractor against such risks and deposit such policies with the Bank from time to time during the currency of this contract. The contractor will also similarly indemnify the Bank of all claims which may be made upon the Bank whether under the Workmen's Compensation Act or any other statute in force during the currency of this contract or at common law in respect of any employee of the contractor or any sub-contractor and shall at his own expense effect and maintain, until the virtual completion of the contract, with an approved office, a Policy of Insurance in the joint name of the Bank and the Contractor against such risks and deposit such policy or policies with the Bank from time to time during the currency of the contract.

iv The contractor shall be responsible for any liability which may be excluded from the Insurance Policies above referred to and also for all other damages to any person animal or property arising out of incidental or defective carry in out of this contract. He shall also indemnify the Bank in respect of any cost, charges or expenses arising out of claims or proceeding and also in respect of any award of composition and damages arising therefrom.

v The Bank shall be entitled to deduct the amount of any damage, compensation, cost, charges and expenses arising from or accruing from, or in respect of, any such claims or damage from any or all sums due or to become due to the contractor without prejudice to the Bank's other rights in respect thereof.



➤ FIRE INSURANCE

i The Contractor shall, within seven days from the date of commencement of works, insure the works at his cost and keep them insured until the virtual completion of the contract, against loss or damage by fire and/ or earthquake, flood with an office to be approved by the Architect in the joint name of the Bank and the Co, the name of the former being placed first in the policy, for the contract. Contractor shall deposit the policy and receipts for the premium with the owner within 7 days from the date of issue of work order, unless otherwise instructed by commencement of the works, unless otherwise instructed by the Architect. In default of the Contractor insuring as provided above, the Bank or the Architect on his behalf, may so insure the works and may deduct the premium paid from any money due or which may become due to the Contractor without prejudice to the other rights of the Bank in respect of such default. In case it becomes necessary to suspend the works, the Contractor shall as soon as the claim under the policy is settled, or work reinstated by the Insurance office should they elect to do so, proceed with all due diligence with the completion of the works in the same manner as though the incident had not occurred and in all respects under the same conditions of the Contract. The contractor in case of rebuilding or reinstatement after fire, shall be entitled to such extension of time for completion as the Bank/ Architect deemed fit.

ii The amount so due as aforesaid shall be the total value of the works duly executed and of the contract materials and goods delivered upon the site for use in works upto and including a date not more than seven days prior to the date of the said Certificate less the amount to be retained by the Employer (as hereinafter provided) and less any installments previously paid under this clause. Provided that such Certificate shall only include the value of the said materials and goods as and from time to time as they are reasonably, properly and not prematurely brought upon the site and then only if properly stored and/or protected against weather.

➤ The Contractors will have to take out following Insurance Policies:

1. Contractors All Risks Insurance Policy to cover-
Earthquake- Fire & Shock
Landslide/ Rockslide/Subsidence.
Flood.
Storm/Tempest/Hurricanes/Typhoon /Cyclone Collapse.
Theft/Burglary.
Damage to material brought at Site and to be subsequently used in the work.
2. Third party Insurance Policy
 - a) For accidental loss or damage caused to the property of other persons.
 - b) For fatal or non-fatal injury to any person other than insured own employees or work men of employees of the owner of the works any other construction work thereon, or member of the Insured's family or of any of the aforesaid; directly consequent upon of solely due to the construction of any property described in the Schedule.
3. Workmen's Compensation Insurance.



42. DATE OF COMMENCEMENT & COMPLETION

The Contractor shall be allowed admittance to the Site on the "Date of Commencement" stated in the Appendix hereto, or such later date as may be specified by the Architect / Consultant and he shall there upon and forthwith begin the works and shall regularly proceed with and complete the same (except the painting or other decorative works the Architect / Consultant may desire to delay) on or before the "Date of Completion" stated in the Appendix subject nevertheless to the provision for extension of time hereinafter contained. As the work is to be carried out in a running office, the contractor should take care so as not to disturb the day to day functioning of the office & should properly cordon off the section where the work is being carried out from the working section.

43. TIME OF COMPLETION, EXTENSION OF TIME & PROGRESS CHART

- i Time of completion: The entire work is to be completed in all respects within the stipulated period i.e. 45 days. The work shall be deemed to be commenced within 7 days from the date of acceptance of work order or date of handing over of site, whichever is later. Time is the essence of the contract and shall be strictly observed by the contractor. The work not be considered as complete until the Bank / Architects have certified in writing that this has been completed and the Defects Liability Period shall commence from the date of such certificate.
- ii Extension of time: If in the opinion of the Architect / Consultant the work has been delayed
 - a) By force majeure; or
 - b) By reason of any exceptionally inclement weather or
 - c) By reason of proceedings taken or threatened by or dispute with adjoining or Neighboring Owners or public authorities arising otherwise than through the Contractors own default or
 - d) By the works or delay or the other Contractors or tradesmen engaged or nominated by the Bank or the Architect and not referred to in the Schedule of Quantities and/or specification or
 - e) By reasons of the Architect's instructions as per clause 2 hereof or
 - f) By reason of any combination of workmen or strike or Lock-out affecting any of the building trades or
 - g) in consequence of the Contractor not having received in due time necessary instructions from the Architect for which he shall specifically apply in writing or
 - h) From other cause which the Bank may consider as beyond the control of the Contractor or
 - i) In the event, the value of work exceeds the value of the Priced Schedule of Quantities owing to variation, the architect may with the previous approval in writing of the Bank make a fair and reasonable extension of time for the completion of the Contract works. In case of such strike or lockout, the Contractor shall as soon as give written notice thereof to the Architect / Consultant, but the Contractor nevertheless constantly use his endeavor to prevent delay and shall do all that may be reasonably required to the satisfaction of the Architect/ Bank to proceed with the work and on his doing so that it will be ground of consideration by the Bank for an extension of time as above provided. The decision of the Bank as to the period to be allowed for an



extension of time for completion hereunder (which decision shall be final and binding on the contractor) shall be promulgated at the conclusion of such strike or Lock-out and the Bank shall then, in the event of an extension being granted, determine and declare the final completion date. The provision in clause with respect to payment of Liquidated damages shall, in such case, be read and construed as if the extended date fixed by the Bank were substituted for and the damage shall be deducted accordingly.

- iii) **PROGRESS OF WORK:** During the period of construction the contractor shall maintain proportionate progress on the basis of a Programme Chart submitted by the contractor immediately before commencement of work and agreed to by the Bank / Architects. Contractor should also include planning for procurement of scare material well in advance and reflect the same in the Programme Chart so that there is no delay in completion of the project.

44. FAILURE BY CONTRACTOR TO COMPLY WITH ARCHITECT/CONSULTANT'S INSTRUCTION

If the Contractor after receipt of written notice from the Architect / Consultant requiring compliance within ten days fails to comply with such further drawings and/or Architect's instructions, the Bank may employ and pay other persons to execute any such work whatsoever the may be necessary to give effect thereto, and all costs incurred in connection therewith shall be recoverable from the Contractor by the Bank on the Certificate of the Architect / Consultant as a debt or may be deducted by him from any moneys due to the Contractor.

45. Idle labour:

Whatever the reasons may be no claim for idle labour, additional establishment cost of hire and labour charges of tools and plants would be entertained under any circumstances.

46. Suspension:

If the contractor except on account of any legal restraint upon the Bank preventing the continuance of the work or in the opinion of the employer shall neglect or fail to proceed with due diligence in the performance of his part of the contract or if he shall more than once make default, the Bank shall have the power to give notice in writing to the contractor requiring the work to be proceeded within a reasonable manner and with reasonable dispatch, such notice purport to be a notice under this clause.

After such notice shad have been given the contractor shall not be at liberty to remove from the site of the works or from any ground contiguous thereto any plant or materials to subsist from the date of such notice being given until the notice shall have been complied with. If the contractor fails to start the work within seven days after such notice has been given to proceed with the works as therein prescribed, the employer may proceed as provided in clause Termination of Contract by employer.

47. TERMINATION OF CONTRACT BY THE BANK

If the Contractor being a individual or a Firm, commits any "act of insolvency" or shall be adjudged an Insolvent or being an Incorporate company, shall have an order for supervision of the court and the official Assignee or the Liquidator in such acts of insolvency and winding up, as the case may be, shall be unable within seven days after notice to him requiring him to do so, to show the reasonable satisfaction of the Architect



that he is able to carry out and fulfill the Contract and to give security therefore, if so required by the Architect / Consultant.

OR if the Contractor (whether an individual, Firm or Incorporated Company) shall suffer execution or other process of court attaching property to be issued to the Contractor. OR shall suffer any payment under this Contract to be attached by or on behalf of any of the creditors of the Contractors.

OR shall assign or sublet this Contract without the consent in writing from Bank first obtained.

OR shall charge or encumber this Contract or any payment due or which may become due to the Contractor hereunder.

OR if the architect / consultant shall certify in writing to the Bank that the contractor:

- i Has abandoned the Contract, or
- ii Has failed to commence the works, or has without any lawful excuse under these conditions suspended the progress of the works for fourteen days after receiving from the Architect notice to proceed, or
- iii Has failed to proceed with the works with such due diligence and failed to make such due progress as would enable the works to be completed within the time agreed upon, or
- iv Has failed to remove materials from the Site or to pull down and replace work within seven days after receiving from the architect written notice that the said materials or work were condemned and rejected by the Architect under these conditions or,
- v Has neglected or failed persistently to observe and perform all or any of the acts, matters or things by this Contract to be observed and performed by the contractor to observe or perform the same.

Then and in any of the said cases the Bank may, notwithstanding any previous waiver, after giving seven days' notice in writing to the Contractor, determine the Contract but without thereby affecting the powers of the Architect/Bank or obligations and liabilities of the Contractor, the whole of which shall continue in force as fully as if the contract has not been so determined, and as if the work subsequently executed had been executed by or on behalf of the Contractor, And further, the Bank by his agent or servants may enter upon and take possession of the work and all plant, tools, scaffoldings, shed, machinery, steam and other power utensils and materials lying upon the premises or on the adjoining land or roads and use the same as his own property or may employ the same by means of his own servants and workmen in carrying on and completing the works or by the employing any other contractor or person or persons to complete the works and the contractor shall not in any way interrupt or do any act, matter or thing to prevent or hinder such other contractor or other person or persons employed for completing or finishing or using the materials and plant for the work. When the work shall be completed or as soon as thereafter as convenient the Architect shall give a notice to the Contractor to remove his surplus materials and plant, and should the Contractor fail to do so within the period of fourteen days after receipt thereof by him, the Bank may sell the same by public auction, and give credit to the Contractor for the net amount realized. The architect shall thereafter ascertain and certify in writing under his hand what (if anything) shall be due or payable to, or by the employer, for the value of the said plant and materials so taken possession of by the Bank and the expense or loss which the Bank shall have been put to in procuring the works to be completed and the amount, if any, owing to the Contractor and the amount,



which shall thereupon be paid by the Bank to the Contractor or by the Contractor to the Bank, as the case may be and the certificate of the architect shall be final and conclusive between the parties.

48. Certificates & payments:

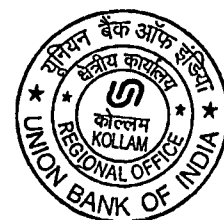
The Contractor shall be paid by the Bank from time to time by installments under Interim certificates to be issued the Architect / Consultant to the Contractor on account of the works executed when in the opinion of the Architect, work to the approximate value named in the appendix as value of work for Interim Certificates (or less at the reasonable discretion of the Architect / Consultant has been executed in Accordance with this contract, subject, however, to a retention of the Item of such value named in the appendix hereto as "retention Item from Interim Certificate", until the total amount retained shall reach the named in the Appendix as "Total Retention Money", after which time the installments shall be upto the full value of the work subsequently so executed and fixed in the building. The Architect / Consultant may in his discretion include the Interim Certificate, such amount, as he may consider proper on accounts of material delivered upon the site by the contractor for use in the works. And when the works have been virtually completed and the Architect/ Consultant shall have certified in writing that they have been completed, the contractor shall be paid by the Bank in accordance with the certificate to be issued by the Architect / Consultant the sum of money named in the Appendix "Installment after virtual completion" being a part of the said Total Retention Money. And the contractor shall be entitled to the payment of the Final Balance in accordance with the Final Certificate to be issued in writing by the Architect at the expiration of the period referred to as "The Defects Liability Period" in the appendix hereto from the date of virtual completion, or as soon after the expiration of such period as the works shall be finally completed and all defects made good according to the true intent and meaning and hereof whichever shall last happen, provided always that the issue of the Architect / Consultant of any certificate during the progress of the works or at or after the completion shall not relieve the contractor from his liability under clause 2 and 20 nor relieve the Contractor from his liability in case of fraud, dishonesty or fraudulent concealment relating to the works or materials or to any matter dealt with in the certificate, and in case of all the defects and insufficiencies in the works or materials which is a reasonable examination would not have disclosed. No certificate of the Architect shall of itself be conclusive evidence that any works or materials to which it relates are in accordance with the contract, neither will the contractors have a claim for any amounts which the Architect / Consultant might have certified in any interim bill and paid by the Bank and which might subsequently be discovered as not payable and in this respect the Bank's decision shall be final and binding.

The Architect/ Consultant shall have power to withhold any Certificate if the works or any parts thereof are not being carried out to his satisfaction.

The Architect/ Consultant may by any certificate make any correction in any previous certificate, which shall have been issued by him.

No certificate of payment shall be issued by architect if the contractor fails to insure the works and keep them insured till the issue of Virtual completion certificate.

All the interim payments shall be regarded as payments by way of advance against the final payment only and not as payments for work actually done and completed and shall not preclude the requiring of bad, unsound and imperfect or unskilled work to be removed and taken away and reconstructed or re-erected or be as an admission of the due performance of the contract, or any part or the accruing of any claim nor shall it conclude determine or affect in any way the power of the Bank under these conditions



or any of terms as to the final settlement and adjustment of the accounts or otherwise or in any other way vary or affect the contract.

49. EXCEPTED MATTERS / MATTERS TO BE FINALLY DECIDED BY THE BANK:

The decisions, opinion, direction, certificate with respect to all or any of the matters under this tender shall be final and conclusive and binding on the contractor and shall be without appeal. Any other decision, opinion, direction, certificate or valuation of the architect or any refusal of the architect to give any of the same, shall be subject to the right of arbitration and review. The Architect/ Consultant to give recommendations/ opinion in respect of interpreting the various clauses. However, the decision from the competent authority of the Bank shall be final and binding.

50. SETTLEMENT OF DISPUTES BY ARBITRATION

Wherever, in any of the documents forming part of the Contract, the Bank has been vested with the final powers, his decision, opinion, certificate or any other discretion shall be final conclusive and binding on the contractor and shall be without appeal. All other matters shall be subject to the right of arbitration.

All disputes or differences of any kind whatsoever save and except matters referred to in clause 1) arising out of or in connection with the Contract, whether during the progress of Work or after Completion and shall after written notice by either party to the contract to the other of them and to the Bank hereinafter mentioned be referred for adjudication to two Arbitrator, one each to be nominated by the Contractor and the Bank, who shall thereafter appoint an Umpire. The provisions of Indian Arbitration and Conciliation Act 1996 shall apply for the purposes.

The Work under the Contract shall, however, continue during the arbitration proceedings and no payment due or payable to the Contractor shall be withheld on account of such proceedings.

The Arbitrator shall be deemed to have entered on the reference on the date he issued notice to both the parties fixing the date of the first hearing.

The Arbitrator may from time to time, with the consent of the parties, enlarge the time for making and publishing the award.

The Arbitrator shall give a separate award in respect of each dispute or difference referred to him. The Arbitrator shall decide each dispute in accordance with the terms of the contract and give a reasoned award. The venue of arbitration shall be such place as may be fixed by the Arbitrator in his sole discretion.

The fees, if any, of the Arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties. The cost of the reference and of the award including the fees, if any, of the Arbitrator who may direct to and by whom and in what manner, such costs or any part thereof shall be paid and may fix or settle and amount of costs to be so paid.

The award of the Arbitrator shall be final and binding on both the parties.

Subject to aforesaid the provisions of the Arbitration & Conciliation Act 1996 or any statutory modification or re-enactment thereof and the rules made there under, and for the time being in force, shall apply to the arbitration proceeding under this clause.



The Bank and the Contractor hereby also agree that arbitration under clause shall be a condition precedent to any right to action under the contract with regard to the matters hereby expressly agreed to be so referred to arbitration.

The Bank and the contractor hereby also agree that arbitration under clause shall be a condition precedent to any right to action under the contract with regard to the matters hereby expressly agreed to be so referred to arbitration.

Jurisdiction: All matters arising out of or in any way connected with this contract shall be deemed to have arisen in Kollam and only the courts in Kollam shall have jurisdiction to determine the same.

51. RIGHT OF TECHNICAL SCRUTINY OF FINAL BILL

The Bank shall have right to cause a technical examination of the works and the final bill of the works and the final bill of the contractor including all supporting vouchers, abstracts, etc., to be made at the time of payment of the final bill. If as a result of this examination or otherwise any sum is found to have been overpaid or over certified, it shall be lawful for the Bank to recover the sum. The Bank reserves the right to alter / reduce amount certified by Consultant / Engineer, if noticed that certification is not proper.

The subject work will be scrutinized by the Chief Technical Examiner's Office, a technical wing of Central Vigilance Commission and other Vigilance and Audit Authorities of the Bank. Decision of this Authority shall be binding on the contractor. Any discrepancy noted detected shall be rectified by the contractor free of cost or appropriate amount will be recovered from the contractor's payment.

52. BANK ENTITLED TO RECOVER COMPENSATION PAID TO WORKMEN:

The Bank is obliged, by the virtue of the provisions of the workmen's compensation Act, 1923, or any statutory modification or re-enactment thereof to pay compensation to a workman employed by the contractor in execution of the works, the Bank shall be entitled to recover from the contractor the amount of compensation so paid, and without prejudice to the rights of the Bank under said Act. The Bank shall be at liberty to recover such amount or any part thereof by deducting it from the security deposit or from any sum due to the contractor under this contract or otherwise. The Bank shall not be bound to contest any claim made against it under the said Act, except on written request of the contractor and upon his giving to the Bank full security to the satisfaction of the Bank for all costs for which the Bank might become liable in consequence of contesting such claim.

53. ABANDONMENT OF WORKS:

If at any time after the acceptance of the Tender, the Employer shall for any reasons whatsoever not require the whole or any part of the works to be carried out, the Architect/ Bank shall give notice in writing to the contractor whose claim to any payment of compensation or otherwise whatsoever on account of any profit or advantage which he might have derived from the execution of the whole works but which did not derive in consequence of the foreclosure of the whole or part of the work.



54. RETURN OF SURPLUS MATERIALS:

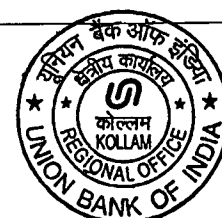
Notwithstanding anything to the contrary contained in any or all the clauses of this contract, where any material for the execution of the contract is procured with the assistance of the Bank by purchase made under orders or permits or licenses issued by the Government, the contractor shall hold the said materials economically and solely for the purpose of the contract and not dispose of them without the prior written permission of the Bank, if required by the Bank, at the price to be determined by the Architect having due regard to the condition of the materials, the price to be determined not to exceed the purchase price thereof inclusive of Sales Tax, Octroi Duty and other such levies paid by the contractor in respect thereof. In event of the breach of the aforesaid condition, the contractor shall, in addition to being liable to action for contravention of the terms of license or permit and /or criminal breach of trust, be liable to Bank for all such moneys, advantage or profits resulting or which in the usual course would have resulted to him by reason of such breach.

55. RIGHT OF BANK TO TERMINATE CONTRACT IN THE EVENT OF DEATH OF CONTRACTOR IF INDIVIDUAL.

Without prejudice to any of the rights or remedies under this contract, if the contractor, being an individual die, the Bank shall have the option of terminating the contract without incurring any liability for such termination.

APPENDIX/ MEMORANDUM OF CONDITIONS OF CONTRACT

Estimated Cost	Rs. 22.00 Lakhs
EMD	Rs. 44,000/- (NEFT fvg Account No 336301010211199 with UNION BANK OF INDIA, KOLLAM with IFSC: UBIN0901733)
Initial Security Deposit	2% of the accepted value of the tender
Date of Commencement	10 th day from the date of acceptance of work order OR date of site possession, whichever is later.
Time for completion of work	As per time schedule given in tender document ie., 45 days.
Retention money to be deducted from the bills.	8 % of the certified gross value of each running bill, till accumulating total security deposit including ISD.
Total Security Deposit	8 % of Contract amount / value of final bill whichever is maximum.
Defect Liability Period	Twelve months from the virtual completion. However, if all the works or more than one works awarded to one contractor the defects liability period will be reckoned from the date of virtual completion of last work.



Period of Final Measurement	3 months.
Liquidated damages	Shall be 1% of contract amount per week of delay subject to ceiling of 10 % of the accepted contract amount.
Value of works for Interim Certificates	Value not less than Rs. 7.00 lacs (Rs. Seven Lacs only) or as decided by the Bank.
Payment after virtual completion	50% of total security deposit will be returned after (i) issue of virtual completion certificate by the project architect. (ii) Contractor's removal of his material, equipment's, cleaning of site and against Bank Guarantee. Balance 50% of retention money shall be released 21 days after satisfactory completion of defect liability period.
Period for honoring interim certificate.	15 days from the date of receipt of the Certificate from the Architect/Consultant
Recovery towards taxes.	As per rules applicable from time to time

Note:

- **The contractors are advised to visit the site before quoting the tender.**
- All works to be executed smoothly abiding all the COVID protocol announced by the local authorities/State Government/Central Government.
- The contractor shall remove the debris on a daily basis from the site. The arrangement for disposing off the same shall be the responsibility of the contractor.



PRICE BID DOCUMENT FOR

FOR

**CIVIL & INTERIOR
MODULAR FURNITURE
AIRCONDITIONING
&
ELECTRICAL WORKS**

OF

**UBI UNION LOAN POINT SECTION OFFICE
REGIONAL OFFICE, BSNL BUILDING, CHINNAKADA, KOLLAM, KERALA**

**Prepared by:-
BUILDING CONCEPTS
CONSULTANT ARCHITECTS & ENGINEERS
50/729, RNRA #7, NEAR KOLLAM COLLECTORATE
THIRUMULLAVAROM POST, KOLLAM, KERALA 691012**

Contact # +91474 2793658, +91 9447075016



PRICE BID SUMMARY - ULP

#	ITEM OF WORK	TOTAL
A	CIVIL & INTERIORS - ULP	
B	MODULAR FURNITURE & PARTITIONS- ULP	
C	AIR CONDITIONING - ULP	
D	ELECTRICAL & ELV WIRING - ULP	
	TOTAL	
	GST	
	TOTAL + GST	

TOTAL IN WORDS (Including GST)

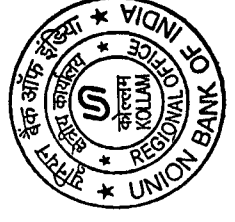
IMPORTANT NOTE:-

- 1, TENDERERS ARE ADVISED TO CARRYOUT A SITE INSPECTION PRIOR TO SUGGESTING THE PRICE BID
 - 2, WORK ITEMS MENTIONED IN THE PRICE BID IS TO BE CARRIED OUT ON THE SECOND FLOOR OF BSNL BUILDING AT CHINNAKADA
- THE RATES MENTIONED SHOULD REFLECT CHARGES FOR ALL LOADING / UNLOADING CHARGES, TRANSPORTING MATERIALS FROM GROUND LEVEL TO SECOND FLOOR USING MECHANICAL HOIST. THE HOIST SHOULD BE INSTALLED AND REMOVED BY THE CONTRACTORS AT THEIR OWN EXPENSE. WORKS ON EXTERIOR WALLS WILL REQUIRE SCAFFOLDING & SAFETY NET FOR THE ENTIRE HEIGHT IN THE DESIGNATED LOCATION OF WORK OF THIS FOUR STOREY BUILDING

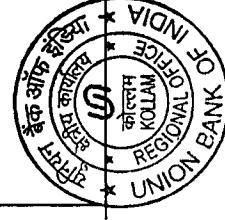
Tenderer Name & Address with Seal:-



TENDER SCHEDULE FOR THE INTERIOR WORKS OF UNION LOAN POINT (ULP) IN REGIONAL OFFICE OF UNION BANK OF INDIA, IIInd FLOOR, BSNL BUILDING, CHINNAKADA, KOLLAM, KERALA						
CIVIL & INTERIOR WORKS (RCC Roof ceiling @ 5.30M from FFL)						
A	SI No.	Description	Quantity	Unit	Rate	Amount
1		Dismantling & Removing existing loose and fixed installations, Signages etc at locations inside proposed ULP office area as identified on site including disposing off the unserviceable material as listed below but not limited to it, outside premises including hauling and transportation as per local municipal corporation byelaws / direction of Engineer - in - charge				
	a	Removal of existing debris from the site	1	LS		
	b	Removing existing old equipments and dispose	1	LS		
	c	Removing existing wiring installation and dispose	1	LS		
2	d	Cut and remove existing Full height partition wall in the Regional office space to make access to the new ULP section for installing a 1.20m x 2.10 m size fully Glazed door. Refix all damaged items back to the same condition prior to start of work	1	LS		
		Dismantle, remove and refix existing loose and fixed installations including work stations, loose furniture, electrical conduits, switches, lights, Fans, panel boards, ELV systems, Doors, Signages etc at the location identified inside the regional office inorder to provide access to new ULP office as per the direction of Engineer - in - charge	1	LS		
3		Providing and fixing 1200 x 600 mm MATTE FINISHED VITRIFIED Tiles of approved make, 1st quality & shade and pattern as per selection (refer drawings) in CM 1:3 on top of a mortar bed of suitable thickness to attain perfect floor level if floor is reconcreted or pasted with tile adhesive material Endura Silverstar or equal if the floor is grinded and levelled. 3mm thick tile spacer to be used in tile joints in proper line and level for maintaining the grid lines. Rate shall be inclusive of providing and laying necessary backing material and epoxy grout joint filling compound as manufactured by endura or equal of suitable shade. 10cm height skirting to be provided all around. Floor tiles to be as manufactured by Kajaria Eternity - Kashmir Marfil (shade) or equivalent. Basic price of Vitrified tiles to be Rs.85/- per Sqft. Measurement to be taken for floor area only. Location :- Inside Staff Dining area.	21	Sqm		



4	<p>Providing and fixing suspended Gypsum Board false ceiling, Suitable considerations to be taken while hanging the framing works since the RCC CEILING is at 5.30M above FFL. G.I perimeter channels of size 27mm, 0.5mm thick having one flange of 20mm and another flange of 30mm along with perimeter of ceiling, screw fixed to brick wall / partition walls with the help of nylon rawl plugs and screws. Then suspending G.I intermediate channels of size 45mm, 0.9mm thick with two flanges of 15mm each from the soffit at 1200mm centres in one direction and 600mm in other with ceiling angle of width 25x25x0.5mm thick fixed to soffit with G.I cleat & steel expansion fasteners. Ceiling section of 0.5mm thickness having knurled wedge of 51.5mm and flanges of 26mm each with lips of 10.5mm are then fixed to intermediate channel with the help of connecting clips and in direction perpendicular to the intermediate channel at 600mm centres. 12.5mm tapered edge gypsum board is then screw fixed to ceiling sections with 25mm dry wall screw at 230mm centres. Screw fixing is done mechanically either with screw driver or drilling machine with suitable attachment. Finally the tapered and square edges of the boards are jointed and finished to a flush with requisite jointing compound, tapes and finished with 2 coat putty and 2 coats of Acrylic emulsion paint with roller brush of approved colour to match the interior over the approved primer. Necessary steppings and cuttings for electrical fittings, security devices, fire fighting equipments etc. as per the directions at site and arrangements for fixing the electrical and other fittings are to be provided. (Refer ceiling plan). Single layer 12.5mm thick Gypsum board - Gyproc or equal, Metal Ceiling System - True steel Gyproc or equal. Location - Low ceiling in the Office and Staff dining area. NOTE:- Measurements for false ceiling shall be made as flat area in SqM</p>	26	Sqm		
5	<p>Providing and fixing suspended Single layer 12.5mm thick FULTONE Gypsum Board false ceiling. Specification same as Item above but Gypsum Board is FULTONE 8x4 Ft size. Location High ceiling in Staff Dining. NOTE:- Measurements for ceiling & verticals shall be made as flat area in SqM</p>	10	Sqm		
6	<p>Providing and fixing Reveal Edge Metal Framing and 15mm thick Celotex Fine fissured Mineral fibre Ceiling tile 595 mm. X 585 mm false ceiling system manufactured by Saint Gobain Gyproc. Metal framing to be hot dipped galvanized steel section, exposed surface with pre-coated capping, main tee of size 24 x 32 mm., having 0.27 mm gauge at every 1200 mm. centre to centre maximum and rotary stitched cross tee of size 24 x 27 mm, having 0.27 mm gauge at every 600 mm. c/c. and sub cross tee of size 24 x 27 mm, having 0.25 mm gauge at 1200 mm c/c. and wall angle of size 19 x 19 mm., having 0.35 mm gauge fixed to the periphery of the wall. The above grid is suspended at every 1200mm c/c. in both directions using 2.0 mm. thick prestraightened GI wire. Mineral fibre ceiling tiles having NRC 0.55, Light reflectance of >84% (WT), thermal conductivity k = 0.052-0.057 W/m0K, Humidity Resistance of 99%, Fire Performance CLASS O / CLASS 1 (BS 476), surface having 3 coats of white paint with Fine Fissured, back of the tile duly sanded and finished with a coat of protective paint over the formed grid complete. Location High ceiling of Office space. Note:- Measurements for ceiling & verticals shall be made as flat area in SqM</p>	36	Sqm		



7	Providing and fixing 50mm thick , 24 Kg/ CuM Acoustic Glass Wool insulation as manufactured by U.P Twiga or equal, behind the horizontally or vertically installed FULTONE ceiling or in Partition walls, Door panels as per manufacturers instruction. NRC values of the Glass wool to be finalised by Acoustics Consultant.	10	Sqm		
8	Supply and installation of a Mezzanine floor Storage space above the Staff Dining area using Structural steel members and 18m thick Cement Board floor as manufactured by Bison panel or equal floor fixed in place using self tapping screws and joints sealed with wood adhesive and joints taped on top and bottom with high quality 50mm wide duct tape in accordance with fabrication drawings. Cement Board to be installed in accordance with manufacturers instructions. . A framing for Access hatch should also be provided in the Deck.All structural steel members as manufactured by Sai steel industries or equal to be subjected to one coat rust inhibitive epoxy primer and two coats of Black matt finished enamel paint as manufactured by Berger or equal. The following Structural steel members to be used for making the Mezzanine floor deck in accordance with the drawing. MS Structural used for the framing are ISMC 100, ISAA 5050 _6, ISAA 5050 _6, ISAA3535 _6	21	SqM		
9	Supply and installation of 1 No GI Pipe Ladder 4.5m long (refer drawing) for access to Mezzanine floor from Staff Dining area using 1 1/2" GI pipes, Spacing between two vertical pipes to be 45cm. in accordance with fabrication drawings. The ladder will have to be fixed against the wall with proper legs and anchored to floor and roof with suitable bracket. Welded joints to be properly cleaned and subjected to one coat rust inhibitive epoxy primer and two coats of Black matt finished enamel paint as manufactured by Berger or equal.	1	Ea		
10	Supply and installation of a Trap door 80x80 cm size (refer drawing)hung from Mezzanine floor roof framing for access to Mezzanine floor from Staff Dining area using MS Angle frame , hinged and 12mm thick High grade multiwood in accordance with the drawings. Trap door to have an autoclosing locking arrangement, concealed handle and one side hinged. Finished surface of the trap door should be in level with the false ceiling work. Surface of the board to be laminated with 1mm thick white laminate. Welded members to be properly cleaned and to be subjected to one coat rust inhibitive epoxy primer and two coats of Black matt finished enamel paint as manufactured by Berger or equal. All work to be done in accordance with the directions of the Engineer in charge.	1	Ea		
11	Supply and install Toughened glass (12mm thk.) ENTRANCE door with pencil polish edges all around and including glass film stickers of pattern and emblem as per design, fixed with necessary patch fittings assembly including top and bottom patches, heavy duty floor spring Machine (90kg), bottom lock, SS brushed finished 60cm long and 30mm dia. handle on both sides of the glazed shutter etc. all complete.	2.6	Sqm		
12	Painting all masonry walls around the Office space after surface preparation, 2 coats putty, 1 coat primer and 2 coats of Berger Easy Clean Emulsion or equal of approved color. Locations :- Inside office space.	150	Sqm		
13	Painting all windows and safety grills mounted in the windows after stripping off existing paint and then subjecting the fresh surface to one coat primer and two coat enamel brush painting. Locations :- Inside office space.	50	SqM		



14	Fabricating and fixing of notice board made of teak wood frame filled with soft board and covered with fabric to be mounted on the back side of Full height partition wall facing office interiors. Color of fabric to match the décor of the outer frame of Notice board. Size 120cm x 90cm	1	Each		
15	Providing and fixing Roller blinds polyester, width 2000mm or as per equal divisions of total length, thickness 0.40mm, weight 390 gm/sq.mt approximate degree of opacity 100%, Light fastness 4/6 provided with all standard fittings, accessories etc., as per the manufacturers specifications complete for the finished item of work. Locations:- Banking Hall & Manager's cabin (MAKE: MAC/Vista levelers/ AD blinds). (1.60m x 1.70m High - 10 No:s)	20	Sqm		
16	External Signages in ACP and Sticker as instructed	1	LS		
17	Internal Signages as instructed	1	LS		
18	Supply and install new 0.35mm Galvalum Trafford type roofing sheets of approved colour as manufactured by JSW or Jindal over the Carporch in Ground floor including removal and disposal of deteriorated existing sheet, Pipes supports, Trusswork, purlins etc and repairing & reworking existing usable truss work OR make new ones and subject the entire steel work of the carporch to surface preparation, one coat rust inhibitive epoxy primer and two coats enamel as manufactured by Begor or equal. Work to be carried out as directed by the engineer in charge	60	SqM		
19	Supply and install pipes and fittings required for converting Urinals to a Water closet cubicle after removing existing urinals and pipes and fittings as directed by the engineer in charge including hydrotesting the installed pipe lines.	1	Ea		
20	Supply and install Floor mounted Single suite Water closet - Jaquar SLS-WHT-6851P180PP (S trap or P trap as possible), Health faucet, Angle valves, Bib cock etc as directed by the Engineer in charge including testing and commissioning the installed system for leakages etc.	1	Ea		
21	Supply and install a partition wall using 19mm thick high quality WPC board & form an opening frame for fixing a fibre glass toilet door. Existing window in the toilet to be closed with 6mm thick WPC board to form a suitable hatch for fixing Exhaust fan as directed by the Engineer in charge	1	Ea		
22	Supply and install Matt finished fibreglass door to suit the opening as above with all necessary hardware. Fireglass doors as manufactured by Kutty's door or equal may be used.	1	Ea		
23	Supply and install Scaffolding and Safety net on the North Exterior face of the building in order to repair deteriorated plaster damages and RCC shade damage on the building surface. Safety net and scaffolding will have to be removed and hauled away immediately after completion of work on site as instructed by the Engineer in charge.	1	LS		
24	Repair and fix deteriorated MS rods in concrete by clearing off spalled concrete, cleaning the rods, reweld new rods if required, apply Rust inhibitive primer to the rods, apply bonding and repair compound to existing concrete and re concrete the surface using curing compound and reshape the sunshade and wind breakers as before as directed by the Engineer in charge.	1	LS		
25	Supply and apply cement plastering of vertical walls and underside of the sunshade with CM 1:4 mixed with curing compound. Works to be performed to the entire satisfaction of Engineer in charge	100			



26	Painting all masonry walls and sunshade of the repaired surface on the exterior with 1 coat primer and 2 coats of Exterior Emulsion or equal of approved color.	100	Sqm		
27	MISCELLANEOUS & UNFORESEEN	1	LS		
	TOTAL AMOUNT				
B	MODULAR FURNITURE & PARTITION WALLS Etc (RCC Roof ceiling at 5.30M from FFL)				
SI No.	Description	Quantity	Unit	Rate	Amount
1	UNIT HEAD's ROOM - WORK TABLE (TABLE A) Providing and fixing of Work table made with 19mm thick marine plywood (IS303), Size of work table top to be 1800mm x 750 mm x 750mm (H), Front fascia to be in accordance with detail drawings. Table should have drawer unit consisting 3 Nos of drawer units in 19mm thick plywood sliding on telescopic slider and with locking arrangement as manufactured by Ebco or equal. The exposed edge surfaces of the table to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. A Ready made key board tray, CPU tray, Cablemanager and concealed SS handles as manufactured by Ebco or equal are to be fixed as per drawing and design. Table top of the desk to receive a 10mm thick edge polished glass fixed firmly on top as advised by enigneer in charge. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required accordance with the directions of Engineer in charge	1	Each		



2	UNIT HEAD's ROOM - SIDE TABLE Providing and fixing of a side table made with 19mm thick marine plywood (IS303), Size of side table to be 900mm x 400 mm x 650mm(H), Visible facia to be in accordance with detail drawings. Rear side of the cabinet/ side table which comes in contact with the wall should be with 6mm thick WPC boards. Table should have drawer units, sliding/ swing shutters as per site condition with suitable removable racks inside, cable manager, provision for fixing a CPU tray, Concealed SS handles & locking arrangement. All hardwares including box hinges and sliding track to be as manufactured by Ebco or equal. The exposed edge surfaces of the table to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. Table top of the desk to receive a 10mm thick edge polished glass fixed firmly on top as advised by eniger in charge. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required accordance with the directions of Engineer in charge	1	Each																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													</
---	--	---	------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	----



4	WORK STATIONS - (TABLE B)					
	<p>Providing and fixing of Work station table made with 19mm thick marine plywood (IS303), Size of L shaped workstation table top to be 1500mm x 600 mm x 750mm (H) on working side. 600mm x 500mm x 750mm (H) on the adjoining side. However field adjustments for increasing the length to by 150mm should be considered. Fabrication details to be in accordance with detail drawings. Table should have drawer unit consisting 3 Nos of drawer units in 19mm thick plywood sliding on telescopic slider with locking arrangement as manufactured by Ebco or equal on one side. The exposed edge surfaces of the table to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. A Ready made key board tray, CPU tray, Cablemanager and concealed SS handles as manufactured by Ebco or equal are to be fixed as per drawing and design. Table top of the desk to receive a 10mm thick edge polished glass fixed firmly on top as advised by engineer in charge. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required accordance with the directions of Engineer in charge</p>	8	Each			
5	STORAGE SHELF / FILING CABINET - A					
	<p>Providing and fixing of floor mounted wall cabinet with shutters made with 19mm thick marine plywood, Size of the wall cabinet to be 6700mm x 400 mm x 2700mm(H), Visible fascia to be in accordance with detail drawings. Rear side of the cabinet which comes in contact with the wall should be with 6mm thick WPC boards. Wall cabinet should have Swing/ Sliding shutters as per site condition. Height adjustable removable & racks inside, Concealed SS handles & locking arrangement required. All hardwares including Box hinges/ Sliding track to be as manufactured by Ebco or equal. The exposed edge surfaces of the cabinet to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required in accordance with the directions of Engineer in charge. Location - In office area</p>	1	Each			



6	STORAGE SHELF / LOW HEIGHT FILING CABINET - B Providing and fixing of a side table made with 19mm thick marine plywood (IS303), Size of base cabinet to be 6100mm x 400 mm x 750mm(H), Visible fascia to be in accordance with detail drawings. Rear side of the cabinet/ side table which comes in contact with the wall should be with 6mm thick WPC boards. Wall cabinet should have Swing/ Sliding shutters as per site condition. Height adjustable & removable racks inside, Concealed SS handles & locking arrangement required. All hardwares including box hinges and sliding track to be as manufactured by Ebco or equal. The exposed edge surfaces of the table to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required in accordance with the directions of Engineer in charge	1	Each		
7	OVER HEAD STORAGE BIN - WALL MOUNTED - C Providing and fixing of wall mounted Over head bin storage with shutters made with 19mm thick marine plywood (IS303), Size of the Bin storage to be 6000mm x 400 mm x 400mm(H), Visible fascia to be in accordance with detail drawings. Rear side of the cabinet which comes in contact with the wall should be with 6mm thick WPC boards. Bin storage should have Lift up shutters as per site condition, Concealed SS handles & locking arrangement required. All hardwares including gas lift up hinges(10N) to be as manufactured by Ebco or equal. The exposed edge surfaces of the cabinet to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required in accordance with the directions of Engineer in charge. Location - Over Work stations	1	Each		



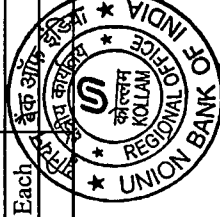
8	OVER HEAD STORAGE BIN - WALL MOUNTED - D				
	Providing and fixing of wall mounted Over head bin storage with shutters made with 19mm thick marine plywood (IS303), Size of the Bin storage to be 2000mm x 400 mm x 400mm(H), Visible fascia to be in accordance with detail drawings. Rear side of the cabinet which comes in contact with the wall should be with 6mm thick WPC boards. Bin storage should have Lift up shutters as per site condition, Concealed SS handles & locking arrangement required. All hardwares including gas lift up hinges(10N) to be as manufactured by Ebco or equal. The exposed edge surfaces of the cabinet to be finished with 1.0mm thick laminates as per design of approved shade and standardisation pattern. All inner surface including drawers and is to be finished with 0.8mm thick white laminate. Marine plywood as manufactured by Greenply, Century or equal. Laminates to be as manufactured by Greenlam, Merino or equal. The work is to be completed with all labour and material as per drawing and design including all the hardware required in accordance with the directions of Engineer in charge. Location - Over Work stations	1	Each		
9	Providing and fixing double skin low height partition wall of height 130cm and suitable width. (Refer detailed drawings). Partition should have an overall thickness of 7.5cm and shall be provided with base frame in 19mm marine plywood strips that is 5cm wide at about 40cm c/c. Bottom part & sides of the base frame shall be fixed to existing floor / wall or furniture with anchor bolts or L angles. The partition shall be finished on both sides with 1mm thick laminate (specified colour) over 9mm marine ply. Top of partition to be lipped with well sanded and levelled 12mm thick beach wood planks of suitable width, subjected to two coats melamine over one coat sealer. 12mm thick plain glass should be fixed inside or on top of the partition at specified height and width using TW reeper sanded and polished to match the top lipping work as suggested in the drawings. Stickering of UBI logo to be made on the glass. Marine plywood (IS303) - Green/ Century/ Kitply or equal, Colour banding as per UBI standardisation manual to be followed while fixing Laminate to plywood. Laminate to be as manufactured by Greenlam, Century or Marino laminates.				
9a	Around Unit heads Cabin	11.4	Sqm		
9b	Around Work stations	24	Sqm		
10	Providing and fixing Single skin Column panelling all around existing columns - full height at locations as identified in the drawings (Refer detailed drawings). Panelling to be done with 6mm marine plywood over 5cm wide levelling frame work strips using 19mm marine ply at about 40cm c/c or as suitable. Framing to be fixed on to the walls with anchor bolts. The plywood panelling to be finished on one side with 1mm thick laminate (specified colour) over 6mm marine ply. Marine plywood (IS303) - Green/ Century or equal. Laminate to be as manufactured by Greenlam, Century or Marino laminate. Colour banding as per UBI standardisation manual to be followed while fixing Laminate to plywood.	4	Sqm		



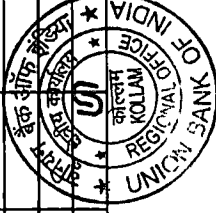
11	Providing and fixing Single skin wall panelling - full height at locations as identified in the drawings (Refer detailed drawings). Panelling to be done with 6mm marine plywood over 5cm wide levelling frame work strips using 19mm marine ply at about 40cm c/c or as suitable. Framing to be fixed on to the walls with anchor bolts. The plywood panelling to be finished on one side with 2mm thick Non woven Carpet as manufactured by Supreme Geotech, Sundaram or equal (specified colour) over the 6mm marine ply. Marine plywood (IS303) - Green/ Century or equal.	1	Sqm		
12	Supplying and installing Folding and Sliding Door Panels full height upto ceiling (2.70M) double skin partition to separate ULP Staff Dining cum Meeting hall from SARAL LITE (Refer drawings). Each folding door panels 70/80 cm wide should have an overall thickness of 6.0 cm and shall be provided with hardwood timber frame all round with suitable hinge reinforcements for fixing folding hinges and sliding mechanism on top and bottom. Internal cross framing to be with 19mm marine plywood 5cm wide at 40cm c/c. Number of Door panels to be 5 sets of Two hinged door panels of suitable width. The Folding door panels shall be finished on both sides with 1mm thick laminate (as per standardisation manual) over 9mm marine ply. Folding and Sliding Hardware as manufactured by Taiton, Ozone, Dorma or equal with load bearing capacity of 100 kg and folding hinges suitable for the same to be used. Sliding mechanism to be fixed on to the roof ceiling member above Gypsum board ceiling in accordance with the drawings. Marine plywood - Green/ Century or equal. The Sliding mechanism is to be firmly fixed to the Roof concrete/ Mezzanine floor steel framing with adequate supports above false ceiling which will not be considered for Measurements. Location - In between ULP & SARAL Staff dining/ meeting hall	20	SqM		
13	Floor to roof thick Curtain to be hung from Roof of Staff Dining using Aluminum Power track channel for the 4.0 length of the room. Approximately 30m length of curtain cloth to be pleated suitably as instructed by the consultant and placed in the 4.0M length. Total length of Cloth required 30.0M. Height of finished curtain - 2.70 m. Curtain cloth , Pleating style & Power sliding track to be approved by Consultants. Black out Curtain colth made by -Platinum costing Rs 300/ per M . Aluminum Power track made by - Dolphin Mtrack - Costing Rs 800/- per M to used	4	M		



14	Supplying and installing Solid core flush door as per drawings of size: 1000 x 2150mm and 35mm thk opening outwards with 1.0mm Laminate on one side and non woven 2mm thick carpet similar to adjoining areas on the other side. The rate shall include necessary hardware and accessories like cylindrical lock, Stainless steel hinges 125mm - 4 No:s, Godrej or equal Lockset costing Rs 900/- each, heavy duty Door closer, Door stopper etc., complete. The rate shall also include the cost of providing and fixing single piece 8 mm thk. clear float vision glass 150x1100 mm size at a suitable height in door, including fixing 12mm thk. TW beading finished and polished to melamine matt finish tinted to approved colour and shade. Marine plywood - Green/ Century/ Kitply or equal, Colour banding as per UBI standardisation manual to be followed while fixing Laminate to plywood. Laminate to be as manufactured by Greenlam, Century or Marino laminates. Location - In the Full height partition wall to provide access to Staff dining Area.	1	Each		
15	Supplying and installing Raised stage platform boxes using 19mm thick marine plywood on all four sides and top. Size of boxes to be 1.20m x 1.80m x 0.40 m height. Cross bracing in the inside of these boxes with 19mm plywood, 5cm thick to be given for full length in centre and two numbers across. Bottom portion of raised boxes resting in floor to be left open. Cut out should be made on all four sides to enable handling and moving of the raised platforms to different locations inside the hall. All surfaces of the box to be covered with 2mm thick Non woven carpet as manufactured by Supreme Geotech , Sundaram or equal using proper adhesive which bonds with the Marine plywood (IS303) - Green/ Century or equal.	3	No:s		
16	Supplying and Installing AC refrigerant and drainage line wall boxing with 9mm thick Marine plywood wall with 1mm laminate on one side from bottom of ceiling to bottom of High wall split unit at locations as indicated in drawing using 19mm thick marine plywood , 5cm wide strips Framing. Marine plywood(IS303) - Green/ Century or equal. Laminate - Greenlam, Merino or equal.	1	Sqm		
17	MISCELLANEOUS & UNFORESEEN	1	LS		
	TOTAL AMOUNT				
C	AIR CONDITIONING WORKS (RCC roof ceiling @ 5.30M from FFL)				
	PART A (HIGH SIDE)				
1	Supply of Ceiling Suspended Cassette & Hi wall split unit air conditioner (RCC Ceiling at 5.30M above FFL) with reciprocating/ rotary compressors, cordless remote controller of following capacities including connection to copper piping with insulation and electrical cable. Copper series as manufactured by Voltas, Blue star, Carrier or equal.				
1a	2.0 TR Hiwall split. Location - Office space	2	Each		
1b	2.5 TR. Ceiling Cassette. Location - Staff Dining	1	Each		
	PART B (LOW SIDE)				



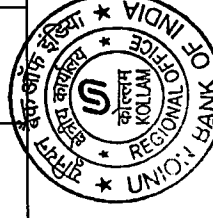
2	Supply, Installation, vacuum testing and commissioning of soft drawn copper refrigerant piping insulated with nitrile rubber hung from roof ceiling (5.30m high) using pipe supports and threaded rods fixed firmly to avoid movement and vibrations				
2a	Suction line for 2.00 TR Hi wall Split	16	M		
2b	Discharge line for 2.00 TR Hi wall split	16	M		
2c	Suction line for 2.50 TR (Cassette type IDU)	5	M		
2d	Discharge line for 2.50 TR (Cassette type IDU)	5	M		
3	Supply and Installation of control cables interconnecting indoor and outdoor units of cassette Ac units in PVC conduits hung from roof ceiling (5.30m high) using pipe supports and threaded rods fixed firmly to avoid movement and vibrations				
3a	2.00 TR Hi wall split	16	M		
3b	2.50 TR (Cassette type IDU)	5	M		
4	Supply and Installation of Power cables to indoor units in PVC conduits				
4a	2.0 TR Hi wall split	15	M		
4b	2.50 TR (Cassette type IDU)	4	M		
5	Testing and Commissioning of AC units				
5a	2.0 TR Hi wall Split	2	Each		
5b	2.50 TR (Cassette type IDU)	1	Each		
6	Supply and Installation of CPVC Sdr 13 drain pipes covered with nitrile rubbes , installed alongside the suction and discharge lines assruing slope, movement and vibrations.	20	M		
7	Supply installation of Cat walk type Exterior unit Support framework on the exterior wall of Second floor. Exterior unit to be mounted on the support framing made with framed Steel wide enough to allow service personal movement. Unit to be mounted over isolation pads. The entire framework to be subjected to two coats of enamel painting over one coat rust inhibitive primer.	1	Each		
8	MISCELLANEOUS & UNFORESEEN	1	LS		
	TOTAL AMOUNT				
D	ELECTRICAL & ELV WORKS (RCC ROOF CEILING @5.30M from FFL)				
	GENERAL NOTE:- False ceiling height - 2.70m from FFL, LONGER hanger support length to be considered				
1	MCB DISTRIBUTION BOARDS				
a)	PDB And Light DB (Branch)	1	No.		
	Supply, installation, testing and commissioning of 4WAY TPN Double door type MCB DB, dust tight, vermin proof, double door construction with the following:				
	Incomer				
	63A,4pole30mA RCCB - 1no.				
	63A,4pole MCB Isolator-01				
	Outgoings				



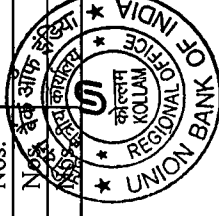
	32A, TP MCB-2nos 2 Ton AC					
	16/10A, SP MCB - 10no.					
b)	COMPUTER DB	1	No.			
	Supply, installation, testing and commissioning of 8 WAY SPN Double door type MCB DB, dust tight, vermin proof, double door construction with the following:					
	Incomer					
	40A,DP MCB					
	Outgoings:					
	6A / 10A, SP MCB - 8 nos.					
2	CABLE LAYING					
	Supply and Laying of the following PVC/XLPE Insulated Armoured HT/LT Aluminium Cables through excavated trenches, built up cable trenches, cable trays, hume pipes, fixing of clamps nuts and bolts, screws for clamping at intervals as necessary.					
	4C x 16 sqmm Aluminium armoured cable MSB To PDB	24	Mtrs			
3	Cable Termination					
	Supply and Termination of the following LT PVC Insulated Armoured Aluminium L.T.Cables (AYWY / AYFY) using single compression cadmium plated brass cable glands, Copper crimped type cable lugs, cable identification tags and including Gland earthing using copper conductor of adequate size , AL-CU strip for termination of Cables etc.					
	4C x 16sqmm Aluminium armoured cable	2	Nos.			



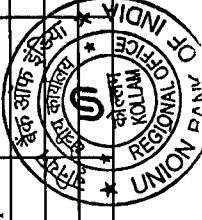
4	EARTHING CONDUCTORS. Supply, fixing and giving termination to the following cu. strips and wires for effective earthing of the system from Second floor electrical room to Ground level. PVC conduits holding Earthing conductors to be fixed on the exterior wall of the building with proper clamps and supports. Installation to be done with proper scaffolding, safety gear and net as approved by the Engineer in charge.					
	a) No.8swg cu.	20	Mtrs			
	b) No.10swg cu.	5	Mtrs			
5	POINT WIRING USING MODULAR SWITCHES Supply of all materials and point wiring for 230Volts A.C Circuits through PVC conduits, 1.5 sq.mm(14/0.3) single core PVC insulated copper wire for distribution and, 6A control switches, 6A sockets, MS mounting boxes etc. as necessary for the following items. The wiring should be done over the surface / open/ concealed type(supply and laying of Conduits are included in this scope of work the point length maximum 6 mtrs only)					
	a) One light/exhaust/bell point controlled by one switch	5	Set			
	b) Two light points controlled by one switch	4	Set			
	c) Three light points controlled by one switch	2	Set			
	d) Four light points controlled by one switch	3	Set			
6	Supply and wiring for 6A 2/3 pin combine socket using 3 Runs of 1.5 sqmm pvc insulated copper wire including supply and fixing of 6A modular switch and 2/3 pin combine socket on metal concealed box. Maximum wiring length up to 5Mts					
	a) In independent position	2	Nos.			
	b) In combined position	5	Nos.			
7	CIRCUIT & POWER POINT WIRING Supply & installation charges for laying and Termination of PVC Insulated copper wires through PVC conduits for the following type of wiring supply and laying of conduits are included in this scope of work.					
	a) Supply and wiring using 2runs of 1.5sqmm pvc insulated copper wire with 1R x 1.5sq.mm copper wire for earth through recessed 20mm dia ISI marked medium duty medium gauge pvc conduit with inspection type accessories for wiring power points from distribution board (including supply of pvc pipes and chipping and refilling the wall for fixing pvc pipe)-Switch Board to Switch Board loop	100	Rmt			
	b) Supply and wiring using 2runs of 2.5sqmm pvc insulated copper wire with 1R x 1.5sq.mm copper wire for earth through recessed 20mm dia ISI marked medium duty medium gauge pvc conduit with inspection type accessories for wiring power points from distribution board (including supply of pvc pipes and chipping and refilling the wall for fixing pvc pipe)-DB To Switch Board UPS And RAW Power Wiring	150	Rmt			



c)	Supply and wiring using 4 sqmm pvc insulated copper wire with 1R x 4 sq.mm copper wire for earth through recessed 25mm dia ISI marked medium duty medium gauge pvc conduit with inspection type accessories for wiring power points from distribution board (including supply of pvc pipes and chipping and refilling the wall for fixing pvc pipe)-2.5Ton & 2 Ton AC Wiring	25	Rmt	
	8 SOCKET/MCB			
	a) Supply & fixing 16A power plug with 3pin socket & switch, M.S box (concealed) & all internal connection etc., complete)	2	Nos.	
b)	Supply and installation of 32A 2P isolator for Single phase AC (water proof)	2	Nos.	
	9 LUMINARIES, FANS & CALL BELL			
	Supply, installation, testing and commissioning of the following luminaries/fans using suitable mountings, 3 core extension wire, flexible conduit, cool white lamps MS tube down rods /chain etc. complete as required.			
a)	Recessed DOWN LIGHT 18W LED, Havells or Equivalent .	7	Nos.	
b)	Recessed mounting LUMINAIRE with 35W LED 600 X 600,Havells or equivalent with Suitable frame The system power shall not exceed 35W, including all necessary accessories, frames as required for the light fixture.Philips make Full Glow RC 380B G2 LED 35S WH or equivalent Make, Philips, LT, Osram. (The model should conform to the specification)	8	Nos.	
c)	Supply at site and installation of 5m spool solid state high brightness SMD LED chips non integral flexible LED strip light with high brightness for indoor applications. Strip can be cut at marked interval to suit desired length. Available in LED power of 15w per meter versions with IP 20 protection with view angle of 120 degrees. Luminaire wattage 15w per meter. Supply voltage 12V, LED quantity per meter 60 with warm/white variations. Installation includes the cost of materials for fitting LED, Drives giving electric connection, and all necessary civil works. Makes-Philips, Wipro, Osram.	15	Mtrs	
10 TELEPHONE CABLING				
a)	Supply and drawing 2pair 0.5mm telephone cable through 20mm ISI marked medium duty PVC conduit and accessories	120	Rmt	
b)	Supply and fixing of RJ 11 telephone socket outlet on MS box and giving connection etc., complete (RJ 11 sockets are not to be provided all counters)	8	Nos.	
11 WIRING ON PARTITIONS/ WORK STATIONS/ COUNTER/WALL				
	Supply, installation and termination of Switch/Socket (UPS/EB) with suitable size 16SWG GI box and front plates excluding wiring (Ref.note.1)			
a)	6A Socket - 1No. With Switch metal Box and all accessories	5	Nos.	
b)	6A Socket - 2Nos. With one switch metal box and all accessories	10	Nos.	
c)	6A Socket - 3Nos. Controlled by one switch for	10	Nos.	
d)	6A Socket - 4Nos. (for CCTV,CAMERA DVR)UPS	1	Nos.	

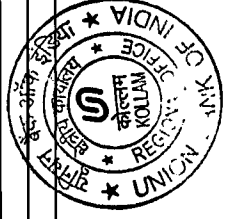


12	Supply and laying of PVC conduit and all PVC accessories for laying in additional work that not specified in BOQ				
a)	20 mm dia.	50	Rmt		
b)	25 mm dia.	20	Rmt		
13	NETWORK CABLING & POINTS				
a)	Supply and laying of CAT6E 4 pair UTP cable through 20mm/25mm casing capping/PVC conduit for computer network.	140	Mtrs		
b)	Supply and fixing information outlet RJ45 with PVC Surface Box	10	Nos		
c)	Patch Code Chord - 2 Mtr.	10	Nos		
14	PA SYSTEM FOR CONFERENCE ROOM				
a)	Supply all materials and wiring as per colour code with 1 sq.mm PVC insulated FRLS stranded copper wire 2 runs through ISI grade 20 / 25 mm PVC conduit for speakers and the volume control switch where ever applicable and finally terminated in tag Block	20	Nos		
b)	Supply and providing 9 watt recessed type speakers on ceiling CS 663T Ahuja make	4	Nos		
c)	Supply and fixing Amplifier having provision for MP3/CD/USB/FM and Mic provision as manufactured by Samsung/ Philips /LG or equal with metal box and end connectors to connect speakers to the Amplifier all complete. The Amplifier model and make to be approved by the Engineer in charge.	1	Set		
d)	S & I of volume control - cum - ON - OFF switch flush mounted on wall along with other electrical switches. The size and plate of the regulating knob should match with other switches nearby.(Legrand / MK make)	2	Set		
e)	S & I of TV socket point flush mounted on wall / partition including cabling till outside the building with connector.	1	Nos		
15	PROJECTORS AND ACCESSORIES FOR CONFERENCE ROOM				
a)	Supply and installation of ceiling mount bracket fitting, for projector including accessories	1	Nos		
b)	Supply and installation of VGA cable or HDMI (10 mtrs) including all accessories etc	1	Nos		
c)	Supply and installation of all VGA Splitter 1 in and 2 out including all fittings	1	Nos		
16	CABLE TRAYS & M.S/G.I. ITEMS				
	Supply & Erection of Vertical /Horizontal type M.S Cable Ladders fabricated using ISAA2525_3 & 25mm Mslflats 3mm hung from RCC roof using 8 mm threaded rods Flats with sufficient width and spacing between successive cross members and supported at adequate spacing of 75cm , Minimum Spacing between two ladders is 75 cm .The cable ladders and supports shall be painted with 1 coats of Zinc chromate primer & 2 coats enamel paint as by Berger or equal	30	Mtrs		
17	MISCELLANEOUS ITEMS.				
a)	Expenses for liaison work with the EB & Inspectorate for getting power connection for the installation.	LS	1		



UNLESS OTHERWISE SPECIFIED IN THE BOQ THE APPROVED BRANDS FOR VARIOUS MATERIALS SHALL BE AS FOLLOWS:

S.N	List of Materials	Approved make of materials
1	Marine Plywood	Green ply / Century ply or equal
2	Post forming laminate, 0.8mm and 1mm laminate	Green / Century or Merino
3	Telescopic drawer slides	Godrej / Ebco
4	Plain and Toughened glass	Saint Gobain
5	Adhesive	Fevicol SH & SR as required
6	Post forming	1st quality
7	Floor tile	KAJARIA ETERNITY
8	Aluminum sections/T.W Sections	Jindal or ISI brand (2mm thickness)/ approved make
9	Hardware (Screws, nails, Special, Stays Etc.	PTA / Nettle fold / GKW
10	Mortice lock	Godrej
11	Multi purpose lock	Godrej / Ebco
12	Flush doors	Green / Century or equal
13	Hinges	Godrej / Ebco
14	Wire manager	Ebco
15	Frosted film	3M
16	Gypsum board and section	Saint Gobain "GYPROC" in GYPSEIRA metal framing
17	Grid false ceiling	Saint Gobain
18	Floor spring	Dorma, Ozone
19	Patch fittings	Dorma, Ozone
20	Door closer	Dorma / Godrej
21	Handle	Dorma / Godrej
22	Main door handle	Dorma
23	Side units sliding door sliding channels & wheels	Ebco "Sliding cabinet shutter Dome Track anodized silver colour fittings"
24	Folding & Sliding door Mechanism	Taiton, Ozone, Dorma or equal
25	Flush pull handle	Ebco
26	Cement	Rainco / Ultratech
27	Sand	M sand as by POABS
28	Duco paint	Duco Automotive paint from AkzoNobel Ltd
29	Internal wall painting	Berger Easy Clean or equal as indicated
30	External wall and ceiling painting	Berger
31	Enamel painting	Berger or Equal
32	PVC rigid conduits & Accessories:	.5 mm thick (MMS) ISI and FIA approved - Precision / Vraj / Nihir / BLP / PFI / Anchor / Polycab make. (Only white coloured pipes FRLS type to be used.)
33	L.T. Cables:	Havells / KEI / Polycab / R. R. Kable / Finolex.
34	Main Distribution Boards	MDS Legrand/ Hager / Crabtree / Schneider/ L&T
35	ELCB / RCCB/ Miniature Circuit breaker	MDS Legrand/ Hager / Crabtree / Schneider/ L&T
36	Switch gears	MDS Legrand/ Hager / Crabtree / Schneider/ L&T
37	Change over switch	HPL Sonoma / Havells ? L&T ? Hager
38	Domestic fittings	

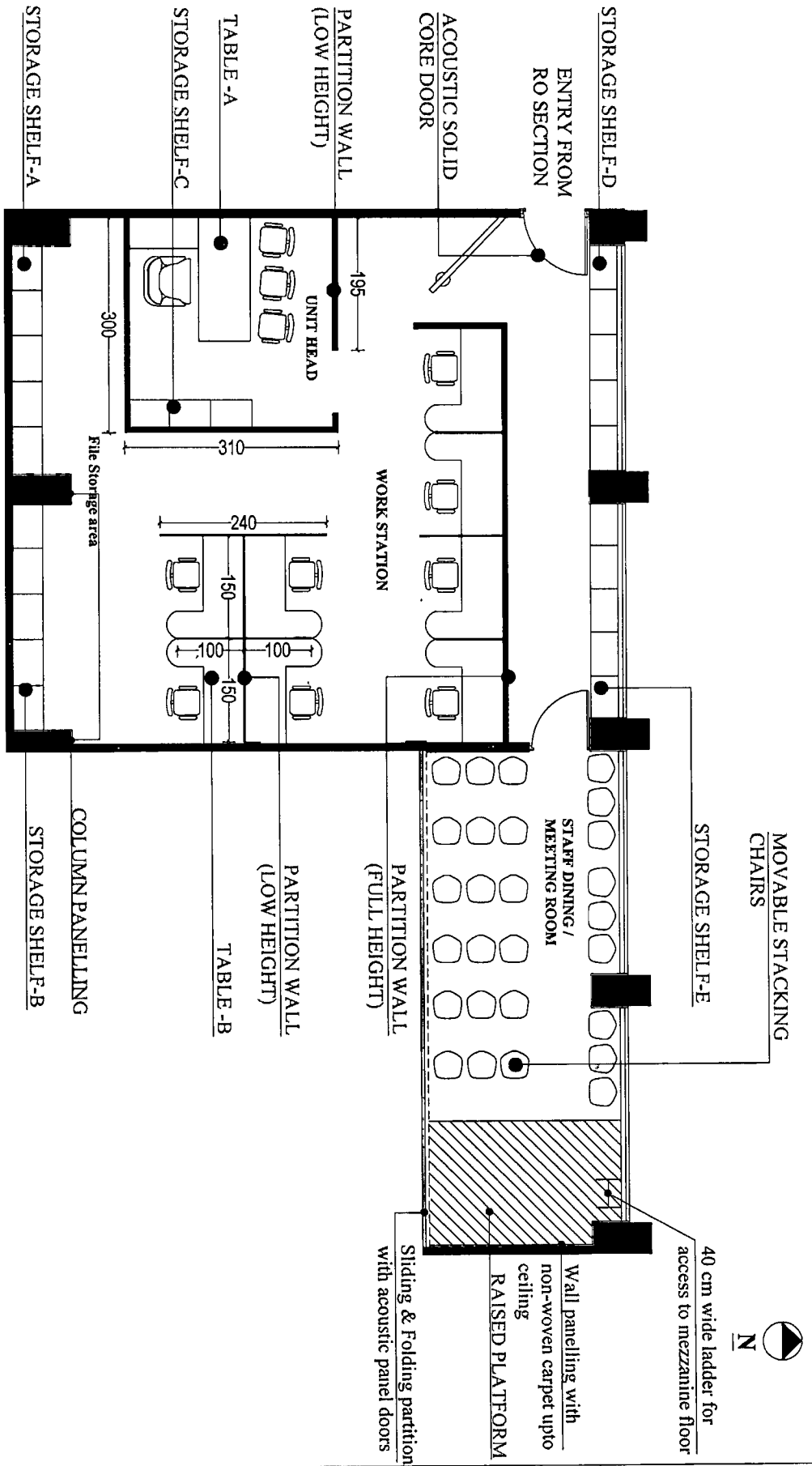


39	a) All Switching Modular Accessories.	MK Wrapped Wround Plus / Schneider Livia / L & T entis / Crabtree Verona / Salzer Elite / Legrand
40	b) Holders / Ceiling roses etc	Myris / C & S Divino / SSK Ace.
41	c) Adhesive tape	Anchor or equal
42	10-30A Polycarbonate Socket and Top	Bhor (Steel grid) or approved
43	Telephone wires? Cable	MDS Legrand/ Hager? Crabtree / Schneider
44	Telephone tag block	Finolex / RR KABEL / Havells ? L& T ? Polycad
45	Cable lugs	Krone
46	Cable gland single / double compression	Dowell / Lotus/ Jainson/ 3 D
47	Slector Switches	HMT / Comet / Kayce
48	Indicator lamps	L&T Salzer / Kayce
49	Connector strips	LED tyoe teknic / Precifine / Binay
50	Light fixtures	Waji / Elmex
51	Air Conditioning Units - All types	Wipro / Philips / GE / Crompton
52	Data cable - I/O Unit	Voltas, Bluesitar, Carrier or Equal
		ID Link / Digil Link

NOTES:

- 1 Equivalent means equivalent in the opinion of architect/bank engineer, and every equivalent material to get approval from architect/bank engineer in the form of a **material checklist**, if it is filed by the contractor before start of work and it should be verified by the supervisor at site.
- 2 Material make and model if not listed in the MTO should be informed to the Architect and taken approval for use in project
- 3 Advance/final bills are in same format of bill of quantities with measurements sheet.
- 4 Single line format bills for advance/ final payment shall be not be acceptable.
- 5 Any changes in the drawing that are required for the site should be done with confirmation of architect / bank engineer.
- 6 If additional works required apart from the tender. Rates for those items shall be prepared with rate analysis and submitted for review and approval.





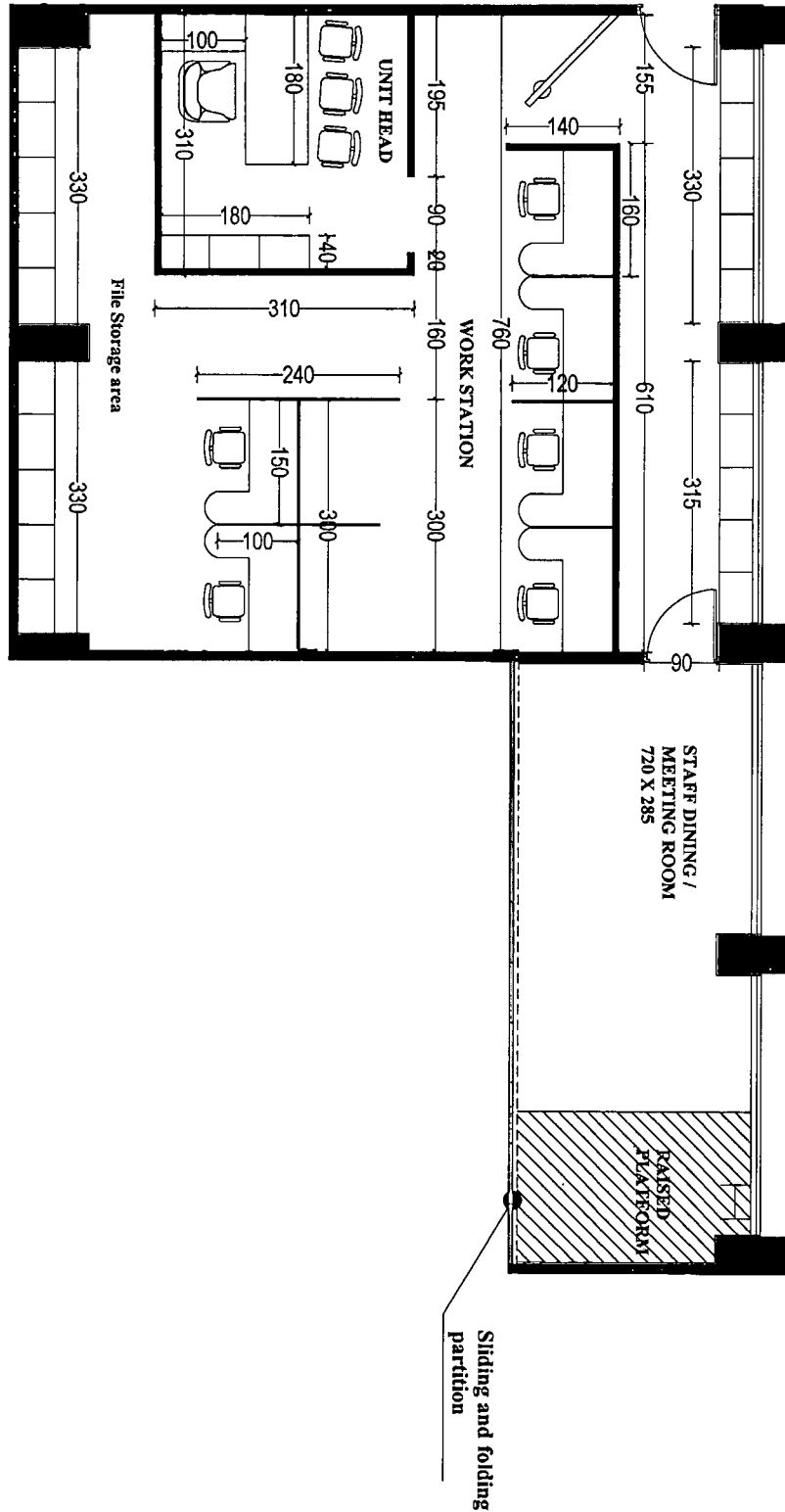
FURNITURE PLAN WITH MEASUREMENTS

ULP SECTION [950 SQFT]



JOB NO:BC/UN/KTR					SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:1					DATE: 30.05.2022	CLIENT: UNION BANK- ULP SECTION		
REV:					DRAWN:SAN	LOCATION: CHINNAKKADA, KOLLAM	SANGEETHA RNRA-7 KAKKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658	
						CHECKED: RSV		

ENTRY FROM
RO SECTION

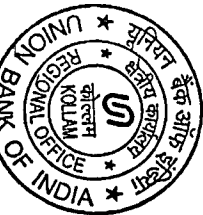
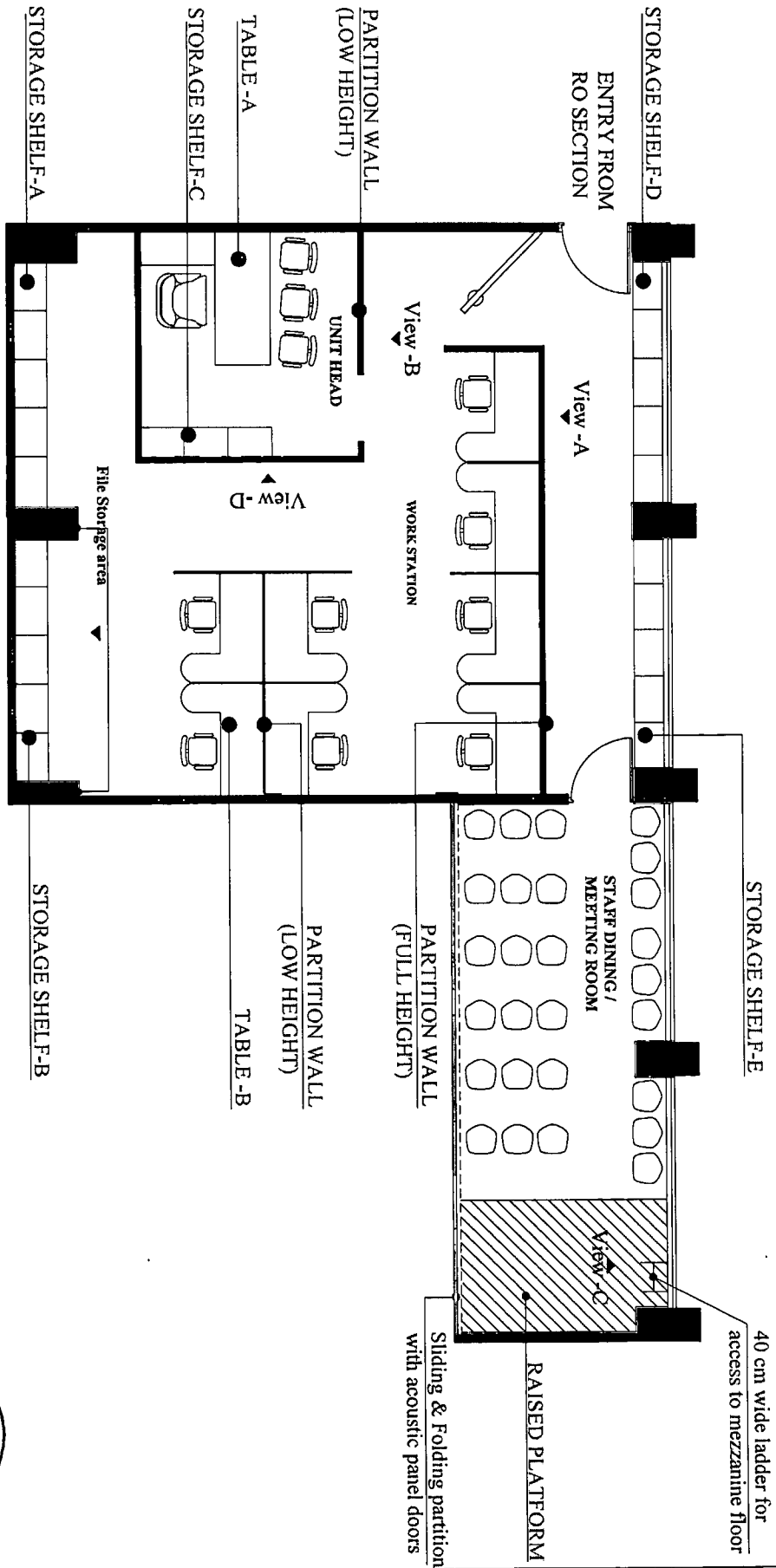


FURNITURE PLAN WITH MEASUREMENTS

ULP SECTION [950 SQFT]



JOB NO:BC/UN/KTR		SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:2		DATE: 30.05.2022	CLIENT: UNION BANK- ULP SECTION		
REV:		DRAWN: SAN	LOCATION: CHINNAKKADA, KOLLAM	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2703658	
		CHECKED: RSV	DRAWING TITLE: WORKING DRAWING		

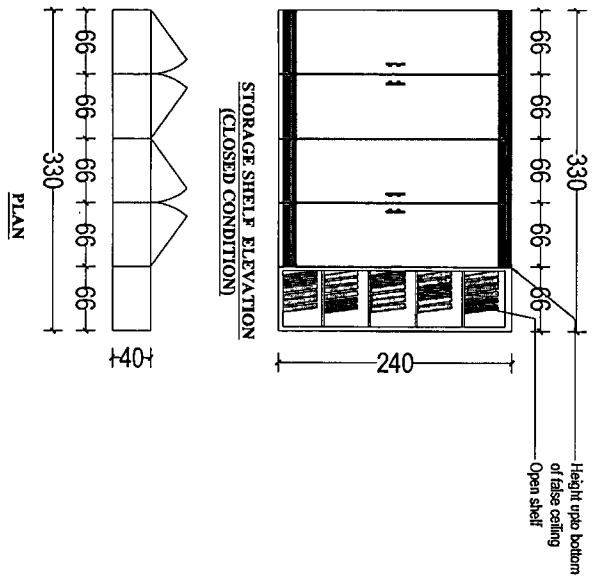


DETAILED FURNITURE LAYOUT

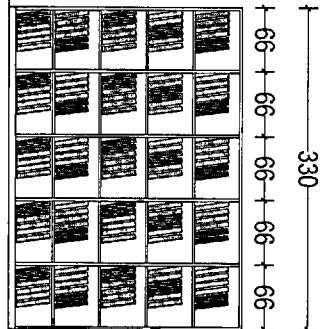
ULP SECTION [950 SQFT]

JOB NO: BC/UN/KTR		SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:3		DATE: 30.05.2022	CLIENT: UNION BANK- ULP SECTION		
REV:		DRAWN: SAN	LOCATION: CHINNAKKADA, KOLLAM	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793858	
			DRAWING TITLE: FURNITURE LAYOUT SHOWING VIEW LOCATIONS		
		CHECKED: RSV			

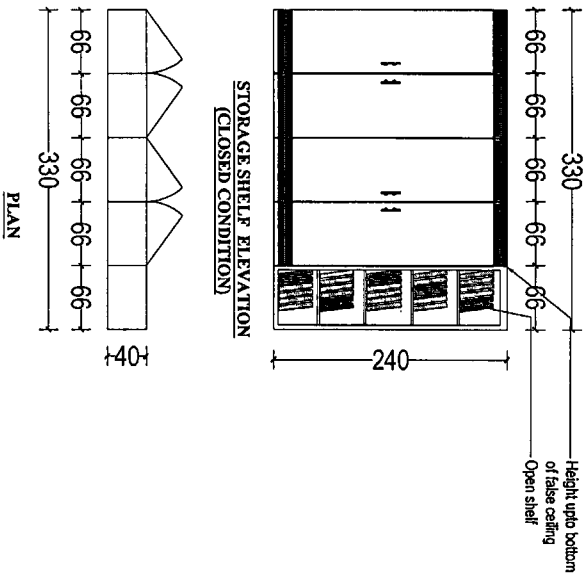
STORAGE SHELF-A



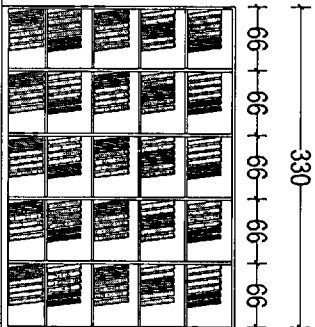
STORAGE SHELF ELEVATION (OPEN CONDITION)



STORAGE SHELF-B

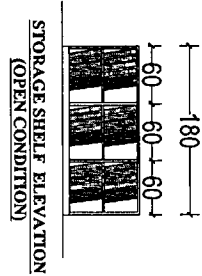
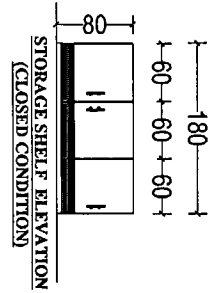


STORAGE SHELF ELEVATION (OPEN CONDITION)

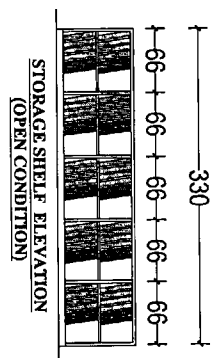
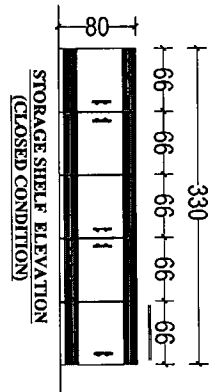


JOB NO:	SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS Architectural & Engineering Consultants	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:4	DATE: 30.05.2022	CLIENT: UNION BANK - ULP SECTION		
REV:	DRAWN: SAN	LOCATION:CHINNAKADA, KOLLAM	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658	
	CHECKED: MBS	DRAWING TITLE: STORAGE SHELF-A AND STORAGE SHELF-B DETAILS		

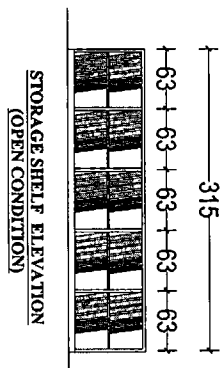
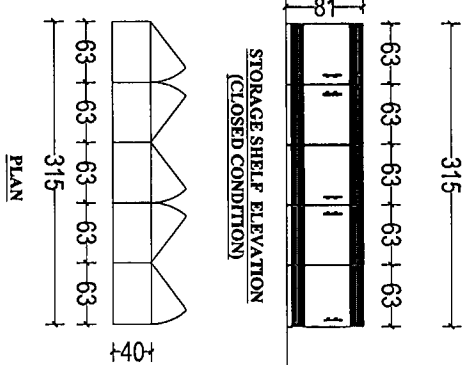
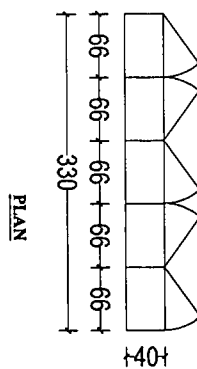
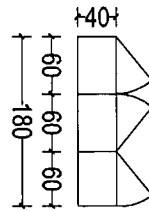
STORAGE SHELF-C



STORAGE SHELF-D

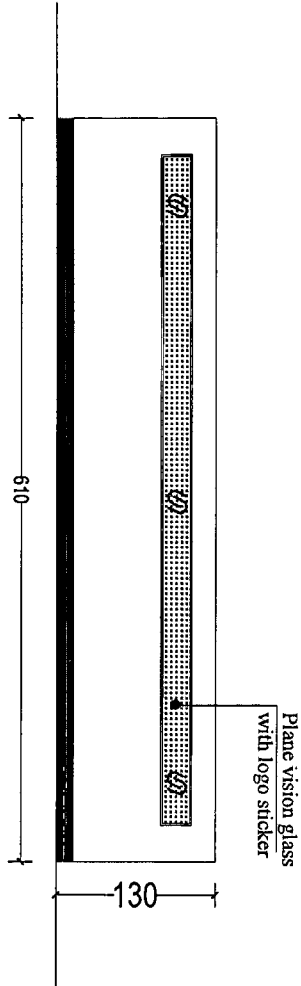


STORAGE SHELF-E



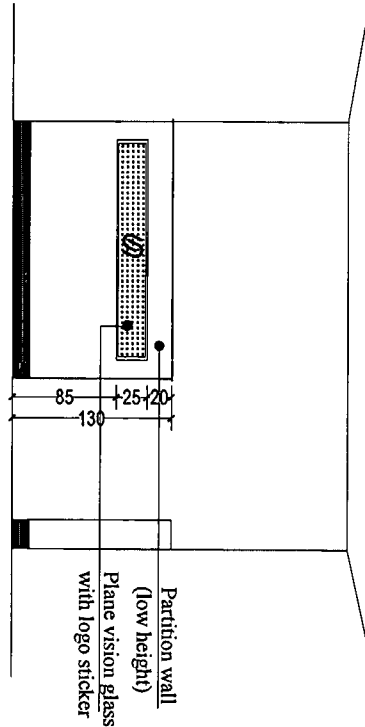
JOB NO:	SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:5	DATE: 30.05.2022	CLIENT: UNION BANK - ULP SECTION		
REV:	DRAWN: SAN	LOCATION: CHINNAKKADA, KOLLAM	Architectural & Engineering Consultants	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658
	CHECKED: MBS	DRAWING TITLE: STORAGE SHELF-C,D AND E DETAILS		

MISCELLANEOUS VIEWS



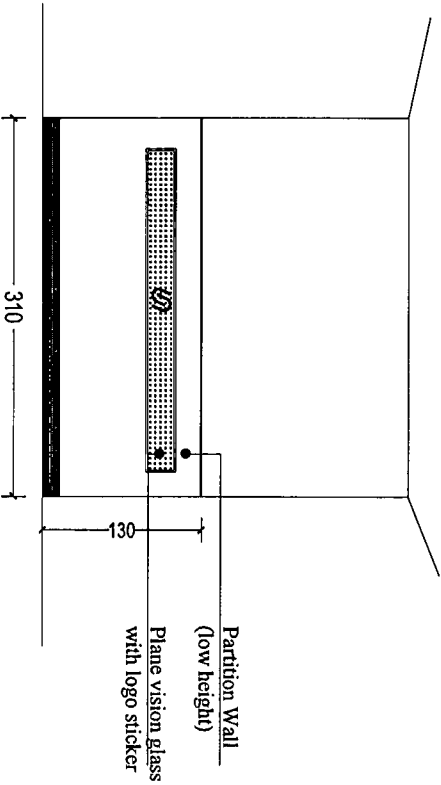
VIEW - A

FULL HEIGHT PARTITION
WALL IN CUSTOMER LOUNGE



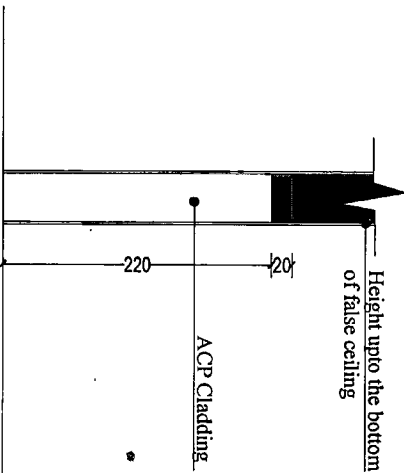
VIEW - B

LOW HEIGHT PARTITION IN
UNIT HEAD CABIN



VIEW - D

LOW HEIGHT PARTITION WALL B/W
UNIT HEAD CABIN & WORK STATION

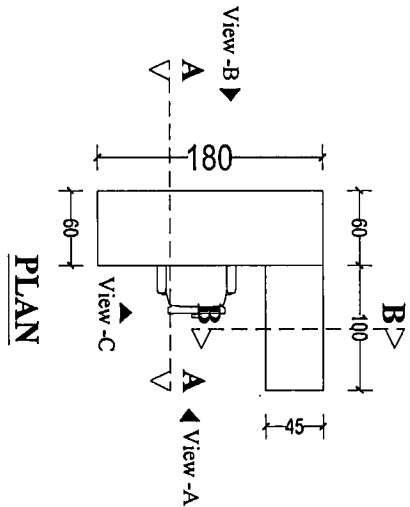


COLUMN PANELLING DETAILS

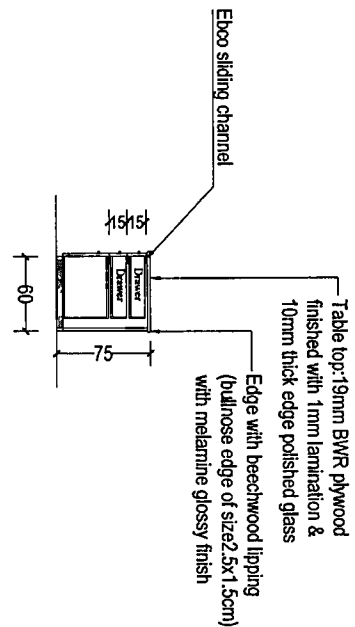


JOB NO:	SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:6	DATE: 30.05.2022	CLIENT: UNION BANK - ULP SECTION		
REV:	DRAWN:SAN	LOCATION: CHINNAKADA, KOLLAM	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658	
	CHECKED: MBS	DRAWING TITLE: MISCELLANEOUS VIEWS		

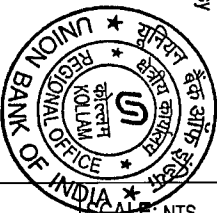
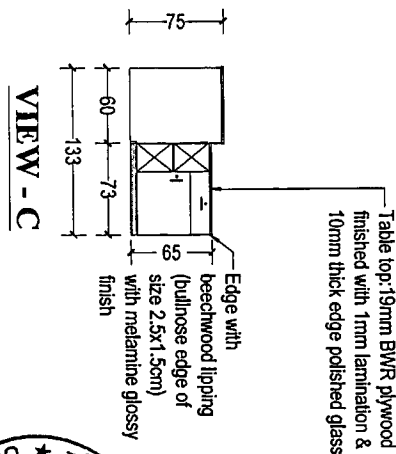
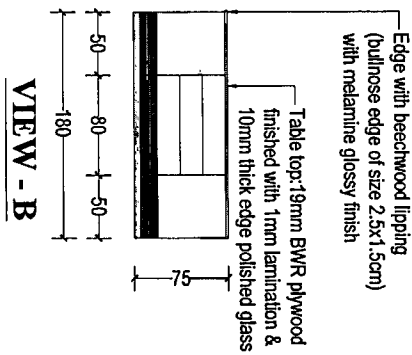
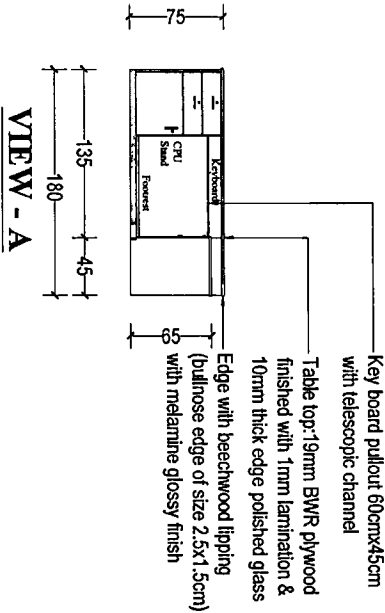
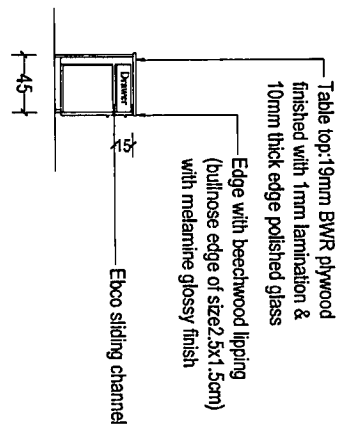
TABLE - A



SECTION AA



SECTION BB



JOB NO:

SCALE: NTS

JOB TITLE: COMMERCIAL BUILDING

DRAWING NO:7

DATE: 30.05.2022

CLIENT: UNION BANK ULP SECTION

REV:

DRAWN: SAN

LOCATION:CHINNKADA KOLLAM

CHECKED: RSV

DRAWING TITLE:
TABLE - A DETAILS

BUILDING CONCEPTS

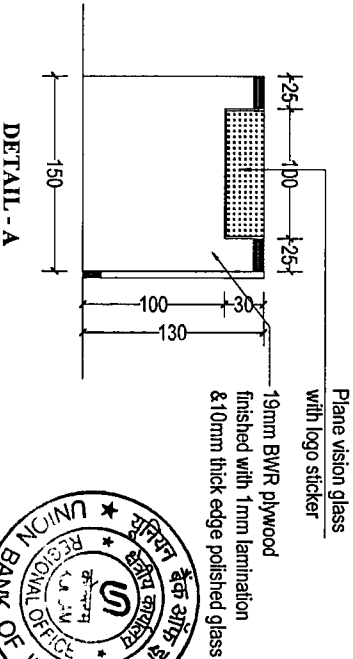
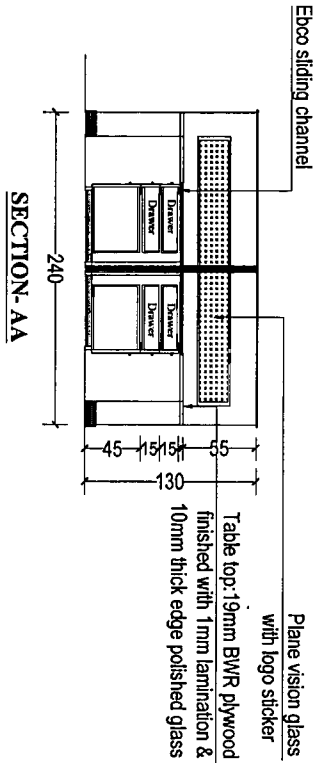
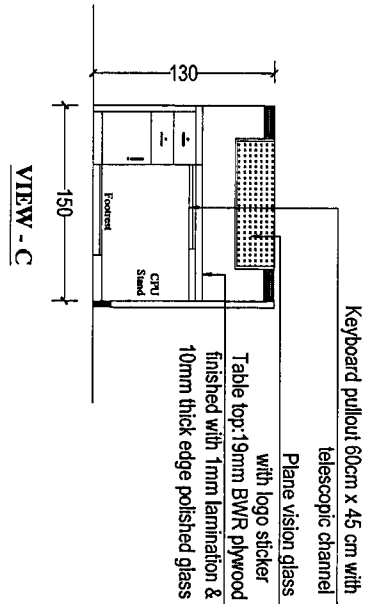
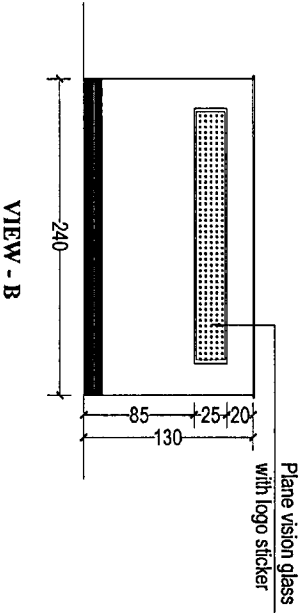
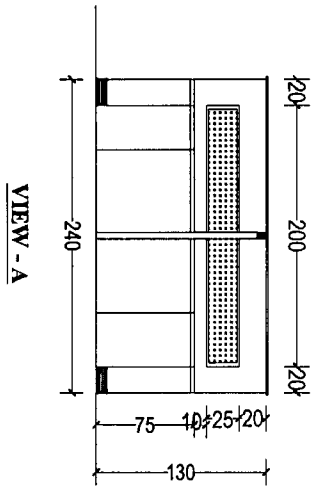
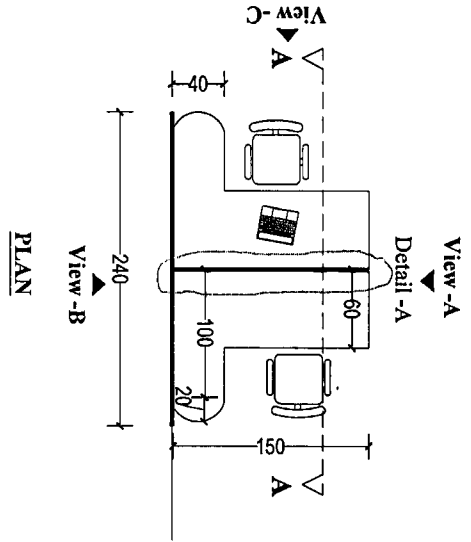
Architectural & Engineering Consultants

SANGEETHA
RNRA-7
KAIKULANGARA NORTH
KOLLAM-12
PHONE: 0474 - 2793658

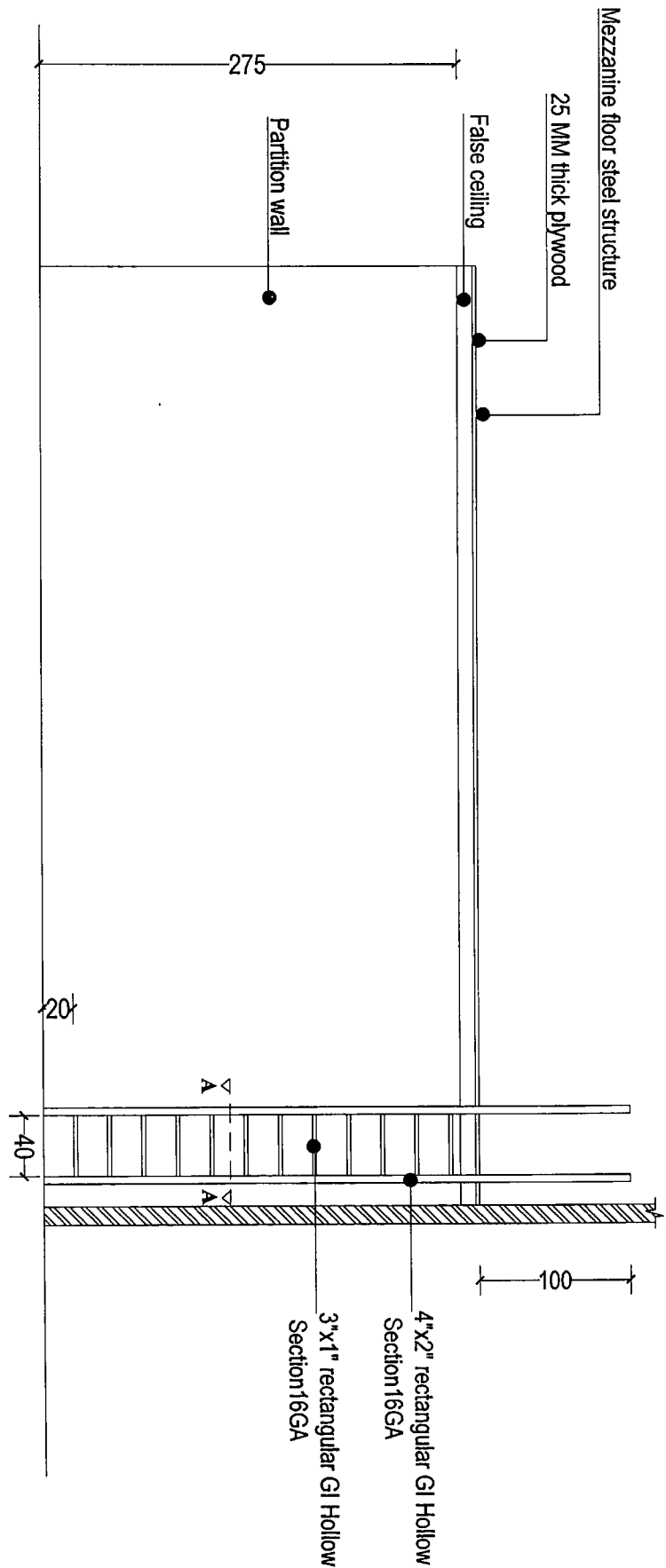
NOTE:

All dimensions to be checked at site
No dimensions to be scaled from drawing
Only written dimensions to be followed
In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site

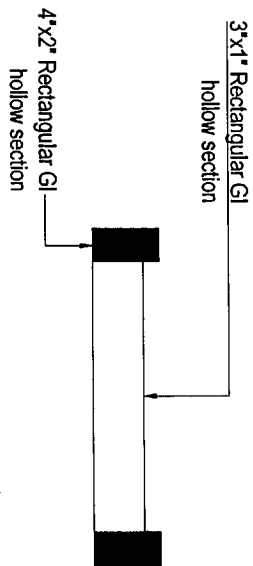
TABLE - B



JOB NO:	SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS Architectural & Engineering Consultants	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:8	DATE: 30.05.2022	CLIENT: UNION BANK-SARAL SECTION		
REV:	DRAWN: SAN	LOCATION: CHINNAKKADA, KOLLAM	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658	
	CHECKED: RSV	DRAWING TITLE: TABLE-B DETAILS		



VIEW - C

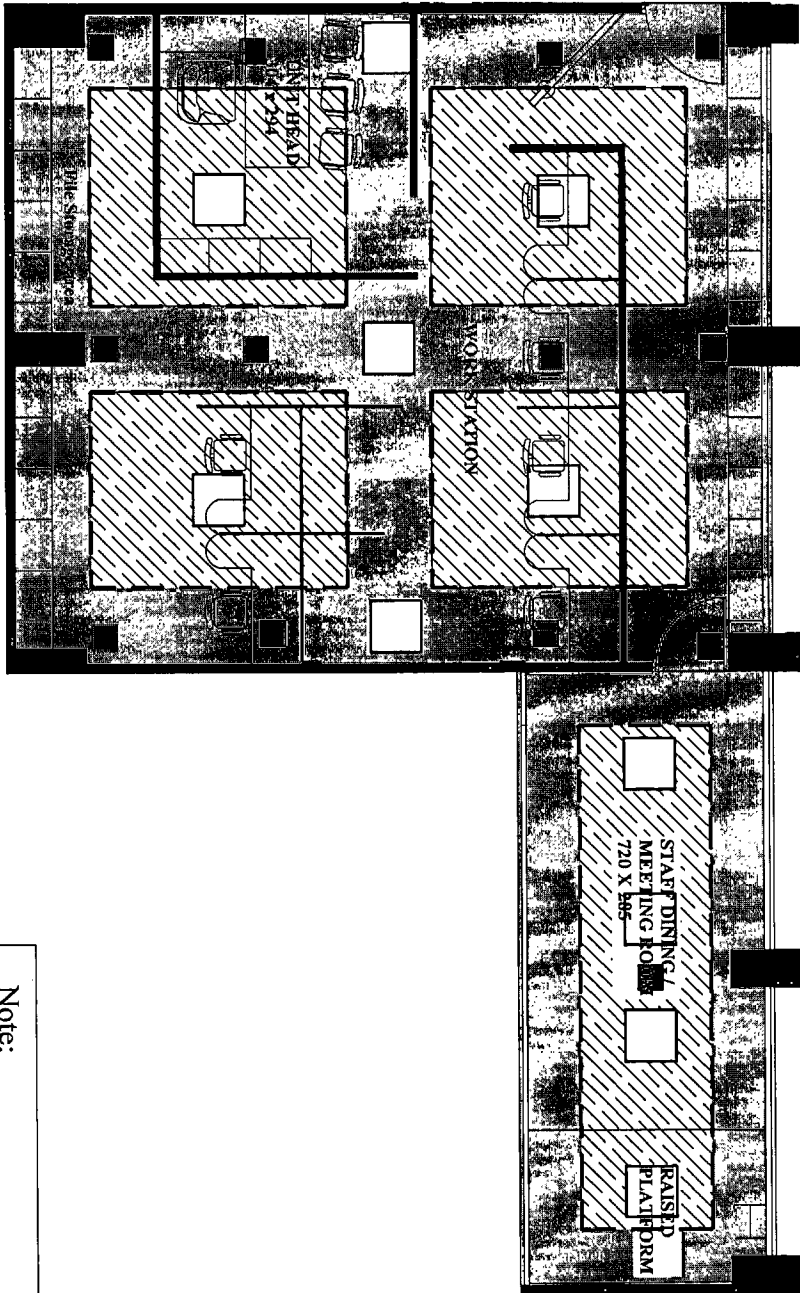


SECTION AA
(Not to scale)



JOB NO:		SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:9		DATE: 30.05.2022	CLIENT: UNION BANK - SARAL SECTION		
REV:				SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658	

ENTRY FROM
RO SECTION



LIGHTING LAY OUT
ULP SECTION [950 SQFT]

Note:



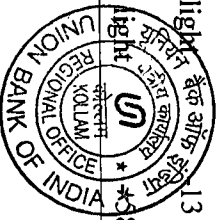
60 x 60 Panel light - 11 Nos.



15W light - 13 Nos.



Cove light



JOB
NO:BC/UN/KTR

DRAWING NO:11

REV:

SCALE: NTS

DATE: 30.05.2022

DRAWN: SAN

CHECKED: RSV

JOB TITLE: COMMERCIAL BUILDING

CLIENT: UNION BANK- ULP SECTION - KOLLAM

LOCATION: CHINNAKKADA, KOLLAM

DRAWING TITLE:
LIGHTING LAY OUT

BUILDING CONCEPTS

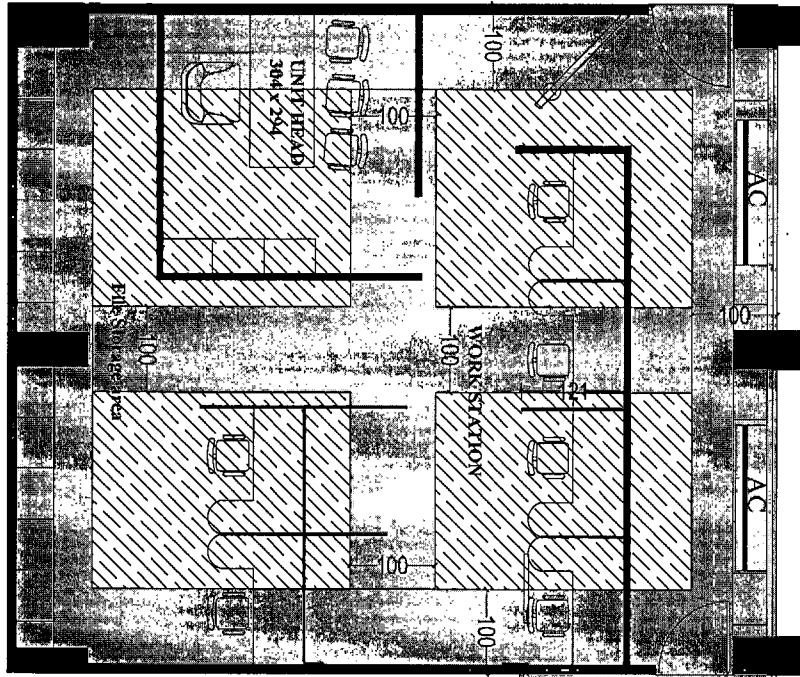
Architectural & Engineering Consultants

SANGEETHA
RNRA-7
KAIKULANGARA NORTH
KOLLAM-12
PHONE: 0474 - 2793658

NOTE:

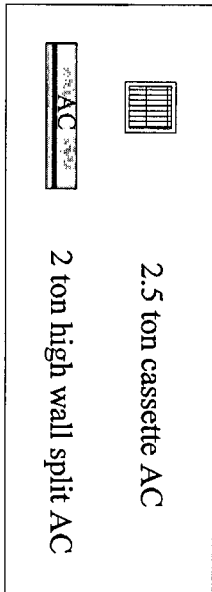
All dimensions to be checked at site
No dimensions to be scaled from drawing
Only written dimensions to be followed
In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site

ENTRY FROM
RO SECTION



AC LAY OUT

ULP SECTION [950 SQFT]



JOB NO:BC/UN/KTR	SCALE: NTS	JOB TITLE: COMMERCIAL BUILDING	BUILDING CONCEPTS Architectural & Engineering Consultants	NOTE: All dimensions to be checked at site No dimensions to be scaled from drawing Only written dimensions to be followed In the event of any discrepancies between any architectural drawings and structural drawings or other engineering drawings or site conditions or otherwise immediate reference is to be made to the architects office for clarification prior to execution of work on site
DRAWING NO:12	DATE: 30.05.2022	CLIENT: UNION BANK- ULP SECTION - KOLLAM		
REV:	DRAWN: SAN	LOCATION: CHINNAKADA, KOLLAM	SANGEETHA RNRA-7 KAIKULANGARA NORTH KOLLAM-12 PHONE: 0474 - 2793658	
	CHECKED: RSV	DRAWING TITLE: AC LAY OUT		

