
TENDER DOCUMENT

Open E-Publishing Tender under Two-Cover System with Physical Submission

TITLE	Re-Plastering & External Finishing Works — Hostel Building
OWNER	Principal, Janki Devi Memorial College (University of Delhi)
ADDRESS	Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060
WEBSITE	www.jdm.du.ac.in
TYPE OF TENDER	OPEN E-PUBLISHING TENDER — TWO COVER SYSTEM — PHYSICAL SUBMISSION
ESTIMATED COST OF WORK	Rs. 9,69,500/- (Rupees Nine Lakh Sixty-Nine Thousand Five Hundred only), inclusive of GST @ 18%
TENDER FEE	Rs. 1,000/- (Rupees One Thousand only)
EARNEST MONEY DEPOSIT	Rs. 20,000/- (Rupees Twenty Thousand only)
DATE OF TENDER PUBLICATION	27 May 2026 (Wednesday)
LAST DATE OF TENDER DOWNLOAD	18 June 2026 (Thursday) at 3:00 PM
LAST DATE AND TIME OF BID SUBMISSION	18 June 2026 (Thursday) at 3:00 PM, at JDMC Office
DATE AND TIME OF OPENING OF TECHNICAL BID	19 June 2026 (Friday) at 3:30 PM, at JDMC Office
TENDER PREPARED BY	RSA Architects LLP, 1206 Surya Kiran Building, 19 K.G. Marg, New Delhi 110001. Tel: 011-23312688. Email: rsa1206@msn.com

Tender Inviting Authority: Principal, Janki Devi Memorial College (University of Delhi)

Prepared by RSA Architects LLP, New Delhi

May 2026

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SECTION 1 — TENDER SCHEDULE

Name of Work	Re-Plastering & External Finishing Works — Hostel Building, Janki Devi Memorial College (University of Delhi).
Tender Inviting Authority	Principal, Janki Devi Memorial College (University of Delhi), Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.
Type of Tender	Open E-Publishing Tender, Two Cover System, Physical Submission. Tender notice and tender document are published online; bid submission is in physical form only. No online bid submission is permitted.
Type of Contract	Item Rate Contract. Payment is on the basis of actual quantity and quality of work measured at site at the rates quoted by the Contractor and certified by the Architect / Engineer-in-Charge.
Estimated Cost of Work	Rs. 9,69,500/- (Rupees Nine Lakh Sixty-Nine Thousand Five Hundred only), inclusive of GST @ 18%.
Validity of Offer	90 (Ninety) days from the date of opening of the Technical Bid.
Tender Document	Free download from the Central Public Procurement Portal (e-Publish module) at https://eprocure.gov.in/epublish/app and from the College website at www.jdm.du.ac.in . No online payment is required to download the tender document.
Cost of Tender Document	Rs. 1,000/- (Rupees One Thousand only), by Demand Draft in favour of "Janki Devi Memorial College", payable at Delhi. Non-refundable. To be placed inside Envelope 1 (Technical Bid).
Earnest Money Deposit (EMD)	Rs. 20,000/- (Rupees Twenty Thousand only), by Demand Draft in favour of "Janki Devi Memorial College", payable at Delhi. Refundable to unsuccessful bidders after award; refundable to the successful bidder after submission of the Performance Security. To be placed inside Envelope 1 (Technical Bid).
Date of Tender Publication	27 May 2026 (Wednesday).
Date of Start of Tender Download	27 May 2026 (Wednesday).
Last Date and Time of Tender Download	18 June 2026 (Thursday) at 3:00 PM.
Last Date and Time of Bid Submission (Physical, at JDMC Office)	18 June 2026 (Thursday) at 3:00 PM. Bids shall be submitted by hand or by registered post so as to reach the office of the Principal, Janki Devi Memorial College, at the above address, on or before the said date and time. Bids received after the said date and time, whether by hand or by post, shall not be accepted regardless of the reason for delay.
Date and Time of Opening of Technical Bid (Physical, at JDMC Office)	19 June 2026 (Friday) at 3:30 PM, at the office of the Principal, Janki Devi Memorial College, in the presence of those bidders or their authorised representatives who choose to attend.

Date and Time of Opening of Financial Bid	To be notified separately by the College to technically qualified bidders, with not less than three working days' notice.
Pre-Bid Clarifications	Bidders may submit written queries by email to rsa1206@msn.com , with a copy to the Principal, Janki Devi Memorial College, so as to reach not later than 5:00 PM on 8 June 2026 (Monday). If queries are received, a pre-bid clarification meeting shall be held on 11 June 2026 (Thursday) at 11:00 AM at the JDMC office. Replies and addenda, if any, shall be published on the Central Public Procurement Portal (e-Publish) and on the JDMC website not later than 15 June 2026 (Monday). Addenda and corrigenda shall form part of the tender document.
Contract Period	90 (Ninety) calendar days from the date of Work Order.
Defects Liability Period (DLP)	24 (Twenty-Four) months from the date of Virtual Completion, applied uniformly to all items of work.
Penalty for Delay / Liquidated Damages	Rs. 5,000/- (Rupees Five Thousand only) per day of delay beyond the stipulated date of completion, subject to a maximum of 10% (Ten Percent) of the Contract Value.
Minimum Running Account (RA) Bill Value	Rs. 2,00,000/- (Rupees Two Lakh only). No interim RA bill shall be raised for a value lower than this. The Final Bill is exempted from this minimum.
Mobilisation Advance	Nil.
Performance Security	5% (Five Percent) of the accepted tender amount, in the form of an unconditional Bank Guarantee or Fixed Deposit Receipt from a Scheduled Commercial Bank in favour of "Janki Devi Memorial College", valid for a period of not less than 27 (Twenty-Seven) months from the date of issue, covering the Contract Period (90 days, approximately 3 months) and the Defects Liability Period (24 months), with an additional claim window of 6 (Six) months after expiry — so that the total cover available to the Owner is 33 (Thirty-Three) months from the date of award, subject to the actual completion date. The Performance Security shall be submitted before the issue of the Letter to Start Work.
Retention from Running Account Bills	5% (Five Percent) from each Running Account (RA) Bill.
Release of Retention	50% (Fifty Percent) on the issue of the Virtual Completion Certificate; balance 50% (Fifty Percent) on satisfactory completion of the 24-month Defects Liability Period.
Tax Deductions	TDS on Income Tax, GST, Labour Cess and any other statutory deduction as applicable shall be deducted from the bills. TDS certificates shall be issued by the College.
Place of Submission	Office of the Principal, Janki Devi Memorial College, Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.

Contact for Tender Clarifications	RSA Architects LLP, 1206 Surya Kiran Building, 19 K.G. Marg, New Delhi 110001. Tel: 011-23312688. Email: rsa1206@msn.com. With a copy to the Principal, Janki Devi Memorial College.
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SECTION 2 — ELIGIBILITY CRITERIA

Only those bidders that satisfy all eligibility requirements specified below shall be considered for evaluation. Each requirement is mandatory, and the corresponding supporting documents shall be submitted in Envelope 1 (Technical Bid) in accordance with the checklist provided in this tender document.

S. No.	Criterion	Requirement and Supporting Documents
1	Similar Work Experience	<p>The bidder shall have, in the last seven (7) years ending the last day of the month previous to the one in which this tender is invited, satisfactorily completed any one of the following:</p> <p>(a) Three similar completed works, each costing not less than Rs. 4,00,000/- (Rupees Four Lakh only); OR</p> <p>(b) Two similar completed works, each costing not less than Rs. 6,00,000/- (Rupees Six Lakh only); OR</p> <p>(c) One similar completed work costing not less than Rs. 8,00,000/- (Rupees Eight Lakh only).</p> <p>Supporting: Valid Completion Certificate(s) from the client / owner, on the client's letterhead, stating the scope, value and satisfactory performance, with the date of completion.</p>
2	Definition of "Similar Work"	<p>For the purpose of this tender, "similar work" means external plastering, waterproofing, or building exterior repair / refurbishment work, executed for any institutional, commercial, government or autonomous body project.</p>
3	Average Annual Turnover	<p>The bidder shall have an average annual turnover (gross) of not less than Rs. 5,00,000/- (Rupees Five Lakh only), averaged over the three most recent completed financial years — 2022-23, 2023-24 and 2024-25. Supporting: Turnover Certificate from a Chartered Accountant in the format of Annexure A to this tender document.</p>
4	Solvency	<p>The bidder shall have a solvency of not less than Rs. 4,00,000/- (Rupees Four Lakh only), certified by a Scheduled Commercial Bank in India, valid as on the date of bid submission.</p>
5	Earnest Money Deposit (EMD)	<p>The bidder shall submit an EMD of Rs. 20,000/- (Rupees Twenty Thousand only), by Demand Draft in favour of "Janki Devi Memorial College", payable at Delhi, placed inside Envelope 1 (Technical Bid). Bids without the required EMD Demand Draft shall be summarily rejected.</p>
6	Statutory Registrations	<p>The bidder shall hold a valid Permanent Account Number (PAN), a valid GST Registration, and (where applicable to the bidder's labour engagement model) a valid EPF Registration, a valid ESI Registration, and a valid Labour Licence under the BOCW Act and the Contract Labour (Regulation and Abolition)</p>

		Act. Copies of all applicable registrations to be enclosed in Envelope 1.
7	Tender Document Fee	The bidder shall submit a Demand Draft of Rs. 1,000/- (Rupees One Thousand only) in favour of "Janki Devi Memorial College", payable at Delhi, placed inside Envelope 1 (Technical Bid). Bids without the required Tender Fee Demand Draft shall be summarily rejected.
8	Form of Bidder	The tender is open to all eligible registered firms — proprietorship, partnership, Limited Liability Partnership (LLP), private limited company, or public limited company. Contractor enlistment with any specific department is not mandatory. The bidder shall submit its bid in its own name only; Joint Venture or consortium bidding is not permitted.
9	Original Equipment Manufacturer (OEM) Authorisation	Not required for this tender. The bidder need not be the manufacturer or authorised dealer of any specific equipment. The Contractor shall, however, procure all materials from the Approved Makes lists (Sections 12 and 13 of this tender) and shall furnish original manufacturer test certificates and product datasheets for the specific batch supplied, subject to the written approval of the Engineer-in-Charge before procurement.
10	Acceptance of Tender Conditions	The bidder shall submit a signed and stamped Tender Acceptance (Offer) Letter in the format at Section 6 of this tender document, placed inside Envelope 2 (Financial Bid).

Note: Failure to satisfy any of the above eligibility criteria, or failure to submit any document specified in the checklist at Section 3, shall render the bid non-responsive and liable to rejection. The decision of the College, shall be final and binding.

SECTION 3 — CHECKLIST OF DOCUMENTS TO BE PLACED IN THE TECHNICAL BID (ENVELOPE 1)

The following documents shall be enclosed in Envelope 1 (Technical Bid), properly indexed and signed and stamped on each page. The duly completed checklist below shall be placed as the first page of Envelope 1.

S. No.	Document	Check
1	Demand Draft of Rs. 1,000/- (Rupees One Thousand only) towards Tender Document Fee, drawn in favour of "Janki Devi Memorial College", payable at Delhi.	[]
2	Demand Draft of Rs. 20,000/- (Rupees Twenty Thousand only) towards Earnest Money Deposit (EMD), drawn in favour of "Janki Devi Memorial College", payable at Delhi.	[]
3	Company / Firm registration details — incorporation certificate / partnership deed / proprietorship declaration, as applicable.	[]
4	Company / Firm profile, including a brief description of the bidder's business, year of establishment, and principal place of business.	[]
5	GST Registration Certificate (copy).	[]
6	Permanent Account Number (PAN) Card (copy).	[]
7	EPF Registration Certificate (copy) — where applicable to the bidder's labour engagement.	[]
8	ESI Registration Certificate (copy) — where applicable to the bidder's labour engagement.	[]
9	Labour Licence under the BOCW Act and / or Contract Labour (Regulation and Abolition) Act (copy) — where applicable.	[]
10	Turnover Certificate from a Chartered Accountant in the format of Annexure A, covering financial years 2022-23, 2023-24 and 2024-25.	[]
11	Solvency Certificate from a Scheduled Commercial Bank for not less than Rs. 4,00,000/-, valid as on the date of bid submission.	[]
12	Valid Completion Certificate(s) of similar work(s) meeting the eligibility criterion at Section 2, on the client's letterhead, stating scope, value, date of completion and satisfactory performance.	[]
13	Bidder's Details Form (Section 7 of this tender), duly filled in, signed and stamped.	[]
14	Signed and stamped copy of every page of this tender document, including any corrigenda and addenda issued, as token of acceptance.	[]
15	Declaration of no blacklisting, on the bidder's letterhead, stating that the bidder is not blacklisted or debarred by any Central / State Government department,	[]

	Public Sector Undertaking, or autonomous body as on the date of bid submission.	
16	Power of Attorney / Authorisation Letter in favour of the person signing the bid, on the bidder's letterhead, duly signed and stamped.	[]

Note 1: The Financial Bid, comprising the priced Bill of Quantities and the signed Tender Acceptance (Offer) Letter, shall be placed only in Envelope 2 and not in Envelope 1. **Note 2:** Bids submitted without the Tender Fee Demand Draft (Item 1) or the EMD Demand Draft (Item 2) shall be summarily rejected. **Note 3:** All submitted documents shall be self-attested, and each page shall be signed and stamped by the bidder.

SECTION 4 — SUBMISSION OF TECHNICAL BID

4.1 Mode of Submission

Bids shall be submitted in physical form only. There is no provision for online bid submission for this tender. Bids submitted in any electronic form (e-mail, online upload, file transfer, etc.) shall be summarily rejected. There is no requirement of a Digital Signature Certificate (DSC) for bidders for this tender.

4.2 Place of Submission

Office of the Principal, Janki Devi Memorial College, Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.

4.3 Last Date and Time for Submission

Bids shall be submitted by hand or by registered post so as to reach the office of the Principal, Janki Devi Memorial College, at the above address, on or before 3:00 PM on 18 June 2026 (Thursday). Bids received after this deadline, whether by hand or by post, shall not be accepted regardless of the reason for delay.

4.4 Envelope Structure — Two Cover System

The bid shall comprise one sealed outer envelope containing two separately sealed inner envelopes, as described below.

4.4.1 Outer Envelope

Sealed, marked on the front in clear block letters:

"TENDER FOR RE-PLASTERING & EXTERNAL FINISHING WORKS — HOSTEL BUILDING — JANKI DEVI MEMORIAL COLLEGE. NOT TO BE OPENED BEFORE 18 JUNE 2026 AT 3:30 PM."

Addressed to: The Principal, Janki Devi Memorial College, Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.

The bidder's name, postal address and telephone number shall be written on the back of the outer envelope.

4.4.2 Inner Envelope 1 — Technical Bid

Sealed, marked on the front in clear block letters:

"ENVELOPE 1 — TECHNICAL BID — RE-PLASTERING & EXTERNAL FINISHING WORKS — HOSTEL BUILDING, JANKI DEVI MEMORIAL COLLEGE."

Contents:

- (a) Demand Draft of Rs. 1,000/- towards Tender Fee.
- (b) Demand Draft of Rs. 20,000/- towards Earnest Money Deposit (EMD).
- (c) All documents in the Checklist (Section 3 of this tender document), in the order shown, each page signed and stamped by the bidder.

4.4.3 Inner Envelope 2 — Financial Bid

Sealed, marked on the front in clear block letters:

"ENVELOPE 2 — FINANCIAL BID — RE-PLASTERING & EXTERNAL FINISHING WORKS — HOSTEL BUILDING, JANKI DEVI MEMORIAL COLLEGE."

Contents:

- (a) Priced Bill of Quantities
- (b) Tender Acceptance (Offer) Letter in the format at Section 6 of this tender document, duly signed and stamped.

4.5 Opening of Bids

Envelope 1 (Technical Bid) of all bids received within the deadline shall be opened on 19 June 2026 (Friday) at 3:30 PM at the office of the Principal, Janki Devi Memorial College, in the presence of those bidders or their authorised representatives who choose to attend. Envelope 2 (Financial Bid) of only those bidders who are found technically qualified after evaluation shall be opened on a subsequent date that shall be notified separately by the College to all technically qualified bidders, with not less than three working days' notice.

4.6 General

(a) Conditional, incomplete, illegible, improperly sealed, or non-compliant bids may be rejected. (b) Bids not accompanied by the required Tender Fee Demand Draft or EMD Demand Draft shall be summarily rejected. (c) The College reserves the right to accept or reject any bid, in whole or in part, without assigning any reason, and shall not be bound to accept the lowest bid.

SECTION 5 — NOTICE INVITING TENDER

OFFICE OF THE PRINCIPAL JANKI DEVI MEMORIAL COLLEGE

(University of Delhi)

Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060

NOTICE INVITING TENDER

Reference No.: JDMC / HOSTEL-EXT-PLASTER / 2026 / 01

Date: 27 May 2026

Notice is hereby given that sealed item-rate tenders, under the two-cover system and in physical form only, are invited by the Principal, Janki Devi Memorial College (University of Delhi), from eligible registered contractors for the work of "Re-Plastering & External Finishing Works — Hostel Building", estimated to cost Rs. 9,69,500/- (inclusive of GST).

The tender document may be downloaded free of cost from the Central Public Procurement Portal (e-Publish module) at <https://eprocure.gov.in/epublish/app> and from www.jdm.du.ac.in, between 27 May 2026 and 3:00 PM on 18 June 2026.

Sealed bids, accompanied by a Tender Document Fee of Rs. 1,000/- and an Earnest Money Deposit of Rs. 20,000/- (separate Demand Drafts in favour of "Janki Devi Memorial College", payable at Delhi), shall reach the office of the Principal, Janki Devi Memorial College, Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060, on or before 3:00 PM on 18 June 2026 (Thursday). Technical Bids shall be opened at the said office on 19 June 2026 (Friday) at 3:30 PM.

Eligibility criteria, envelope structure, submission requirements and all other terms are set out in the tender document. The College reserves the right to accept or reject any or all bids, in whole or in part, without assigning any reason, and shall not be bound to accept the lowest bid.

Bidders may submit written queries by e-mail to rsa1206@msn.com (with a copy to the Principal, JDMC) by 5:00 PM on 8 June 2026. If queries are received, a pre-bid meeting shall be held at the JDMC office on 11 June 2026 at 11:00 AM; replies and addenda, if any, shall be published on the CPP Portal and JDMC website by 15 June 2026.

Sd/-

Principal

Janki Devi Memorial College

(University of Delhi)

SECTION 6 — TENDER ACCEPTANCE (OFFER) LETTER

(To be submitted on the bidder's letterhead, duly signed and stamped, and enclosed in Envelope 2 — Financial Bid)

To,
The Principal,
Janki Devi Memorial College (University of Delhi),
Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.

Subject: Acceptance of the terms and conditions of the tender document for "Re-Plastering & External Finishing Works — Hostel Building, Janki Devi Memorial College".

Madam,

1. I / We have downloaded the tender document for the above-mentioned tender from the website www.jdm.ac.in and/or the Central Public Procurement Portal (e-Publish module) at <https://eprocure.gov.in/epublish/app>.
2. I / We have read the entire tender document — including all terms, conditions, drawings, annexures, forms, schedules, and any corrigenda or addenda issued — and unconditionally accept the same, without reservation or qualification.
3. I / We hereby certify that all statements made and information furnished in the enclosed forms, annexures and appendices are true and correct.
4. I / We understand that all taxes including Goods and Services Tax (GST), Labour Cess, and any other statutory levy as applicable shall be payable by us, and the Principal, Janki Devi Memorial College, shall not entertain any claim whatsoever in respect of taxes.
5. I / We understand that the Principal, Janki Devi Memorial College, is not bound to accept the lowest bid or any bid, and reserves the right to accept the whole or any part of any bid. Should any information furnished by us be found false, or should we fail to commence the execution of the works within the stipulated time after acceptance of the bid, the College shall — without prejudice to any other right or remedy — be at liberty to forfeit the Earnest Money Deposit and reject our bid.
6. I / We confirm that this bid is valid for acceptance for a period of 90 (Ninety) days from the date of opening of the Technical Bid.

Yours faithfully,

Signature of Bidder

Name: _____

Designation: _____

Stamp of the Bidder:

Place: _____

Date: _____

SECTION 7 — BIDDER'S DETAILS FORM

(To be filled in by the bidder and placed inside Envelope 1 — Technical Bid)

S. No.	Description	Detail
1	Name of Company / Firm	
2	Address of Company / Firm	
3	PAN Number	
4	GST Identification Number (GSTIN)	
5	Phone / Mobile Number	
6	E-mail Address	
7	Name of Company Owner / Director / Partner / Proprietor	
8	Form of Bidder (Proprietorship / Partnership / LLP / Pvt. Ltd. / Public Ltd.)	
9	Year of Establishment	
10	Statutory Registrations (EPF / ESI / Labour Licence — as applicable)	

Declaration

I / We hereby declare that the information furnished above is true, complete, and correct to the best of my / our knowledge and belief. In the event that any information is found to be false, misleading, or incorrect at any stage, the Principal, Janki Devi Memorial College, may take appropriate action, including rejection of the bid and forfeiture of the Earnest Money Deposit.

Name: _____

Designation: _____

Stamp and Signature:

Place: _____

Date: _____

SECTION 8 — SPECIAL CONDITIONS OF CONTRACT

The Special Conditions of Contract set out below shall form part of this contract and shall be read in conjunction with the General Conditions of Contract set out in Section 9. In the event of any inconsistency between the Special Conditions and the General Conditions, the Special Conditions shall prevail. For ease of reference, this Section is divided into the following two parts:

- (a) Sub-section A — General Special Conditions; and
- (b) Sub-section B — Trade-Specific Special Conditions for External Plaster, Waterproofing and Re-Painting Works .

SUB-SECTION A — GENERAL SPECIAL CONDITIONS

A.1 Site inspection. The Contractor is deemed to have inspected and examined the site and the surroundings, and to have satisfied himself before submitting his bid as to the nature of the ground and sub-soil (so far as practicable), the form and the nature of the site, the means of access to the site, the accommodation he may require, the working hours and access protocol set by the College, and in general to have obtained all necessary information as to the risks, contingencies and other circumstances which may influence or affect his bid. The Contractor shall be deemed to have full knowledge of the site whether he inspected it or not, and no extra charge consequent to any misunderstanding or otherwise shall be allowed.

A.2 Acceptance. Submission of the bid by the Contractor implies that he has read all contract documents and has made himself aware of the scope and specifications of the work to be done, the working conditions in an occupied hostel premises, and other factors bearing on the execution of the works.

A.3 Site of work. The site of the work is the Hostel Building of Janki Devi Memorial College (University of Delhi), at Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.

A.4 Contract Period. The work shall be completed within 90 (Ninety) calendar days from the date of the Work Order. Time is the essence of the contract. The Contractor shall not be entitled to claim any escalation in labour or material rates on account of the contract period.

A.5 Earnest Money Deposit (EMD). On acceptance of the bid, the EMD of the successful bidder shall be treated as part of the security deposit and shall be refunded after submission of the Performance Security. EMD of unsuccessful bidders shall be refunded after the award of the contract, without any interest.

A.6 Performance Security. The Contractor shall, before the issue of the Letter to Start Work, furnish a Performance Security in the form of an unconditional Bank Guarantee or Fixed Deposit Receipt from a Scheduled Commercial Bank, in favour of "Janki Devi Memorial College", for a sum equal to 5% (Five Percent) of the accepted tender amount. The Performance Security shall be valid for a period of not less than 27 (Twenty-Seven) months from the date of issue, covering the Contract Period (90 days, approximately 3 months) and the Defects Liability Period (24 months), with an additional claim window of 6 (Six) months after expiry — so that the total cover available to the Owner is 33 (Thirty-Three) months from the date of award, subject to the actual completion date.

A.7 Retention. The Contractor shall permit the College, at the time of making any payment to him for works done under the contract, to deduct from each Running Account Bill a sum equal to 5% (Five Percent) of the bill amount, as retention. 50% (Fifty Percent) of the retention shall be released on the

issue of the Virtual Completion Certificate; the balance 50% (Fifty Percent) shall be released after the satisfactory completion of the Defects Liability Period of 24 (Twenty-Four) months, without any interest.

A.8 Statutory deductions. TDS on Income Tax, GST, Labour Cess and any other statutory deduction as applicable shall be deducted from the bills, and TDS certificates shall be issued by the College.

A.9 Minimum RA Bill value. The Contractor shall not raise any interim Running Account Bill for a value lower than Rs. 2,00,000/- (Rupees Two Lakh only). The Final Bill is exempted from this minimum.

A.10 Phasing plan. The Contractor shall prepare and submit a phasing plan with bar chart, with targeted dates of completion for all activities, and get it approved by the Architect within 7 (Seven) days of the issue of the Letter of Award. The phasing plan shall respect the College calendar (examination periods, hostel occupancy patterns) and shall fit within the 90-day contract period.

A.11 Defects Liability Period. The Defects Liability Period (DLP) shall be 24 (Twenty-Four) months from the date of Virtual Completion, applied uniformly to all items of work. During the DLP, the Contractor shall make good all defects, shrinkages, cracks, settlements, disfigurements, leakages, dampness or other faults that may appear in the work, at his own cost.

A.12 Specifications. The work shall be carried out in accordance with the specifications in the tender schedule, the BOQ Notes (Annexure B), the latest CPWD Specifications 2019 with up-to-date Correction Slips, the relevant Indian Standards, and the manufacturer's written instructions for proprietary materials. In case of doubt the decision of the Architect shall be final and binding on the Contractor.

A.13 Damage to property and injury to persons. The Contractor shall be responsible for any damage to the property of the College, the structure, equipment, or for any injury to the personnel or building users, during the progress of the work, and shall be liable to pay compensation as decided by the College or its authorised representative.

A.14 Salvage. The serviceable materials out of the dismantled materials, if any, shall be the property of the College, and all such materials shall be properly stacked by the Contractor as directed by the Engineer-in-Charge. The decision of the College or its authorised representative on the serviceability of the dismantled materials shall be final and binding on the Contractor.

A.15 Workmen's Compensation. All labour employed by the Contractor shall be covered by the Workmen's Compensation Act and the Employees' State Insurance Act, as applicable. Any death, injury or mishap to the workmen of the Contractor shall be entirely the Contractor's responsibility, and the College shall not be liable to pay any damages on this account.

A.16 Safety. The Contractor shall take adequate safety precautions to avoid any accident at site. The Contractor shall erect proper barricades, sign boards, lights, fall protection nets and debris chutes; shall provide safety belts, safety shoes, head gear (helmet, ISI standard), full-body harness with double lanyard above 1.8 m, and high-visibility jackets to all workmen; and shall be fully responsible for any criminal and civil liabilities arising out of unsafe acts. All safety arrangements shall be made by the Contractor at his own cost. The Contractor shall comply with the CPWD Safety Code in force.

A.17 Escalation. No labour or material rate escalation claims shall be entertained from the Contractor, as the work has to be completed within the 90-day contract period.

A.18 All-floors rates. Rates quoted shall apply equally to all storey heights.

A.19 Completeness. Rates quoted by the Contractor shall be deemed to include all labour, materials, equipment, services, and incidental requirements necessary for complete execution of the work in accordance with the Bill of Quantities, BOQ Notes, specifications, and drawings. No extra claim shall be entertained for any item reasonably required for proper completion of the work, whether or not specifically described in the BOQ.

A.20 Computerised bills. The Contractor shall submit only computerised bills supported with computerised measurement sheets in A4 size hard copy prints and a soft copy in Microsoft Excel format. Manual or handwritten bills or measurement sheets shall not be accepted.

A.21 Labour camp. The labour camp shall be arranged by the Contractor outside the site of work at his own cost. No accommodation for labour shall be permitted inside the College or hostel premises.

A.22 College's rights. The College reserves the right to decrease the items of work, change the specifications of works, or remove the entire section of work as may be deemed necessary to finish the works within the available budget, subject to the variation clause of the General Conditions.

A.23 Cup-lock scaffolding. The scaffolding system shall be the cup-lock type double scaffolding. The scaffolding shall be designed and certified by a qualified engineer before erection. Daily visual inspection and weekly documented inspection shall be carried out by a competent person, and a scaffolding inspection register shall be maintained on site. A tagging system shall be provided at every access point. Full-body harness with double lanyard shall be used above 1.8 m. Toe-boards, mid-rails and edge protection shall be provided on all working platforms. No work shall be carried out in rain or in wind exceeding 40 km/h.

A.24 Working hours and access protocol. The College and University events, functions and examinations shall be respected. Working hours shall be fixed in writing with the College authorities before mobilisation. Daylight working hours only (7:00 AM to 6:00 PM) unless otherwise permitted in writing. No late evening or night work. No work on Sundays unless permitted in writing by the College. A pre-start briefing shall be given to the hostel warden and a single point of contact shall be notified to the College.

A.25 Utilities. The College shall provide water and electricity free of cost at one point each within the Hostel Building premises. Distribution from the supply point to the work face is the Contractor's responsibility, including hoses, sub-mains, sub-meters where required, distribution boards and earth-leakage protection.

A.26 Protection of building users. All safety measures including barricading, signage, fall protection nets, debris chutes, and protection of building users (students, staff, visitors) shall be strictly maintained by the Contractor at his cost.

A.27 Protection of vulnerable elements. The Contractor shall protect all doors, windows, glazing, balcony railings and other vulnerable elements during plaster repair and painting works. Any damage shall be made good by the Contractor at his cost.

A.28 Drawings — post-award issue. Architectural elevation drawings showing the groove pattern, the extent of plaster removal, and the locations of structural repair items shall be issued to the successful bidder only, by the Architect, within 7 (Seven) days of the issue of the Letter of Award. For the purposes of bidding, the description of work in the BOQ items, the BOQ Notes, and the indicative scope description in the tender document shall be the basis. Bidders are deemed to have inspected the site and made themselves aware of the scope before submitting their bid.

A.29 Shop drawings — Contractor responsibility. Within 14 (Fourteen) days of the issue of the Letter of Award, the Contractor shall, at his own cost, take detailed site measurements of every shaft and balcony face, mark up the as-existing elevation, identify each defect on the elevation, and submit two prints plus a soft copy (PDF and DWG) of marked-up shop drawings showing: (a) the full extent of plaster to be removed; (b) the location and type of every structural repair; (c) the groove pattern; (d) the waterproofing chicken mesh locations; (e) the phasing plan. No work shall commence on any face until the corresponding shop drawing has been approved by the Architect in writing.

A.30 Tentative quantities and joint site measurement. The quantities shown in the Bill of Quantities are tentative. Joint site measurement of all BOQ quantities — and in particular the cement paint area (2,900 sqm), the chicken mesh area (200 sqm), the cement bag count (75 bags) and the groove length (150 m) — shall be carried out at the stage of bill verification, not before tender issue. Payment shall be on actual measurement only, subject to the variation clause (clause 9.19 of Section 9). Bidders shall price the risk of variation in their item rates.

A.31 Insurances — mandatory before mobilisation. The Contractor shall, before mobilisation, take out and submit copies of the following insurance policies to the Architect: (a) a Workmen's Compensation Policy covering all workmen engaged on the work; (b) a Contractor's All-Risk (CAR) Policy for the full contract value plus 10% (Ten Percent); and (c) a Third-Party Liability Insurance for a minimum of Rs. 50,00,000/- (Rupees Fifty Lakh only) per incident, covering building users and the public.

A.32 Method Statement, ITP and HSE Plan. Within 7 (Seven) days of the issue of the Work Order, the Contractor shall submit, for the Architect's written approval: (a) a Method Statement covering each activity in the execution sequence; (b) an Inspection and Test Plan (ITP) showing all Hold (H) and Witness (W) points per the Execution Sequence sheet of the BOQ Rev. 2; and (c) a Health, Safety and Environment (HSE) Plan including the scaffolding inspection regime. No work shall commence at site until the corresponding Method Statement, ITP and HSE Plan are approved in writing by the Architect.

A.33 Statutory compliance. The Contractor shall be responsible for all statutory compliance, including the Employees' Provident Fund (EPF), the Employees' State Insurance (ESI), the BOCW Cess (Building and Other Construction Workers' Welfare Cess), and the Goods and Services Tax (GST). The Contractor shall be GST-registered and shall submit the GSTIN with the bid. The Contractor shall indemnify the College against any liability arising from non-compliance with statutory provisions.

A.34 Dispute resolution. In case of any dispute or difference of opinion between the Contractor and the College on any matter arising out of or in connection with the works, the matter shall, in the first instance, be referred to the Architect, whose written decision shall be issued within 15 (Fifteen) days. If either party is dissatisfied with the Architect's decision, the dispute shall be referred to arbitration under the Arbitration and Conciliation Act 1996 (as amended). The seat of arbitration shall be New Delhi.

A.35 Final Bill timing. The Contractor shall submit the Final Bill within 30 (Thirty) days of the issue of the Virtual Completion Certificate, supported by all measurement sheets, test certificates, photographic records, and as-built drawings.

SUB-SECTION B — TRADE-SPECIFIC SPECIAL CONDITIONS

(External Plaster, Waterproofing and Re-Painting Works)

The following provisions, derived from the Notes Sheet of the Bill of Quantities Rev. 2 (Annexure B), Sections A to J, shall form an integral part of the contract. In the event of any conflict between these provisions and the General Conditions of Contract or the standard CPWD Specifications, these provisions shall prevail. Unless the context otherwise requires, words and expressions used below shall have the same meaning as assigned in the BOQ Notes and the General Conditions of Contract.

B.1 Basis of Rates

B.1.1 All scheduled item rates have been adopted from the CPWD Delhi Schedule of Rates (DSR) 2023, Civil, effective 16.10.2023, read with Correction Slips 1 to 8 (or latest issued before the date of tender publication).

B.1.2 DSR 2023 rates already include 18% GST on works contract, 15% Contractor's Profit and Overheads, 1% Water Charges, and 1% Cess and Sundries. No further loading is required.

B.1.3 The BOQ is to be read along with CPWD Specifications 2019, Volumes I and II, with up-to-date Correction Slips.

B.2 Scope of Work

B.2.1 Removal of existing damaged external plaster from shaft and balcony walls (full elevation).

B.2.2 Provisional structural repairs to RCC members exposed after plaster removal (triggered only by site inspection — refer to the Provisional Structural Repairs section of the BOQ, Items AS-1 to AS-8).

B.2.3 Fixing of GI hexagonal chicken wire mesh at RCC-brick junctions, opening corners and parapet-to-slab joints.

B.2.4 Application of damp-proof primer / sealer on prepared surfaces before plastering.

B.2.5 New 18 mm two-coat cement plaster (12 mm under-layer 1:5 plus 6 mm top-layer 1:3 finished rough sponge) on the full shaft and balcony elevation, with waterproofing additive in the mortar mix.

B.2.6 Forming of architectural grooves in the new plaster per approved elevation drawing.

B.2.7 Application of two or more coats of waterproofing cement paint on the entire external wall surface of the Hostel Building (subject to 28-day cure on newly plastered areas), with provision for acrylic emulsion as an alternate item .

B.2.8 Provision of cup-lock type double scaffolding system for working at height.

B.2.9 Disposal of all dismantled plaster and debris to approved municipal dumping ground beyond 50 m initial lead.

B.3 Approved Makes

B.3.1 Single-Source Compatibility Certificate. The Contractor shall submit a SINGLE-SOURCE COMPATIBILITY CERTIFICATE from the chosen manufacturer for the whole system (damp primer + polymer mortar / cement plaster additive + cement paint). One manufacturer's product family is preferred for warranty. If the Contractor wishes to mix brands, each transition shall be supported by written compatibility statements from both manufacturers.

B.3.2 The detailed brand-by-brand Approved Makes for trade-specific materials are listed in Section 13 of this tender document. The Approved Makes for general civil materials are listed in Section 12.

B.3.3 Damp-Proof Primer / Sealer (BOQ Item 13 / NS-1). Minimum solids content per manufacturer datasheet; coverage not less than 8 sqm per litre per coat; UV resistant. Approved makes per Section 13.

B.3.4 Waterproofing Compound for Plaster Mortar (BOQ Item 15 / DSR 13.21). Approved makes per Section 13. Payable per actual 50 kg cement bag used in the plaster mix, certified by the Engineer-in-Charge.

B.3.5 Waterproofing Cement Paint (BOQ Item 18 / DSR 13.44.1). Approved makes per Section 13.

B.3.6 GI Chicken Wire Mesh (BOQ Item 12 / NS-2). 24-gauge (0.56 mm diameter approximately), 25 mm hex aperture, zinc coating not less than 80 gm/sqm, conforming to the relevant clauses of IS 280. Approved makes per Section 13.

B.3.7 Polymer-Modified Repair Mortar for RCC (BOQ Item AS-5). Approved makes per Section 13.

B.3.8 Anti-Corrosive Zinc-Rich Coating for Reinforcement (BOQ Item AS-3). Two coats. Approved makes per Section 13.

B.3.9 SBR / Acrylic Bonding Agent (BOQ Item AS-4). Approved makes per Section 13.

B.3.10 PU / Acrylic Sealant for Cracks (BOQ Item AS-6). Approved makes per Section 13.

B.3.11 Approval and records. All material brands shall be approved in writing by the Engineer-in-Charge before procurement. The original manufacturer test certificate and product datasheet for the specific batch shall be submitted. Site samples shall be retained for the duration of the Defects Liability Period.

B.4 Methodology and Structural Hold Points

B.4.1 Execution sequence. The work shall follow the 13-step execution sequence set out in the Sequence Sheet of the BOQ.

B.4.2 Structural Hold Point at Step 5 (after plaster removal). A joint walkdown of all exposed substrate shall be carried out. Each defect shall be classified as (i) plaster-only, (ii) minor concrete repair (Items AS-1 to AS-6), or (iii) significant distress (to be referred to the Structural Engineer). No re-plastering shall be carried out on areas with unaddressed concrete distress.

B.4.3 Patches greater than 2.5 sqm. Any continuous patch greater than 2.5 sqm shall require inspection by the Architect's representative and (where the substrate is RCC) by the Structural Advisor, before re-plastering. The underlying cause shall be recorded in a defect log before authorising the patch.

B.4.4 Root-cause check. Before plaster repair begins on any shaft, a plumbing / drainage leakage check (pressure test or visual under flow) shall be carried out in that shaft. Any leak repair shall be done separately (plumbing trade) before plastering. Every RCC chajja and ledge shall be inspected for drip mould and reinstated where missing (Item AS-7).

B.4.5 Curing. Polymer mortar and cement plaster require protection from direct sun and rain in Delhi summer conditions. Wherever ambient temperature exceeds 35 degrees Celsius or the work face is under direct sun, freshly applied plaster shall be covered with wet hessian or polythene for 24 to 48 hours. Curing shall continue for a minimum of 7 days. Sun-exposed faces shall be scheduled for early morning or late afternoon shifts.

B.4.6 Paint-over-plaster gap. On areas newly plastered under Item 14, the first coat of cement paint shall be applied not earlier than 28 days after plaster completion, and only when the moisture content of the plaster substrate is below 5% (Five Percent), as confirmed by a digital moisture meter. This may require a phased sequence — paint old areas first, then repaired areas after the 28-day cure.

B.5 Acceptance Testing and Quality Assurance

B.5.1 Hollowness check. A sounding hammer check shall be carried out on 100% (one hundred percent) of the repaired plaster area at 7 days after plaster completion. Any hollow patch shall be re-done at the Contractor's cost — no separate payment shall be made.

B.5.2 Pull-off bond strength test. Pull-off bond strength tests shall be carried out per IS 13620 (or the product manufacturer's equivalent test method), on a sample basis — minimum one test per shaft per face (12 tests for 6 shafts x 2 faces). Acceptance value: 0.8 N/sqmm minimum, or as per the chosen manufacturer's datasheet, whichever is higher. Failure of a test shall require the corresponding zone to be re-done at the Contractor's cost. A NABL-accredited laboratory certificate shall be submitted.

B.5.3 Photographic documentation. Before, during and after photographs of each shaft and each RCC-brick interface shall be taken, time-stamped, and submitted with each Running Account Bill. The as-executed area shall be marked on a colour-coded elevation drawing.

B.5.4 Structural condition record file. Each location where RCC is exposed shall be photographed before repair, with location reference (shaft number, level, member type). A structural-condition record file shall be submitted to the College at completion, separate from the architectural close-out.

B.6 Measurement and Payment

B.6.1 Measurement Book. All measurements shall be recorded in a Measurement Book (MB) signed jointly by the Contractor and the Engineer-in-Charge.

B.6.2 Provisional items. Items AS-1 to AS-8 in the Provisional Structural Repairs section of the BOQ are PROVISIONAL — payable on actual measurement only, triggered solely after the Structural Hold Point at Step 5 of the execution sequence. Items not triggered at site shall not be payable.

B.6.3 Variations. Variations in quantity shall be regulated per the General Conditions of Contract.

B.6.4 Mockup item. The cost of the mockup panel (BOQ Item 1) is included in the main item rates; no separate payment shall be made.

B.6.5 Waterproofing additive. BOQ Item 15 (waterproofing additive) shall be paid per actual 50 kg cement bag used in the plaster mix, certified by the Engineer-in-Charge, subject to the BOQ quantity of 75 bags.

B.6.6 Joint site measurement. Joint site measurement of all BOQ quantities — especially the cement paint area (2,900 sqm), the chicken mesh area (200 sqm), and the cement bag count (75) — shall be carried out at the stage of bill verification. The quantities in the BOQ are accordingly to be treated as estimated; payment shall be on actual measurement.

B.7 Permissions

The Contractor shall obtain all necessary permissions and clearances from the College authorities for site access, scaffolding erection, and material storage.

B.8 General

B.8.1 The BOQ rates shall be inclusive of all taxes, duties, royalties, octroi (where applicable), transportation charges, loading and unloading, and other charges as applicable.

B.8.2 The Contractor shall be responsible for the safety of the workmen, the building users and the structure during the entire period of execution.

B.8.3 Any item of work not covered in the BOQ but found necessary during execution shall be treated as an Extra or Substituted Item, and the rates shall be derived per CPWD norms.

B.8.4 In case of conflict between the BOQ and the CPWD Specifications or DSR, the CPWD documents shall prevail.

B.8.5 The Architect or the Engineer-in-Charge reserves the right to delete any provisional item (Items AS-1 to AS-8 of the BOQ) from the contract scope if site conditions do not warrant it, and no claim for such deletion shall be admissible.

SECTION 9 — GENERAL CONDITIONS OF CONTRACT

9.1 Contract Documents. The contract documents shall comprise the Agreement, the Special Conditions of Contract (Section 8), these General Conditions of Contract, the Specifications, the Bill of Quantities (Annexure B), the Approved Makes lists (Sections 12 and 13), the form of Performance Security Bank Guarantee (Section 10), the Contract Drawings (Section 14), and all modifications, addenda, and corrigenda issued from time to time by the Architect.

9.2 Definitions

Site: shall mean the site of the contract work — the Hostel Building of Janki Devi Memorial College, Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060.

Bidder / Contractor: shall mean the person or business that agrees to perform the contract work under the terms of the contract.

Sub-Contractor: includes any party who has a direct contract with the Contractor for any part of the work.

Notice: written notice shall be deemed to have been served if delivered in person to a member of the Contractor's firm, or sent by registered post to the Contractor's address as stated in the Bidder's Details Form.

Owner: Principal, Janki Devi Memorial College (University of Delhi).

Architect: RSA Architects LLP, 1206 Surya Kiran Building, 19 K.G. Marg, New Delhi 110001.

Engineer-in-Charge: a competent engineer nominated by the Owner, acting in congruence with the Architect.

Work: includes both the labour and material of the Contractor and Sub-Contractor.

Time limits: time limits stated in the contract are of the essence of the contract.

Law: the law of the place of work (India) shall govern the construction and interpretation of this contract.

Letter of Award (LoA): the written communication issued by the Owner to the successful bidder confirming acceptance of the bid and the Owner's intent to enter into a contract. The LoA is the first communication issued post-bid evaluation and triggers the Contractor's obligations to furnish documents, drawings and plans (refer A.10, A.28, A.29) and the Performance Security (refer A.6 and Section 10).

Letter to Start Work (LSW): the written communication issued by the Owner to the Contractor authorising commencement of work at site. The LSW shall be issued only after the Contractor has furnished the Performance Security in accordance with A.6 and Section 10, and has signed the Contract Agreement.

Work Order (WO): the written instruction issued by the Owner / Engineer-in-Charge along with the Letter to Start Work, formally directing the Contractor to commence the work. The date of the Work Order is the same as the date of the Letter to Start Work, and the 90-day Contract Period (refer A.4) runs from this date.

Sequence: Letter of Award → Performance Security furnished → Contract Agreement signed → Letter to Start Work and Work Order (issued together).

Virtual Completion: the date when the work is sufficiently complete in accordance with the contract documents, including modifications, if any, and is fit for the Owner's use.

9.3 Type of Contract

This is an Item Rate Contract. The Contractor shall be paid for the actual quantity and quality of work done, as measured at site on the rates quoted by him, on the basis of a payment certificate issued by the Architect or the Engineer-in-Charge.

9.4 Schedule of Quantities

The quantities in the Bill of Quantities are tentative and are meant to indicate the intent of the work and to provide a uniform basis for the contract. The Owner reserves the right to increase or decrease any of the quantities or to totally omit any of them, subject to the variation clause. The Contractor shall be bound to carry out such variations without claiming any extras, subject to the limits set out in clause 9.19 (Variations and Extras) below.

9.5 Contract Drawings

(a) In general, drawings indicate dimension, position and type of construction. (b) Specifications indicate the qualities and methods, and the Bill of Quantities indicates the quantum and the rates. Any work indicated in the drawings and not mentioned in the specifications, or vice versa, shall be furnished as fully set forth in both. (c) The Contractor shall not deviate from the drawings; the Architect's interpretation of the drawings shall be final and without appeal. (d) Any errors or inconsistencies discovered in the drawings shall be instantly brought to the notice of the Architect for interpretation and correction. (e) All drawings are the property of the Architect and shall not be used on any other project.

9.6 Architect's Instructions

If, within 7 (Seven) days of receipt of written instructions from the Architect requiring compliance with an instruction, the Contractor does not comply, the Owner may get the work executed through another agency at the risk and cost of the Contractor.

9.7 Scope of Work of Contractor

The scope of work to be carried out by the Contractor shall include the following, in addition to the items expressly described in the Bill of Quantities:

- (a) Setting out of the works in respect of position, level, dimensions and alignment, including establishment of bench marks and survey reference points.
- (b) Clearance of the site, including removal of debris and waste materials.
- (c) Disposal of debris and excavated materials as per the instructions of the Engineer-in-Charge.
- (d) All scaffolding, shoring, centering and shuttering works.
- (e) Running and maintenance of all plant, equipment, tools and tackle.
- (f) Any other work required in connection with the execution of the contract work, even if not specifically spelt out in the Bill of Quantities, the cost of which shall be deemed to be included in the rates for the various items of work.

9.8 Samples and Shop Drawings

The Contractor shall submit, with promptness and within the time specified by the Architect, samples of materials and shop drawings required by the Architect. No work covered by the shop drawings shall commence until the shop drawings are approved in writing by the Architect.

9.9 Progress Chart

In order to achieve the contract completion time, the Contractor shall submit, within 7 (Seven) days of the issue of the Letter of Award, a detailed Bar Chart or PERT Network. The list of activities, their commencement, duration and completion shall be subject to the approval of the Architect.

9.10 Access to the Works

The Architect and his representative shall have access, at all reasonable times, to the work and workshops of the Contractor.

9.11 Architect's Status and Decisions

The Architect shall be the Owner's representative during the construction period. The Architect shall periodically visit the site to familiarise himself generally with the progress and quality of the work and to determine, in general, if the work is proceeding in accordance with the contract documents. The Architect shall not be required to make exhaustive or continuous on-site inspections, and shall not be responsible for the Contractor's failure to carry out the work in accordance with the contract documents.

The Architect may, in his absolute discretion and from time to time, issue further drawings, details, written instructions, written decisions and written explanations in regard to: (a) variation or modification of the design; (b) quality or quantity of work, including additions, alterations, omissions and substitutions of any work; (c) any discrepancy or divergence between drawings and specifications; (d) removal and re-erection of any works executed by the Contractor; (e) dismissal of any person employed on the site who, in the opinion of the Architect, is not fit for the job; (f) opening up for inspection any work covered up; (g) amending and making good any defects under the Defects Liability Period; (h) removal from site of any material brought by the Contractor which, in the opinion of the Architect, is not up to the desired standard; (i) delay and extension of time; (j) postponement of any work.

9.12 Contractor's Field Organisation and Equipment

- (a) The Contractor shall employ qualified and competent licensed staff on the site, including a Site Engineer with relevant experience.
- (b) The Contractor shall provide and install all necessary hoists, ladders, scaffoldings, tools, tackles, plant and machinery necessary for the execution of the works.
- (c) The Contractor shall provide and maintain a simple watertight office accommodation at site for his own staff. The College shall not provide office accommodation to the Contractor.
- (d) The Contractor shall make his own security arrangements at site and keep a 24-hour watchman on the materials and equipment stored at site.

(e) The Contractor shall provide a sanitary convenience for site staff and labour to keep the site clean. The use of College or hostel sanitary facilities by the Contractor's workmen shall not be permitted.

(f) The Contractor shall maintain, at his own cost, a telephone line at site for communication with the Architect and the College.

(g) Guardrails, debris nets and other safety arrangements shall be provided by the Contractor for the safety of labour and the general public at the site of works.

9.13 Taxes

All taxes including Goods and Services Tax (GST), Labour Cess and any other statutory levy as applicable in respect of this contract shall be payable by the Contractor. The Principal, Janki Devi Memorial College, shall not entertain any claim whatsoever in respect of taxes other than those expressly provided for in the contract.

9.14 Statutory Obligations

The Contractor shall comply with all applicable laws — labour, tax, safety and environmental — including, by way of illustration and not limitation, the Employees' Provident Fund Act 1952, the Employees' State Insurance Act 1948, the Contract Labour (Regulation and Abolition) Act 1970, the Building and Other Construction Workers Act 1996 and BOCW Cess Act 1996, the Minimum Wages Act 1948, the Workmen's Compensation Act 1923 and the Goods and Services Tax Act 2017, and shall indemnify the Owner against any liability arising from non-compliance.

9.15 Sub-Contractor

Before awarding any sub-contract, the Contractor shall notify the Architect and the Engineer-in-Charge in writing of the names of the proposed Sub-Contractors. The Contractor shall not employ any Sub-Contractor to whom the Architect or the Engineer-in-Charge may have a reasonable objection.

9.16 Measurement of Work

Unless otherwise specified, the measurement of work shall be of the work actually executed. The measurements for the purpose of preparing bills shall be taken jointly by the Contractor's representative and the Engineer-in-Charge. In the event of any dispute regarding the measurement of the work executed, the decision of the Owner, in consultation with the Architect, shall be final and binding on the Contractor. In the case of site measurements, should the Contractor not attend, or neglect or fail to send his representative for taking joint measurements, the measurements taken by the Engineer-in-Charge shall be deemed to be the correct measurement of the work and shall be binding on the Contractor.

9.17 Rejection

If the contract work or any portion thereof is, at any time, found to be defective or fails to fulfil the requirements of the contract, the Engineer-in-Charge shall give the Contractor notice in writing setting forth the particulars of such defects or failure, and the Contractor shall forthwith make good the defects or replace or alter the same to make it comply with the requirements of the contract. Any materials, equipment, etc. brought to the site and found not to be in accordance with the contract shall be rejected

by the Engineer-in-Charge, and the Contractor shall remove such materials from the site within the period specified by the Engineer-in-Charge. The Contractor shall not be entitled to any extension of time or extra cost on account of such rejection.

9.18 Certificates of Payment and Running Account Bills

The Architect and the Engineer-in-Charge shall issue an interim certificate of payment stating the amount due to the Contractor from the Owner, and the Contractor shall be entitled to payment thereof within a period of 2 (Two) weeks after the issue of the certificate. From the total amount certified, deductions shall be made towards payments already made, security deposit, retention, TDS and other taxes as applicable.

All running payments shall be regarded as payments by way of advance against final payment only, and not as payments for the work completed up to the date of final payment. The running payment made shall not preclude the liability of the Contractor to finally complete the work strictly in accordance with the specifications and drawings, including by re-constructing faulty work if required.

9.19 Variations and Extras

Variations in quantity shall not trigger any rate modification. BOQ Rates are fixed.

In the case of extra items (items that are completely new and are in addition to the items contained in the contract), the Contractor shall submit rates, supported by rate analysis, for the work. The Engineer-in-Charge shall, within one month of receipt of the rates, after giving due consideration to the rate analysis submitted by the Contractor, determine the rates on the basis of market rates and the CPWD norms, and the Contractor shall be paid in accordance with the rates so determined.

9.20 Deduction for Uncorrected Work

If the Architect or the Engineer-in-Charge deems it inexpedient to correct work damaged or not done in accordance with the contract, an equitable deduction from the contract price shall be made thereof.

9.21 Fluctuations

The Contractor shall not claim any extras for fluctuation of price, and the contract price shall not be subject to any rise or fall in prices, on account of the contract being a 90-day fixed-period contract.

9.22 Possession before Virtual Completion

If the Owner, with the consent of the Contractor, takes possession of part of the works for handing over to a finishing contractor or for any other reason, such part of the works shall not be deemed to be virtually completed. Virtual completion of such part shall occur only on completion of every part of the contract work.

9.23 Extension of Time

Upon it becoming reasonably apparent that the progress of the work is delayed, the Contractor shall forthwith give written notice of the cause of delay to the Architect and the Engineer-in-Charge, within 7 (Seven) days of the cause arising, to enable the Architect and the Owner to take a proper decision in the matter. No extension of time shall be allowed on grounds notified after the said 7-day period.

9.24 Inspection and Test

(a) The Contractor shall ensure inspection and test of all materials and work at his cost through his Engineer-in-Charge and other technical staff, either at site or through an approved laboratory. (b) The Contractor shall ensure proper supervision and inspection during the progress of work at site. (c) All materials and work, whether at the site or in the Contractor's or Sub-Contractor's premises, shall be subject to inspection and test by the Engineer-in-Charge. The Contractor or his Sub-Contractor shall provide all facilities free of cost to the Engineer-in-Charge, including all labour, materials, tools, tackle, instruments and appliances, to enable the Engineer-in-Charge to carry out inspection and test. (d) All test certificates shall be subject to certification by the Engineer-in-Charge. (e) The Contractor shall submit to the Engineer-in-Charge three copies of all inspection and test certificates. (f) The Contractor shall not be entitled to any claim for extra time or cost due to any delay in carrying out inspection and testing or re-inspection and re-testing if so decided by the Engineer-in-Charge. (g) The Contractor shall take adequate steps to rectify the defects or to replace such materials and work as have failed during inspection or testing.

9.25 Responsibility for Completion

Any work, supply, or service not expressly described in the specifications, Bill of Quantities, or drawings, but reasonably necessary for complete execution of the contract work, shall be deemed included in the Contractor's scope and rates, and shall be carried out without extra cost and within the stipulated time.

9.26 Liquidated Damages for Delay

If the Contractor fails to complete the work or any item of work in all respects, and to hand over the same to the Owner within the time stipulated, the Contractor shall — without prejudice to any other right or remedy of the Owner on account of such breach — be liable to pay to the Owner Liquidated Damages at the rate of Rs. 5,000/- (Rupees Five Thousand only) per day of delay. The total amount of Liquidated Damages shall be limited to 10% (Ten Percent) of the total Contract Value. The above provisions shall not apply in cases of delay for which the Contractor is entitled to an extension of completion time per clause 9.23.

9.27 Virtual Completion Certificate and Defects Liability Period

When, in the opinion of the Architect or the Engineer-in-Charge, the works are virtually complete, the Architect shall issue a Virtual Completion Certificate, and the date stated therein shall be the date of Virtual Completion. The Defects Liability Period shall be 24 (Twenty-Four) months from the date of Virtual Completion, applied uniformly to all items of work. During the Defects Liability Period, the Contractor shall, at his own cost, make good all defects — cracks, settlements, disfigurements, shrinkage, leakage, dampness, or any other faults — appearing in the works, and shall search for the underlying causes if so directed by the Engineer-in-Charge. Retention of 5% (Five Percent) of the contract value shall be released as follows: 50% on the issue of the Virtual Completion Certificate, and the balance 50% on satisfactory completion of the Defects Liability Period and the issue of the Final Acceptance Certificate. Should defects remain unrectified at the end of the Defects Liability Period, the Engineer-in-Charge may extend the period until rectification is complete, or get the defects rectified at the risk and cost of the Contractor.

9.28 Payment Withheld

The Architect may withhold, or on account of subsequently discovered evidence nullify, the whole or part of any certificate, to such an extent as may be necessary in his reasonable opinion to protect the Owner from loss, on account of defective work, non-payment to Sub-Contractors, or other claims connected to this work.

9.29 Indemnity for Injury to Persons

The Contractor shall indemnify the Owner against any liability, loss, claim or proceeding whatsoever arising under any statutory or common law in respect of personal injury to or the death of any person, howsoever caused, arising out of, in the course of, or caused by the carrying out of the work.

9.30 Insurance

Without prejudice to his liability to indemnify the Owner, the Contractor and his Sub-Contractors shall maintain such insurances as are necessary to cover the liability of the Contractor and the Sub-Contractors. The Contractor shall, before mobilisation, submit to the Architect copies of the following insurance policies, all of which are mandatory: (a) Workmen's Compensation Policy covering all workmen; (b) Contractor's All-Risk (CAR) Policy for the full contract value plus 10%; (c) Third-Party Liability Insurance for a minimum of Rs. 50,00,000/- per incident, covering building users and the public.

9.31 Coordination of Work

The Contractor shall extend complete coordination to other agencies (electrical, plumbing, interiors, or any others) working on the same site, and shall plan his work so as not to obstruct the work of other agencies.

9.32 Labour

The Contractor shall not employ child labour under 14 years of age. If female workers are employed, the Contractor shall make provision for safeguarding the small children of such workers to keep them clear of the site. All labour shall wear safety helmets and safety shoes (ISI marked) to protect them from injury.

9.33 Safety

In respect of all labour, whether directly or indirectly employed for the performance of the Contractor's part of this contract, the Contractor shall — at his own expense — arrange for safety provisions as per the CPWD Safety Code in force from time to time, and shall provide all facilities in connection therewith. In case the Contractor fails to make such arrangements and provide such facilities, he shall be liable to pay a penalty of Rs. 5,000/- (Rupees Five Thousand only) for each default. In addition, the Engineer-in-Charge shall be at liberty to make such arrangements and provide such facilities, and to recover the costs incurred from the Contractor.

9.34 Warranty

The Contractor shall warrant that the work and the materials supplied shall be new (where new materials are required) and free from all defects and faults in material, workmanship and manufacture, and shall be of the highest grade consistent with the established and generally accepted standards for

materials of the type ordered, and shall perform in full conformity with the specifications and drawings. The Contractor shall be responsible for any defects that may develop under proper use and arise from faulty materials, design or workmanship, and shall remedy such defects at his own cost when called upon to do so by the College — which shall state in writing in what respect the work is faulty.

9.35 Arbitration

In case of any dispute or difference of opinion on any matter pertaining to the works, the matter shall, in the first instance, be referred to the Architect, whose written decision shall be issued within 15 (Fifteen) days. If either party is not satisfied with the decision of the Architect, a notice to this effect shall be sent to the Owner in writing within 28 (Twenty-Eight) days, and the matter shall thereafter be referred to a sole arbitrator (or, where the parties so agree, to a panel of three arbitrators) appointed under the Arbitration and Conciliation Act 1996 (as amended). The seat of arbitration shall be New Delhi. The language of the arbitration shall be English.

9.36 Liquidation

If the Contractor commences to be wound up — not being a members' voluntary winding up for the purpose of amalgamation or reconstruction — or carries on his business under a receiver for the benefit of his creditors, the Owner shall be at liberty to: (i) give such receiver, liquidator or other person the option of carrying out the performance under the Agreement, subject to the receiver, liquidator or other person providing a guarantee up to an amount to be agreed upon by the Owner and such person for the due and faithful performance of the Contractor's obligations under this Agreement; or (ii) if the receiver, liquidator or other person fails within 30 (Thirty) days to exercise the option to carry out performance of the Agreement, terminate the Agreement and give notice in writing to the Contractor or to the receiver, liquidator or any person in whom the Agreement may have become vested.

9.37 Termination of Contract

If the Contractor violates the Agreement, neglects to execute the work with due diligence or expedition, refuses or neglects to comply with any reasonable directions, instructions or orders given to him in writing by the Architect or the Engineer-in-Charge in connection with the work, or contravenes any provision of the Agreement, the Owner may give notice in writing to the Contractor to make good the failure, neglect or contravention, or to cure the breach, within 30 (Thirty) days of receiving such notice. In default of compliance with the said notice, the Owner — without prejudice to any other rights — may rescind or terminate the Agreement, stating the effective date of termination, and shall hold the Contractor liable for the damages that the Owner may sustain in this behalf. Without prejudice to any rights under this contract, if the Contractor dies, the Owner shall have the option of terminating the contract without compensation to the Contractor.

9.38 Officials Not to Benefit

The Contractor warrants that he has not, and shall not, offer any direct or indirect benefit arising from or related to the performance of the contract or the award thereof to any representative, official, employee, or other person in the office of the Principal, Janki Devi Memorial College, or in the office of RSA Architects LLP. The Contractor acknowledges and agrees that any breach of this provision is a breach of an essential term of the contract.

9.39 Penalty for Use of Undue Influence

The Contractor undertakes that he has not given, offered or promised to give, directly or indirectly, any gift, consideration, reward, commission, fees, brokerage or inducement to any person in the service of the Owner or the Architect, or otherwise in procuring the contract, or for forbearing to do, or for having done or forborne to do, any act in relation to the obtaining or execution of the present contract. Any breach of the aforesaid undertaking by the Contractor or anyone employed by him or acting on his behalf (whether with or without the knowledge of the Contractor), or the commission of any offence as defined in Chapter IX of the Indian Penal Code 1860, the Prevention of Corruption Act 1988, or any other Act enacted for the prevention of corruption, shall entitle the Owner to cancel the contract and all or any other contracts with the Contractor, and to forfeit the Performance Security (and, if the EMD has not already been refunded or appropriated, the EMD).

SECTION 10 — FORM OF PERFORMANCE SECURITY BANK GUARANTEE BOND

(To be issued by a Scheduled Commercial Bank on non-judicial stamp paper of appropriate value and to remain valid for a period of not less than 27 (Twenty-Seven) months from the date of issue, covering the contract period of 3 (Three) months and the Defects Liability Period of 24 (Twenty-Four) months, with an additional claim window of 6 (Six) months after expiry, so that the total cover available to the Owner is 33 (Thirty-Three) months.)

In consideration of the Principal, Janki Devi Memorial College (University of Delhi) (hereinafter referred to as the "Owner") having agreed, under the terms and conditions of Agreement No. _____ dated _____ made between the Owner and _____ (hereinafter referred to as the "Contractor"), for the work of "Re-Plastering & External Finishing Works — Hostel Building, Janki Devi Memorial College" (hereinafter referred to as the "said Agreement"), we hereby irrevocably undertake as follows:

1. We, _____ (name of the Bank), having our registered office at _____, undertake to pay to the Owner, on demand by the Owner, an amount not exceeding Rs. _____ (Rupees _____ only).
2. We, the said Bank, do hereby undertake to pay the amounts due and payable under this Guarantee without any demur, merely on a demand from the Owner stating that the amount claimed is required to meet the recoveries due or likely to be due from the said Contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this Guarantee shall be restricted to an amount not exceeding Rs. _____ (Rupees _____ only).
3. We, the said Bank, further undertake to pay to the Owner any money so demanded notwithstanding any dispute or disputes raised by the said Contractor in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this Guarantee being absolute and unequivocal. The payment so made by us under this Bond shall be a valid discharge of our liability for payment thereunder, and the said Contractor shall have no claim against us for making such payment.
4. We, the said Bank, further agree that the Guarantee herein contained shall remain in full force and effect during the period that would be taken for the performance of the said Agreement, and shall continue to be enforceable till all the dues of the Owner under or by virtue of the said Agreement have been fully paid and its claims satisfied or discharged, or till the Engineer-in-Charge on behalf of the Owner certifies that the terms and conditions of the said Agreement have been fully and properly carried out by the said Contractor, and accordingly discharges this Guarantee.
5. We, the said Bank, further agree with the Owner that the Owner shall have the fullest liberty, without our consent and without affecting in any manner our obligations hereunder, to vary any of the terms and conditions of the said Agreement, to extend the time of performance by the said Contractor from time to time, or to postpone for any time, or from time to time, any of the powers exercisable by the Owner against the said Contractor, and to forbear or enforce any of the terms and conditions relating to the said Agreement; and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said Contractor, or for any forbearance, act or commission on the part of the Owner, or any indulgence by the Owner to the said Contractor, or by any such matter or thing whatsoever which, under the law relating to sureties, would, but for this provision, have the effect of so relieving us.

6. This Guarantee shall not be discharged due to the change in the constitution of the Bank or of the said Contractor.
7. We, the said Bank, lastly undertake not to revoke this Guarantee except with the previous consent of the Owner in writing.
8. This Guarantee shall be valid up to _____ (date being not less than 27 months from the date of issue, covering the 3-month contract period and the 24-month Defects Liability Period), unless extended on demand by the Owner. Notwithstanding anything mentioned above, our liability against this Guarantee is restricted to Rs. _____ (Rupees _____ only). Unless a claim in writing is lodged with us within six (6) months of the date of expiry, or of the extended date of expiry, of this Guarantee, all our liabilities under this Guarantee shall stand discharged.

Dated this _____ day of _____, 20_____.

For and on behalf of _____ (Bank).

Signature: _____

Name and Designation: _____

Branch Code / Authorisation No.: _____

Stamp and Seal of the Bank:

SECTION 11 — TURNOVER CERTIFICATE (ANNEXURE A)

(To be issued on the letterhead of the Chartered Accountant, duly signed and stamped, and placed inside Envelope 1 — Technical Bid)

TURNOVER CERTIFICATE

This is to certify that the annual turnover of M/s _____, having Permanent Account Number (PAN) _____ and Goods and Services Tax Identification Number (GSTIN) _____, for the three most recent completed financial years, is as set out below.

Financial Year	Amount (in figures)	Amount (in words)
2022-2023		
2023-2024		
2024-2025		
Average (Total ÷ 3)		

It is further certified that the above figures have been verified from the books of account, records, and other relevant documents produced before us for the aforesaid financial years.

Stamp and Signature of the Chartered Accountant:

Name: _____

Membership Number: _____

Firm Registration Number (ICAI): _____

Date: _____ Place: _____

SECTION 12 — LIST OF APPROVED MAKES FOR CIVIL WORKS

The Contractor shall use only the makes specified below, or equivalent makes approved in writing by the Engineer-in-Charge prior to procurement, based on the manufacturer's published datasheets and test certificates. This list applies to general civil materials used in the work. For trade-specific materials such as waterproofing products, repair mortars, primers, paints, sealants, mesh, and bonding agents, reference shall be made to Section 13 of this tender document.

S. No.	Material	Approved Makes (or equivalent, subject to written approval of the Engineer-in-Charge)
1	Cement (OPC 43 / OPC 53)	Ultratech, Ambuja, ACC, JK Laxmi, L&T
2	Steel (TMT Bars, where required)	Tata Tiscon, SAIL, RINL, Rathi Thermex Fe-500D
3	Coarse Sand	As per IS 383 (latest edition), from approved quarry
4	Fine Sand	As per IS 383 (latest edition), from approved quarry
5	Stone Aggregate	As per IS 383 (latest edition), from approved quarry
6	Water	Potable, conforming to IS 456 (water for construction). Tap water from the College supply is acceptable, subject to laboratory test if doubtful.
7	Plywood / Commercial Ply (for shuttering, if any)	Duro, Greenply, Century Plyboards, Virgo
8	Paints — Interior (for any incidental interior touch-up)	Asian Paints, Berger, Nerolac, ICI (Dulux)
9	Wooden Battens (for forming plaster grooves)	Seasoned Sal / Teak / Pinewood, free from knots and warps
10	Nails, U-nails, fixing clips	ISI marked, of approved make
11	PVC Sleeves for Weep Holes	Finolex, Supreme, Astral
12	Hessian Cloth for Curing	Of approved quality, weighing not less than 250 gm/sqm
13	Polythene Sheet for Curing	200-micron LDPE sheet, of approved make
14	Aluminium Section (if any — for incidental works)	Jindal, Hindalco
15	Mortar Admixtures (general)	Refer to Section 13 — Trade-Specific Approved Makes

Note: All material brands shall be subject to the prior written approval of the Engineer-in-Charge before procurement. The Contractor shall submit the original manufacturer test certificates and product datasheets for the specific batch supplied. Site samples shall be retained for the duration of the Defects Liability Period.

SECTION 13 — LIST OF APPROVED MAKES — TRADE-SPECIFIC

(Waterproofing, Repair Mortar, Damp-Proof Primer, Cement Paint, Acrylic Emulsion, Bonding Agent, Sealants, Reinforcement Coating, Chicken Mesh)

The Contractor shall use trade-specific materials only of the makes listed below, or equivalent makes approved in writing by the Engineer-in-Charge prior to procurement, based on the manufacturer's published datasheets and test certificates. The Contractor shall also submit a single-source compatibility certificate from the selected manufacturer covering the complete system, including damp primer, polymer mortar or cement plaster additive, and cement paint. Where materials from different manufacturers are proposed, each interface shall be supported by written compatibility statements from the respective manufacturers.

S. No.	Material / Product	BOQ Reference	Approved Makes (or equivalent)
1	Damp-Proof Primer / Sealer — silicone or acrylic-based water-repellent primer for masonry; minimum coverage 8 sqm/litre/coat; UV resistant; compatible with cement plaster (compatibility certificate from manufacturer required)	BOQ Item 13 (NS-1); BOQ Note D.2	Dr. Fixit Primeseal 604; Asian Paints Damp Block; Berger Damp Stop; Nerolac Excel Damp Proof
2	Waterproofing Compound for Plaster Mortar — added in cement plaster mix in proportion recommended by the manufacturer	BOQ Item 15 (DSR 13.21); BOQ Note D.3	Pidilite Pidiproof LW+; Cico No. 1; Roff Powderproof; Sika Latex
3	Waterproofing Cement Paint	BOQ Item 18 (DSR 13.44.1); BOQ Note D.4	Snowcem; Asian Paints Acryl-Bond Cement Paint; Berger Walmasta Cement Paint
4	Premium Acrylic Exterior Emulsion (alternate item per Sub-Section B clauses B.2.7 and B.4.6)	BOQ Item 18A (alternate; DSR 13.46.1 basis)	Asian Paints Apex Ultima; Berger WeatherCoat Long Life; Nerolac Excel Total
5	GI Hexagonal Chicken Wire Mesh — 24-gauge (0.56 mm dia approx); 25 mm hex aperture; zinc coating not less than 80 gm/sqm; conforming to IS 280	BOQ Item 12 (NS-2); BOQ Note D.5	Tata Wiron; Bansal Wire; Sarda Wire
6	Polymer-Modified Repair Mortar for RCC — shrinkage-compensated cementitious mortar; 10 to 50 mm thickness	BOQ Item AS-5; BOQ Note D.6	Sika MonoTop 412 NFG; Fosroc Renderoc HB; BASF MasterEmaco S 488; Pidilite Dr. Fixit Roof Patcher

7	Anti-Corrosive Zinc-Rich Cementitious Coating for Reinforcement — two coats	BOQ Item AS-3; BOQ Note D.7	Sika MonoTop 910N; Fosroc Nitozinc Primer; BASF MasterEmaco P 5000 AP; Pidilite Dr. Fixit Bar Rust Protector
8	SBR / Acrylic Bonding Agent — applied on concrete substrate before patch repair	BOQ Item AS-4; BOQ Note D.8	Sika Latex Power; Fosroc Nitobond SBR; BASF MasterEmaco P 124; Pidilite Dr. Fixit Pidicrete URP
9	PU / Acrylic Sealant for Crack Filling — elastomeric; for cracks 0.3 mm to 5 mm	BOQ Item AS-6; BOQ Note D.9	Sika Sikaflex Construction AP; Fosroc Nitoseal MS-600; Pidilite Dr. Fixit Crack X Powder + sealant

Note: All material brands listed above shall be subject to the prior written approval of the Engineer-in-Charge before procurement, based on the manufacturer's published datasheets and test certificates. The Contractor shall submit the original manufacturer test certificates and product datasheets for the specific batch supplied. Site samples shall be retained for the duration of the Defects Liability Period. The single-source compatibility certificate referred to in the preamble to this Section shall be mandatory.

SECTION 14 — CONTRACT DRAWINGS AND SHOP DRAWING REQUIREMENTS

14.1 Tender-Stage Status of Drawings

No architectural elevation drawings are being issued at the bidding stage with this tender document. The scope, location, and indicative quantities of the work are adequately described in the Bill of Quantities (Annexure B) and the BOQ Notes incorporated into Section 8 (Special Conditions of Contract). Bidders shall be deemed to have inspected the Hostel Building site and to have satisfied themselves regarding the existing condition, access constraints, scaffolding requirements, and the indicative extent of plaster removal and repair prior to submission of their bids.

14.2 Drawings to be Issued Post-Award

Within 7 (Seven) days of the issue of the Letter of Award, the Architect shall issue to the successful bidder the following drawings, in printed form (two prints) and in soft copy (PDF):

- (a) Marked-up elevation of each shaft and balcony face, showing the indicative extent of plaster to be removed.
- (b) Indicative groove pattern — horizontal floor-level grooves, vertical panel divisions, and border grooves.
- (c) Locations of GI chicken mesh — RCC-brick junctions, opening corners, and parapet joints.
- (d) Site plan showing scaffolding zones, material storage zones, debris collection points, and barricaded ground-level safety zones.

14.3 Status of the Architect's Drawings

The Architect's drawings shall be indicative for the purposes of work definition, phasing and Architect's approval. Final quantities are governed by actual site measurement during execution, recorded in the Measurement Book, per the Measurement and Payment clauses of the Special Conditions of Contract (Section 8, Sub-section B.6).

14.4 Contractor's Shop Drawings

Within 14 (Fourteen) days of the issue of the Letter of Award, the Contractor shall, at his own cost, take detailed site measurements of every shaft and balcony face, and submit, for the Architect's approval, marked-up shop drawings showing:

- (a) The full extent of plaster to be removed.
- (b) The location and type of every structural repair (Items AS-1 to AS-8 of the BOQ).
- (c) The groove pattern.
- (d) The waterproofing chicken mesh locations.
- (e) The phasing plan with a weekly bar chart, respecting the College calendar.

Two prints and a soft copy in PDF and DWG (AutoCAD) shall be submitted. No work shall commence on any face until the corresponding shop drawing has been approved by the Architect in writing.

14.5 Phasing Plan

The Contractor shall prepare a phasing plan with a bar chart, with targeted dates of completion for all activities, and get it approved by the Architect within 7 (Seven) days of the issue of the Letter of Award. The phasing plan shall respect the College calendar (examination periods, hostel occupancy patterns) and shall fit within the 90-day contract period.

ANNEXURE B — BILL OF QUANTITIES

(Embedded in this tender document for reference and pricing. To be printed, priced, signed and stamped by the bidder, and placed in Envelope 2 — Financial Bid)

Annexure B.0 — Status and Submission Instructions

B.0.1 The Bill of Quantities (BOQ) contained in this Annexure B shall form an integral part of this tender document. The BOQ shall be read in conjunction with the Notes to the BOQ, which have been incorporated in Section 8 (Special Conditions of Contract), Sub-section B, of this tender document.

B.0.2 The bidder shall fill in the Rate (Rs.) column for each item and compute the Amount column as Quantity × Rate, and shall correctly carry forward all section sub-totals and the Grand Total. Every page of this Annexure B shall be signed and stamped by the bidder.

B.0.3 The priced, signed, and stamped Annexure B (Bill of Quantities), together with the signed Tender Acceptance (Offer) Letter provided at Section 6 of this tender document, shall be placed only in Envelope 2 (Financial Bid). No priced BOQ or priced item shall be included in Envelope 1 (Technical Bid). Any bid in which the priced BOQ is found in Envelope 1, or outside Envelope 2, shall be liable to rejection.

B.0.4 Arithmetic correction. Any over-writing, correction or insertion in the priced BOQ shall be initialled by the bidder; otherwise the original quantity or rate shall be deemed to govern. In case of any discrepancy between the rate in figures and the rate in words, the rate in words shall be deemed to be correct. In case of any discrepancy between the unit rate and the amount, the unit rate shall be deemed to be correct, and the amount shall be re-computed accordingly. Arithmetic correction shall not entitle the bidder to revise the unit rates after bid submission.

Annexure B.1 — Project Particulars

Name of Work	Re-Plastering & External Finishing Works — Hostel Building
Client / Owner	Principal, Janki Devi Memorial College (University of Delhi)
Site	Hostel Building, Janki Devi Memorial College, Sir Ganga Ram Hospital Marg, Rajender Nagar, New Delhi 110060
Architect / Consultant	RSA Architects LLP, 1206 Surya Kiran Building, 19 K.G. Marg, New Delhi 110001
Basis of Rates	CPWD Delhi Schedule of Rates (DSR) 2023 — Civil — effective 16.10.2023, with Correction Slips 1 to 8 or latest
Cost Index (internal to DSR 2023)	107 (Base 100 as on 01.04.2021)
GST	18% on works contract — already included in DSR 2023 rates
Specifications	CPWD Specifications 2019 Volumes I and II with up-to-date Correction Slips
Contract Type	Item Rate Contract — payment on actual measurement
BOQ Date	May 2026

Annexure B.2 — Abstract of Cost

Section-wise summary of the bid amount. Bidders shall ensure that the Section sub-totals derived from the priced Annexure B.3 (Bill of Quantities) match the figures entered below.

Sec.	Description	Bidder's Amount (Rs.)
A	Preliminary (Mockup Panel)	
B	Access and Safety (Scaffolding)	
C	Dismantling of Existing Plaster	
D	Provisional Structural Repairs (triggered on site inspection)	
E	Substrate Preparation (Chicken Mesh + Damp Primer)	
F	Plastering (Two-Coat Plaster + Waterproofing Additive + Grooves)	
G	Disposal of Malba	
H	Painting (Waterproofing Cement Paint)	
	GRAND TOTAL (Inclusive of GST @ 18%)	

Grand Total (in words): Rupees

_____ only.

Notes to Abstract:

- (a) All scheduled rates from CPWD DSR 2023, Civil, effective 16.10.2023, with Correction Slips 1 to 8 or latest. Rates already include 18% GST, 15% Contractor's Profit and Overheads, 1% Water Charges, and 1% Cess.
- (b) Section D items (AS-1 to AS-8) are PROVISIONAL — triggered only after the Structural Hold Point at Step 5 of the execution sequence (refer Section 8 Sub-section B.4). Payment on actual measurement only. Items not triggered at site shall not be payable.
- (c) Refer Section 8 (Special Conditions of Contract), Sub-section B for all clauses pertaining to scope, methodology, structural hold points, quality assurance, measurement and payment, and contract conditions.
- (d) Quantities are tentative; payment is on actual joint measurement.

Annexure B.3 — Bill of Quantities (in execution sequence)

Bidder shall fill the Rate (Rs.) column in figures and in words for every item, and compute the Amount (Rs.) column (Quantity × Rate). Sub-totals for each Section, and the Grand Total, shall be totalled at the end of this Annexure. Each page shall be signed and stamped by the bidder.

S. No.	Item Ref.	Description	Unit	Quantity	Rate (Rs.)	Amount (Rs.)
SECTION A — PRELIMINARY (Mockup Panel)						
1	NS-M1	Execution of a sample / mockup panel covering all activities from plaster removal through final cement paint, on a representative shaft face of approximately 25-50 sqm, including all materials, labour, tools, plant, scaffolding access, and protection of adjoining areas, as per direction of Architect / Engineer-in-Charge. The mockup once approved shall be the workmanship and finish benchmark for the entire work. Cost included in BOQ item rates — no separate payment shall be made.	Job	1		
Sub-Total — Section A						0.00
SECTION B — ACCESS AND SAFETY (Scaffolding)						
2	DSR 14.72	Providing and fixing double scaffolding system (cup-lock type) on the exterior side, up to seven storey height, made with 40 mm dia M.S. tube at 1.5 m centres, with M.S. tube challies, clamps and staircase, scaffolding stiffened with bracings and runners, and maintained in serviceable condition for the required duration. Scaffolding shall be designed and certified by a qualified engineer; daily visual + weekly documented inspection; tagging system; full-body harness with double lanyard above 1.8 m; toe-boards and mid-rails; no work in rain or wind > 40 km/h. Elevational area measured for payment. Payment made once irrespective of duration. Refer Special Condition A.23 and Sub-section B.8.7.	sqm	430.15		
Sub-Total — Section B						
SECTION C — DISMANTLING OF EXISTING PLASTER						
3	DSR 15.56	Dismantling old plaster or skirting, raking out joints, and cleaning the surface for plaster, including disposal of rubbish to the dumping ground within 50 m lead, all complete as per direction of Engineer-in-Charge. Plaster shall be removed carefully without damaging sound substrate. Each work face shall be subject to the STRUCTURAL HOLD POINT inspection before any new work commences. Refer Sub-section B.4.2.	sqm	430.15		
Sub-Total — Section C						
SECTION D — PROVISIONAL STRUCTURAL REPAIRS (Triggered after Structural Hold Point. Payable on actual measurement only.)						
4	AS-1	Careful removal of loose, hollow, unsound or spalled concrete cover from RCC members exposed after plaster removal, by manual chipping or light pneumatic	cum	0.5		

S. No.	Item Ref.	Description	Unit	Quantity	Rate (Rs.)	Amount (Rs.)
		tools, exposing sound concrete substrate and any corroded reinforcement. Rate based on DSR 15.2.1.				
5	AS-2	[PROVISIONAL] Extra for scrapping, cleaning and straightening reinforcement from RCC or RB work, exposing clean steel surface to a grade equivalent to Sa 2 of ISO 8501-1.	kg	50		
6	AS-3	[PROVISIONAL] Providing and applying two coats of zinc-rich anti-corrosive cementitious protective coating to cleaned reinforcement, of approved make per Section 13, strictly as per manufacturer's written instructions. Application within 4 hours of bar cleaning.	kg	50		
7	AS-4	[PROVISIONAL] Providing and applying acrylic / SBR-based bonding agent on prepared concrete substrate before patch repair, of approved make per Section 13, applied within the open time stated by the manufacturer.	sqm	20		
8	AS-5	[PROVISIONAL] Patch repair of damaged / spalled RCC members using shrinkage-compensated polymer-modified cementitious repair mortar of approved make per Section 13, in thickness 10-50 mm in single or multiple layers as required, including formwork where required, surface finishing flush with adjoining concrete, and curing protection for 24 hours minimum.	cum	0.6		
9	AS-6	[PROVISIONAL] V-grooving and sealing of non-structural cracks of width 0.3 mm to 5 mm in plaster or substrate, including widening the crack to a 6-8 mm V-section, cleaning, priming, and filling with elastomeric polyurethane or acrylic sealant of approved make per Section 13. Structural cracks (through-thickness, wider than 5 mm, or along load lines) to be referred to Structural Engineer before any treatment.	m	30		
10	AS-7	[PROVISIONAL] Reinstatement of missing or damaged drip moulds on RCC chajjas, sunshades, ledges and parapets, by forming a 15 mm x 15 mm groove on the underside about 25-40 mm from the outer edge, finished with the same polymer-modified mortar used for plaster repair.	m	60		
11	AS-8	[PROVISIONAL] Provision of weep holes in masonry parapets at top of shaft enclosures, by drilling 12 mm dia holes spaced at 1.0 m c/c, sloping outward at 5 degrees, fitted with PVC sleeves and outward drip caps.	Nos	20		
Sub-Total — Section D						
SECTION E — SUBSTRATE PREPARATION (Before Plastering)						
12	NS-2	Providing and fixing GI hexagonal woven wire mesh (chicken wire mesh) of 24-gauge, 25 mm hex aperture, zinc coating not less than 80 gm/sqm, of approved make per Section 13, conforming to IS 280, at junctions of RCC and brick masonry AND at corners of door / window openings (300 mm x 300 mm L-shape at each	sqm	200		

S. No.	Item Ref.	Description	Unit	Quantity	Rate (Rs.)	Amount (Rs.)
		corner) AND at parapet-to-slab junctions, including cutting to size, fixing with GI U-nails or steel fixing clips at 200 mm centres, lapping at joints.				
13	NS-1	Providing and applying two or more coats of damp-proof primer / sealer (silicone or acrylic-based water-repellent primer for masonry), of approved brand per Section 13, with minimum solids content per manufacturer datasheet, coverage not less than 8 sqm/litre/coat, UV resistant and compatible with the cement plaster to be applied over it (compatibility certificate from manufacturer required), on prepared brick / RCC wall surface before plastering.	sqm	430.15		
Sub-Total — Section E						
SECTION F — PLASTERING (Two-Coat Cement Plaster + Grooves)						
14	DSR 13.12	18 mm cement plaster in two coats: under layer 12 mm thick cement plaster 1:5 (1 cement : 5 coarse sand), and a top layer 6 mm thick cement plaster 1:3 (1 cement : 3 coarse sand) finished rough with sponge. Curing protection per Sub-section B.4.5 — wet hessian or polythene cover for the first 24-48 hours wherever ambient > 35 deg C or under direct sun. Curing for minimum 7 days. Sun-exposed faces scheduled for early morning / late afternoon shifts.	sqm	430.15		
15	DSR 13.21	Extra for providing and mixing waterproofing material in cement plaster work in proportion recommended by the manufacturer, of approved brand per Section 13. Payment per actual 50 kg cement bag used in the plaster mix, certified by Engineer-in-Charge, subject to BOQ quantity of 75 bags.	per 50 kg bag	75		
16	NS-3	Forming groove of uniform size 15 mm wide x 15 mm deep in the top layer of cement plaster as per approved pattern using wooden battens nailed to the under layer, including removal of battens, repair to edges of panels, and finishing the groove. Rate derived from first-principles analysis (DSR 13.73 reference adapted for cement plaster).	m	150		
Sub-Total — Section F						
SECTION G — DISPOSAL OF MALBA						
17	DSR 15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground beyond 50 m initial lead, for all leads and lifts involved.	cum	11		
Sub-Total — Section G						
SECTION H — PAINTING (Waterproofing Cement Paint on Full External Facade)						
18	DSR 13.44.1	Finishing walls with waterproofing cement paint of required shade — new work — two or more coats applied at total dry film coverage of not less than 3.84	sqm	2900		

S. No.	Item Ref.	Description	Unit	Quantity	Rate (Rs.)	Amount (Rs.)
		kg / 10 sqm, applied until uniform film and shade is achieved, of approved brand per Section 13, including preparation of surface. On areas where plaster has been newly applied under Item 14, the first coat shall be applied not earlier than 28 days after plaster completion, and only when moisture content of plaster substrate is below 5% (digital moisture meter confirmation required).				
Sub-Total — Section H						

BIDDER'S GRAND TOTAL

Bidder's Grand Total — in figures (Rs.)	
Bidder's Grand Total — in words (Rs.)	

*** * * END OF TENDER DOCUMENT * * ***

Issued under the authority of:

Sd/-

Principal

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