

# TENDER DOCUMENT

Tender No. IRWO/JAIPUR/Phase-III, Dated: 17-06-2026

"To Complete all Balance Civil, Electrical and Other Allied Works in Blocks B & C (Stilt+9) comprising 144 Dwelling Units, with Exclusive Sale Rights for these 144 Dwelling Units, at IRWO's RAIL VIHAR, Goner Road, Village Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan) — including improvements in outside common areas and facilities."

*Issued by:*

## INDIAN RAILWAY WELFARE ORGANISATION (IRWO)

Railway Office Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110001

<b>Last Date for Submission:</b>	<b>15/07/2026 by 03:00 PM</b>
<b>Tender Opening:</b>	15/07/2026 at 03:30 PM
<b>Document Fee (Non-Refundable):</b>	Rs. 10,000/- (Rupees Ten Thousand Only)
<b>Earnest Money Deposit:</b>	Rs. 10,00,000/- (Rupees Ten Lakhs Only)
<b>Performance Guarantee:</b>	Rs. 25,00,000/- (Rupees Twenty Five Lakhs Only) (Irrevocable Bank Guarantee)
<b>Authority's Contact:</b>	Sh. Harendra Kumar, GM/Projects   Mob: 9389585396

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## SECTION 1 — NOTICE INVITING TENDER (NIT)

Indian Railway Welfare Organisation (IRWO), New Delhi invites Open Tenders from eligible Developers/Builders for the following work:

**"To Complete all Balance Civil, Electrical and Other Allied Works in Blocks B & C (Stilt+9) comprising 144 Dwelling Units, with Exclusive Sale Rights for these 144 Dwelling Units, at IRWO's RAIL VIHAR, Goner Road, Village Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan) — including improvements in outside common areas and facilities."**

Tender Documents may be downloaded from: [www.irwo.net/jaipur-tender.htm](http://www.irwo.net/jaipur-tender.htm)

**LAST DATE FOR RECEIPT OF TENDER: 15/07/2026 at 03:00 PM**

**Tenders to be opened at 03:30 PM on the same day.**

The Tenderer may be a proprietorship firm, partnership firm, consortium/joint venture (JV), or registered company, subject to satisfying all eligibility criteria set out in this document.

### 1.1 Project Particulars at a Glance

S. No	Particular	Details
1.	<b>Tender No.</b>	IRWO/JAIPUR/Phase-III, dated: 17-06-2026
2.	<b>Name of the Work</b>	<p><b>PART-A</b> (Blocks B &amp; C): Complete all balance civil and electrical works including 8 Lifts (4×8P + 4×13P), STP upgradation, Fire Fighting, 630 KVA CSS, 1×160 KVA DG Set — 144 Dwelling Units (72 Type-II + 72 Type-III).</p> <p><b>PART-B</b> (Other Allied Works): External repainting of Blocks A, D, E &amp; F; approach road re-carpeting; park redevelopment; Gymnasium/Community Centre; light enhancement. (Entirely at Developer's cost — no reimbursement by IRWO.)</p> <p><b>PART-C</b> (Blocks B &amp; C): Exclusively market and facilitate the sale of all 144 Dwelling Units on behalf of IRWO at Rail Vihar, Goner Road, Village Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan). All sale proceeds to be collected exclusively by IRWO.</p>
3.	<b>Completion Certificate</b>	Structural-shell Completion Certificate already obtained by IRWO from competent authority for Blocks B & C. (Annexure-11). Finishing works remain incomplete and are the subject of Part A of this Contract.
4.	<b>RERA Status</b>	RERA Exemption Certificate No. RAJ/RERA EXEMPTED PROJECT/2024/012, dated 02-02-2024. (Annexure-12)
5.	<b>Tender Submission Opens</b>	22/06/2026

6.	<b>Tender Submission Closes</b>	15/07/2026 at 03:00 PM
7.	<b>Tender Opening</b>	15/07/2026 at 03:30 PM
8.	<b>Completion Time Period</b>	Parts A & B: 18 months from date of LOA Part C: 30 months from date of LOA (Parts A, B & C run concurrently from the date of LOA)
9.	<b>Mode of Tendering</b>	Single Packet System (Open Tender)
10.	<b>Consortium/JV</b>	Permitted — Lead Member must hold >50% share and individually satisfy technical criteria
11.	<b>Mode of Submission</b>	Physical submission in Tender Box at Office of the Managing Director, IRWO, Railway Office Complex (Behind Shankar Market), Shivaji Bridge, New Delhi-110001; or by registered post/courier to the same address.
12.	<b>Document Fee</b>	Rs. 10,000/- (Non-Refundable). DD in favour of 'Indian Railway Welfare Organisation' payable at New Delhi, or NEFT/RTGS to IRWO bank account (see S.No.14).
13.	<b>Earnest Money Deposit</b>	Rs. 10,00,000/- (Rupees Ten Lakhs Only). Banker's Cheque/DD payable at New Delhi, or NEFT/RTGS to IRWO bank account (see S.No.14).
14.	<b>Bank Account (IRWO)</b>	Beneficiary: Indian Railway Welfare Organisation Bank: IndusInd Bank Branch: Gopal Das Bhawan, 28 Barakhamba Road, New Delhi-110001 Account No.: 100032708359 IFSC: INDB0000005
15.	<b>Authority's Representative</b>	Sh. Harendra Kumar, General Manager/Projects Mobile: 9389585396 Email: irwogmprj@gmail.com
16.	<b>Tender Validity</b>	90 days from date of opening of Tender
17.	<b>Performance Guarantee</b>	Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) — Irrevocable Bank Guarantee from a Scheduled Commercial Bank
18.	<b>Submission of PG</b>	Within 15 days of LOA. Interest @ 12% p.a. per day for delay beyond 15 days. LOA cancelled and EMD forfeited if PG not submitted within 45 days of LOA.
19.	<b>Signing of Agreement</b>	Within 15 days of submission of PG
20.	<b>Pre-Bid Meeting</b>	The Pre-Bid Meeting shall be held on 01-07-2026 at 11: 30 AM in the Office of Managing Director, IRWO, Railway Office Complex, Shankar Market, CP, New Delhi – 110001.

## 1.2 Definitions and Interpretations

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In this Contract, the following terms shall have the meanings assigned below, unless the context otherwise requires:

- (a) "Employer" means the Managing Director of Indian Railway Welfare Organisation (IRWO) and includes duly authorised representatives acting on behalf of IRWO in any matter under this Contract.
- (b) "General Manager" means the General Manager/IRWO/New Delhi, accredited representative of the Employer, who shall be overall in-charge of the Project.
- (c) "Engineer" means the Project Manager (PM)/Senior Project Engineer (SPE), accredited representative of the Employer at the Site.
- (d) "Engineer's Representative" means any engineer or assistant appointed from time to time by the Employer to assist the Engineer.
- (e) "Developer" means the person, firm, company, or consortium/JV that enters into this Contract with IRWO, and includes their heirs, executors, administrators, successors-in-interest, and permitted assignees.
- (f) "Contract" means and includes: the Notice Inviting Tender; Letter of Award (LOA); the Agreement and all Schedules thereto; the Price Tender; the Special Conditions of Contract; the Settlement of Disputes provisions; all Annexures (1 to 14); and all modifications duly incorporated in writing.
- (g) "Works" or "Work" means the works to be executed under this Contract, comprising Part A (construction/completion), Part B (allied works), and Part C (sale of Dwelling Units), as described in Clause 1.5 and the Special Conditions of Contract.
- (h) "Site" means the land, buildings, and other places at Rail Vihar, Goner Road, Village Siroli, Sector-37, Jagatpura, Jaipur, Rajasthan, where the Works are to be carried out, including access areas.
- (i) "Dwelling Unit" or "DU" means a residential flat/apartment in the Project as described in Clause 5.2.
- (j) "Completion Period" means:(i) Parts A & B: 18 (eighteen) months from the date of issue of the LOA, meaning completion of all civil, electrical, and allied works to the Engineer's satisfaction, receipt of all statutory approvals (Fire NOC, Lift Safety Certificate, etc.), and readiness of all 144 Dwelling Units for habitation and handover.(ii) Part C: 30 (thirty) months from the date of issue of the LOA, meaning receipt by IRWO of the full sale consideration from buyers for all 144 Dwelling Units, or payment of any shortfall by the Developer as required under Clause 5.7.5.Parts A, B and C run concurrently from the date of the LOA.
- (k) "SBUA" means the Super Built-Up Area of a Dwelling Unit as specified in Clause 5.2.
- (l) "Letter of Award (LOA)" means the written acceptance of the successful tender issued by IRWO, which constitutes a binding contract from the date of its issue until execution of the formal Agreement.
- (m) "Performance Guarantee (PG)" means the irrevocable bank guarantee furnished by the Developer as required by Clause 5.9.
- (n) "Defect Liability Period (DLP)" means 12 (twelve) months from the date of possession of each Dwelling Unit as recorded in IRWO's Possession Letter to the allottee.
- (o) "IRWO's Share" means the minimum consideration per sq.ft of SBUA payable to IRWO from the total sale price of each Dwelling Unit, as quoted by the Developer in the Price Tender (Section 7).
- (p) "Developer's Share" means the difference between the total sale price of a Dwelling Unit (as determined by the Developer) and IRWO's Share for that unit.
- (q) "Event of Default" has the meaning assigned to it in Clause 5.29.1.
- (r) "Force Majeure Event" has the meaning assigned to it in Clause 5.31.

## **1.3 Eligibility Criteria**

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### **1.3.1 Financial Criteria**

The Tenderer must satisfy the following and enclose supporting documents:

- The aggregate audited turnover of the Tenderer for the last three consecutive financial years ending 31st March 2026 (i.e., FY 2023-24, FY 2024-25, and FY 2025-26) shall not be less than Rs. 25,00,00,000/- (Rupees Twenty-Five Crores only). Audited financial statements for all three years, duly certified by a Chartered Accountant, shall be enclosed. For FY 2025-26, provisional accounts certified by a CA are acceptable, subject to submission of final audited accounts within 30 days of tender opening.
- In the case of a JV/Consortium/Partnership Firm, the turnover of all constituent members shall be aggregated. However, any single member must individually contribute a minimum of Rs. 10,00,00,000/- (Rupees Ten Crores) to the aggregate turnover.

### **1.3.2 Technical Criteria**

The Tenderer must satisfy BOTH of the following conditions:

- (a) Prior Completion Experience: The Tenderer (or, in the case of a JV/Consortium, the Lead Member holding >50% share) shall have successfully completed at least ONE work of multi-storeyed residential building construction of a value not less than Rs. 10,00,00,000/- (Rupees Ten Crores only) during the last 5 financial years (i.e., after 31.03.2021). 'Successfully completed' means a Completion Certificate from the client has been obtained. Completion Certificate, work order, and client reference letter must be enclosed as proof.
- (b) Multi-Storeyed Building Experience: The Tenderer must have experience in construction of multi-storeyed buildings (minimum Ground + 4 floors) including all civil, electrical, plumbing, and allied finishing works to make them fit for habitation. Documentary evidence shall be enclosed.
- (c) JV/Consortium: In a JV/Consortium, the Lead Member must hold >50% share and must independently satisfy condition (a) above. Non-lead members' experience shall not be clubbed to satisfy condition (a). A notarised JV/Consortium Agreement specifying roles, responsibilities, and shareholding percentages must be enclosed.

- 1.3.3** The Tenderer must have demonstrable capacity and resources (personnel, equipment, financial) to execute multi-storeyed building construction including all civil, electrical, lift, STP, fire-fighting, and allied works to make units habitable.

## **1.4 Tender Document Fee**

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Participation requires prior payment of a non-refundable Tender Document Fee of Rs. 10,000/- (Rupees Ten Thousand only) by Demand Draft in favour of 'Indian Railway Welfare Organisation' payable at New Delhi, or by NEFT/RTGS to IRWO's bank account (S.No.14 of NIT Table). Proof of payment must be enclosed with the Tender.

## 1.5 Detailed Scope of Work

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### PART A — Blocks B & C: Completion of 144 Incomplete Dwelling Units

- Complete all balance Civil and Electrical works (internal and external) including all finishing works in Blocks B & C.
- Supply, install, test, and commission: 4 Nos. Lifts of 8-Passenger capacity and 4 Nos. Lifts of 13-Passenger capacity in Blocks B & C.
- Upgrade the Sewage Treatment Plant (STP) from 70 KLD to 140 KLD (mechanical and electrical components only).
- Complete all Fire Fighting works for Blocks B & C and obtain Fire NOC from the competent authority.
- Supply, install, test, and commission: 630 KVA Compact Sub-Station (CSS) for Blocks B & C.
- Supply, install, test, and commission: 1 No. DG Set of 160 KVA capacity for Blocks B & C.
- Liaise with State and local authorities to obtain all required NOCs for Blocks B & C (including Lift Safety Certificate from the Lift Inspector/competent authority after commissioning of lifts).
- Internal electrical works: circuit wiring, 4×10 sq.mm + 2×4 sq.mm sub-main wires, 2×2.5 sq.mm wires for DG backup, switches, regulators, MCBs, ELCBs, Meter Boards; external electrification: Feeder Pillars, Common Feeder Pillars, LT and HT cables as per CTL-approved design.
- Obtain release of 1,300 KW sanctioned electrical load from JVVNL and extend electrical load of common areas for Blocks B & C.
- Complete all balance finishing works to make Blocks B & C fit for habitation and sale, to standards not inferior to Blocks A, D, E & F (see Clause 5.3 for quality standards).
- Ensure no disturbance to existing occupants of Blocks A, D, E & F during construction operations.

### PART B — Other Allied Works for Common Areas

**NOTE: All Part B works are entirely at the Developer's cost. IRWO shall make no payment or reimbursement for any Part B work.**

- External repainting of Blocks A, D, E & F to maintain a single uniform colour scheme for the entire Project. Colour scheme to be approved by IRWO prior to commencement.
- Repair and repainting of common area walls, ceilings, and finishes in Blocks A, D, E & F wherever required.
- Re-carpeting of the approach road and beautification with Main Gate redevelopment.
- Park area redevelopment and landscaping.
- Provision and enhancement of facilities in the Community Centre — including a functional Gymnasium and other feasible amenities.
- Light enhancement throughout the Project (internal common areas and external areas).
- The above list is indicative. The Developer may propose additional improvements to common areas, subject to prior written IRWO approval. All costs for additional improvements are borne entirely by the Developer.

### PART C — Exclusive Sale of 144 Dwelling Units on Behalf of IRWO

- The Developer shall exclusively market and facilitate the sale of all 144 Dwelling Units of Blocks B & C on behalf of IRWO to buyers from the general public.
- ALL sale proceeds (including booking amounts, instalments, parking charges, DRF, and maintenance charges) shall be collected EXCLUSIVELY by IRWO. The Developer shall not collect any amount from buyers under any circumstances (see Clause 5.6).
- The Developer shall ensure IRWO receives full sale consideration for all 144 Dwelling Units within 30 months of LOA, failing which the Developer shall pay the shortfall to IRWO (see Clause 5.7.5).
- Parts A, B, and C commence simultaneously from the date of LOA and run concurrently.

## 1.6 Earnest Money Deposit (EMD)

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- 1.6.1 Every Tenderer must deposit Rs. 10,00,000/- (Rupees Ten Lakhs Only) as EMD with their Tender, in the form of a Banker's Cheque/Bank Draft payable at New Delhi in favour of 'Indian Railway Welfare Organisation', or by NEFT/RTGS to IRWO's bank account (S.No.14 of NIT Table) with receipt enclosed.
- 1.6.2 Tenders not accompanied by the requisite EMD and Tender Document Fee shall be summarily rejected without consideration.
- 1.6.3 EMD of unsuccessful Tenderers shall be refunded without interest within 30 (thirty) days of finalization of the tender.
- 1.6.4 The EMD of the successful Tenderer shall be converted into part of the Performance Guarantee upon execution of the Agreement.
- 1.6.5 The EMD shall be forfeited, without prejudice to any other remedy available to IRWO, if: (a) the Tenderer withdraws their offer within the 90-day validity period; (b) the Tenderer modifies the terms of their Tender after submission; (c) the successful Tenderer fails to deposit the Performance Guarantee within 45 days of LOA; or (d) the successful Tenderer fails to execute the Agreement within 15 days of submitting the PG.

## 1.7 Mode of Submission of Tender

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- 1.7.1 The Tender shall be submitted in a DOUBLE-SEALED ENVELOPE as follows:

**Outer Envelope** — Shall be clearly superscribed in bold:

**"TENDER — IRWO/JAIPUR/Phase-III Dated 17-06-2026 — DO NOT OPEN BEFORE 15/07/2026 at 03:30 PM"**

**Inner Envelope** — Shall contain: (a) EMD instrument; (b) Tender Document Fee instrument; (c) completed Price Tender (Section 7) — rates in both figures AND words; (d) all documents listed in Clause 2.14; (e) signed Forwarding Letter (Section 3); and (f) signed Self-Declaration Form (Section 3). Tenders not conforming to this double-envelope procedure shall be summarily rejected.

- 1.7.2 All pages of the Tender Document shall be signed by the Tenderer (or authorised signatory) on the bottom left corner of each page.
- 1.7.3 The Tender form must be filled in English. All entries must be made by hand in ink or typed. Any required document that is missing or unsigned shall render the Tender liable to rejection.
- 1.7.4 Any erasures or alterations must be attested by the Tenderer's initials. Over-writing of figures is not permitted. Non-compliance renders the Tender liable for rejection.
- 1.7.5 If the Tenderer does not quote rates both in figures and in words in the Price Tender, the offer shall be treated as incomplete and summarily rejected.
- 1.7.6 Tenders must reach: Office of the Managing Director, IRWO, Railway Office Complex, Behind Shankar Market, Shivaji Bridge, New Delhi-110001, latest by 15/07/2026 at 03:00 PM. IRWO shall not accept any transit delay as an excuse for late submission.
- 1.7.7 Tenderers shall submit bids only as per the Tender Document on IRWO's website. No alteration to Tender conditions by the Tenderer shall be recognised; such tenders are liable to rejection.
- 1.7.8 Tenders containing conditions leading to unknown or indefinite liabilities are liable to rejection. Any rebate offered must be shown separately after quoting full unconditional rates.

## **1.8 Opening of Tenders**

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- 1.8.1** The sealed Tender Box shall be opened after expiry of the submission deadline in the office of the Managing Director, IRWO, in the presence of any Tenderers or their authorised representatives who choose to attend.
- 1.8.2** If the full EMD is not found in the required form, or any mandatory condition is not fulfilled, the Tender shall be summarily rejected.
- 1.8.3** There is no exemption from EMD or eligibility requirements for Tenderers registered with MES, CPWD, Railways, SSI, or any Government organisation.

## **1.9 Validity of Tender**

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The Tender offer shall remain valid and irrevocable for 90 (ninety) days from the date of opening. If any Tenderer withdraws their offer or makes modifications to their submitted tender within the validity period, IRWO shall, without prejudice to any other right, forfeit the entire EMD. In the event IRWO cancels the tender process without awarding to any Tenderer (other than by reason of fraud or disqualification attributable to the Tenderer), the EMDs of all Tenderers shall be refunded without interest within 30 days of such cancellation.

## **1.10 Misrepresentation and Fraud**

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If a Tenderer deliberately furnishes wrong, misleading, or forged information, credentials, or documents in their Tender, IRWO reserves the right to: (a) summarily reject the Tender at any stage, including after award; (b) forfeit the entire EMD; (c) terminate the Contract if awarded, without compensation to the Developer; (d) debar and blacklist the Tenderer from all IRWO tenders for 7 (seven) years; and (e) refer the matter to appropriate law enforcement authorities. These actions are without prejudice to any civil or criminal remedy available to IRWO under applicable law.

## **1.11 IRWO's Right to Accept or Reject**

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IRWO is not bound to accept the highest bid or any bid, and reserves the absolute right to accept or reject any or all Tenders, or to cancel the tender process at any stage, without assigning any reason and without incurring any liability to any Tenderer. The issue of the LOA to the successful Tenderer shall be treated as a binding contract pending execution of the formal Agreement.

## **1.12 Instructions Regarding Sale and Purchase of Dwelling Units**

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- 1.12.1** The sale, allotment, and possession of Dwelling Units are governed by IRWO's General Rules (as amended from time to time), available at [www.irwo.net](http://www.irwo.net). In case of conflict between the General Rules and this Tender Document, the Tender Document shall prevail.
- 1.12.2** The Developer or their authorised agent shall have the exclusive right to market and sell all 144 Dwelling Units of Blocks B & C. No other agency, broker, or person (other than IRWO directly) shall sell, allot, or offer these Dwelling Units.
- 1.12.3** OPEN SALE TO GENERAL PUBLIC: The sale of Dwelling Units under this Contract is open to the general public, without restriction to Railway employees or any particular category of buyers. However, all buyers of Dwelling Units must become members of IRWO by paying the applicable nominal membership fee as per IRWO's membership rules, before allotment is formalised.

- 1.12.4** PAYMENT EXCLUSIVELY TO IRWO: All payments by buyers — including booking amount, instalments, parking charges, Depreciation Reserve Fund (DRF), one-time maintenance charges, and any other amounts — shall be paid EXCLUSIVELY AND DIRECTLY to IRWO through the Challan Form (Annexure-B6) available at [www.irwo.net](http://www.irwo.net) or through IRWO's designated bank account. THE DEVELOPER SHALL NOT COLLECT ANY MONEY FROM BUYERS UNDER ANY CIRCUMSTANCES.
- 1.12.5** All buyers shall pay a booking amount of Rs. 2,00,000/- (Rupees Two Lakhs Only) directly to IRWO. Upon receipt of the booking amount, IRWO shall issue a Booking Letter to the buyer within 7 working days.
- 1.12.6** The payment schedule for the balance DU cost may be structured by the Developer for each individual buyer/unit. The Developer shall communicate the agreed payment schedule to IRWO, which shall use it as the basis for issuing the Allotment Letter upon receipt of the requisite threshold payment.
- 1.12.7** Buyers shall pay all amounts to IRWO — including DU cost, parking charges (open/covered as allotted), DRF, and one-time maintenance charges — at the stage as per the payment schedule. Upon receipt of full payment, IRWO shall issue the Possession Letter. Parking, DRF, and maintenance charges are in addition to the DU cost quoted by the Developer.
- 1.12.8** All buyers shall pay maintenance charges for common areas to the concerned RWA/IRWO at the time of possession @ Rs. 2/- per sq.ft of total SBUA per month, for an initial period of one year (or at rates prevailing at that time as determined by the RWA), in addition to the DU cost.
- 1.12.9** The Conveyance Deed in favour of buyers shall be executed by IRWO within 60 days of issuance of the Possession Letter. All applicable government fees, stamp duty, and registration charges shall be borne exclusively by the buyer.
- 1.12.10** APPROACH ROAD DISCLOSURE: The approach road to Rail Vihar, Jaipur Phase-III is currently held under a lease arrangement by IRWO. All lease charges for the approach road are borne by IRWO and shall not be recovered from buyers. Buyers are advised to satisfy themselves regarding the current status and duration of the approach road lease before booking. IRWO does not represent or warrant the uninterrupted availability of the approach road for any specific period.
- 1.12.11** CANCELLATION POLICY: If a buyer withdraws their booking for unavoidable reasons after a Booking Letter is issued, a cancellation fee of Rs. 15,000/- (Rupees Fifteen Thousand) + applicable GST shall be deducted from the amounts paid by the buyer. The balance shall be refunded or adjusted, subject to: (a) this option being available only once per Dwelling Unit; and (b) such refund/adjustment being conditional upon the Developer arranging another buyer for that specific unit. Buyers are advised that the refund may be delayed until a replacement buyer is found. IRWO's decision on the timeline for refund shall be final.
- 1.12.12** Of the total amount received from buyers for each Dwelling Unit, IRWO shall retain its quoted share (IRWO's Share per sq.ft × SBUA) and the balance (Developer's Share) shall be transferred to the Developer in accordance with the payment waterfall set out in Clause 5.7. The amounts transferred to the Developer shall be inclusive of all applicable taxes, and nothing additional shall be paid by IRWO to the Developer on any account.

## SECTION 2 — INSTRUCTIONS TO TENDERERS

- 2.1 The Tenderer shall carefully examine and understand all Tender Documents before submitting their bid. The Tender Document comprises:
- (i) NIT (Section 1)
  - (ii) Instructions to Tenderers (Section 2)
  - (iii) Draft Forwarding Letter and Self-Declaration (Section 3)
  - (iv) Draft Agreement (Section 4)
  - (v) Special Conditions of Contract (Section 5)
  - (vi) Settlement of Disputes (Section 6)
  - (vii) Price Tender (Section 7)
- 2.2 **MANDATORY SITE INSPECTION:** All Tenderers are strongly advised and where possible, required to visit the site. IRWO will make available its site representative (Sh. Amit Malhotra, SPE/IRWO, Mobile: 8360533633), existing structural, architectural, and approved drawings and access to all parts of Blocks B & C and the common areas. ***Each Tenderer shall submit an Existing Works Status Certificate confirming that they have physically inspected the Site and satisfied themselves as to the extent and condition of all balance works, and that their bid price fully accounts for completing the Works to the required standard. This Certificate forms part of the Contract and, once signed, no post-award claim regarding site condition shall be entertained.***
- 2.3 Tenderers are advised to visit the Site independently before the formal Site Inspection to familiarise themselves with local conditions. Ignorance of site conditions, subsurface conditions, local factors, or the extent of balance works shall not be accepted as a reason for non-performance or additional claims. All costs of site visits and tender preparation are borne by the Tenderer.
- 2.4 **TIME IS THE ESSENCE OF THIS CONTRACT.** The Developer must: (a) complete Parts A & B within 18 months from LOA; and (b) ensure receipt by IRWO of full sale consideration for all 144 Dwelling Units within 30 months from LOA (Part C runs concurrently from the LOA date). The Developer shall hand over completed units to allottees to IRWO's satisfaction within the stipulated periods.
- 2.5 The Tenderer shall use only the prescribed forms enclosed with this Tender to fill in the rates.
- 2.6 The Developer may upgrade (but shall not downgrade) the finishing specifications above the minimum standards prescribed in Annexures 1–10, to meet buyer preferences. All specification upgrades are at the Developer's cost and create no additional obligation for IRWO.
- 2.7 Rates in the Price Tender shall be for complete works at Site, covering all works necessary for proper completion even if not specifically itemised. No additional payment shall be claimed by the Developer on account of items omitted from the specifications but necessary for completion.
- 2.8 The Tender shall remain open for acceptance for 90 days from the opening date. Withdrawal or modification within this period entitles IRWO to forfeit the EMD.
- 2.9 **TAXES:** The Developer's share (as transferred by IRWO per Clause 5.7) is inclusive of all applicable taxes. The Developer bears all GST, income tax, TDS, labour cess, and other levies on their receipts and activities. IRWO shall deduct TDS as required under the Income Tax Act, 1961, and shall issue TDS certificates. IRWO's decision on tax deductions is final.
- 2.10 The Agreement shall be executed on Non-Judicial Stamp Paper of such value as is required under the Rajasthan Stamp Act, 1998. Stamp duty and all related costs are borne entirely by the Developer.
- 2.11 The successful Tenderer shall be notified of acceptance by IRWO in writing (registered post/email).
- 2.12 Canvassing in connection with the Tender is strictly prohibited. Tenders from Tenderers resorting to canvassing shall be rejected.

- 2.13** Alternative offers — with variations in conditions, alternative duration, or conditional rebates — are not permitted. Any rebate must be shown separately after full unconditional rates are quoted.
- 2.14** No alteration by the Tenderer to the NIT, Instructions, Agreement, Conditions, Specifications, or other Tender documents shall be recognised. Such altered Tenders shall be rejected.
- 2.15** Disputes arising out of or in connection with this Contract shall be settled as per Section 6 of this Tender Document.

**2.16 Documents to be Submitted with Tender**

The following documents shall mandatorily be submitted. Failure to submit items (i) to (xiii) shall render the Tender liable to summary rejection:

- (i) Notarised Power of Attorney in favour of the authorised signatory
- (ii) Partnership Deed / JV Agreement / Memorandum & Articles of Association (as applicable)
- (iii) Certificate of Firm Registration / Company Incorporation
- (iv) PAN Card (firm/company and authorised signatory)
- (v) TAN Registration Certificate
- (vi) GST Registration Certificate
- (vii) Audited Financial Statements (Balance Sheet and P&L) for FY 2023-24, 2024-25 and 2025-26 — CA certified; provisional accounts acceptable for FY 2025-26 pending submission of audited accounts within 30 days of tender opening
- (viii) List of multi-storeyed residential building works completed in the last 5 years (Table A below) with Completion Certificates from clients
- (ix) List of all works currently in hand (Table B below)
- (x) State/Semi-Government registration details, if applicable
- (xi) Signed and sealed Forwarding Letter (Section 3)
- (xii) Signed Self-Declaration Form (Section 3)
- (xiii) Proof of EMD payment and Tender Document Fee (DD/NEFT receipt)
- (xiv) Signed Existing Works Status Certificate, if site Inspection attended.

**Table A — List of Completed Works (Last 5 Financial Years)**

S. No	Financial Year	Name of Work & Address (Scope of Work)	Value (Rs.)	Client Name & Address	Date of Completion
1					
2					
3					

Note: Client's Completion Certificate must be enclosed for each work listed above.

**Table B — List of Works Currently in Hand**

S. No	Name of Work & Scope	Client Name & Address	Value (Rs.)	Date of Start	Stipulated Completion	Present Status
1						
2						
3						

### 3A — Draft Forwarding Letter by Tenderer

(To be submitted on the Tenderer's official letterhead with stamp and signature)

From:

M/s \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**To,**  
**The Managing Director,**  
**Indian Railway Welfare Organisation (IRWO),**  
**Corporate Office — Railway Office Complex,**  
**Shivaji Bridge, Behind Shankar Market, New Delhi — 110001.**

**Reference:** Tender No. IRWO/JAIPUR/Phase-III dated 17-06-2026

**Subject:** Tender Offer for Completion of Works and Sale of 144 Dwelling Units at Rail Vihar, Jaipur (Rajasthan).

Dear Sir,

With reference to the above Tender, I/We hereby offer to perform, provide, execute, and complete all Works (Parts A, B and C) in conformity with the Conditions of Contract and all Tender Documents.

1. I/We have physically inspected the Site and submitting the Existing Works Status Certificate, thereby satisfying myself/ourselves as to the location, present condition, and extent of balance works. I/We have read and understood all Tender Documents including the Agreement, Special Conditions of Contract, and Specifications. I/We confirm that the time is the essence of the Contract.
2. I/We confirm that the rates quoted in the Price Tender are inclusive of all costs for the complete execution of Parts A, B, and C at Site, and that no additional payment shall be claimed from IRWO on any account whatsoever.
3. I/We confirm that ALL payments from buyers shall be made exclusively and directly to IRWO, and that I/We shall not collect any amount from buyers under any circumstances.
4. I/We confirm that I/We shall not sub-contract any principal construction activity without IRWO's prior written approval, and that the Developer shall personally manage and supervise all construction activities.
5. If I/We fail to abide by the terms and conditions of the Contract, I/We agree that the Earnest Money and Performance Guarantee shall be forfeited by IRWO, without prejudice to any other remedy.
6. I/We understand that if any incomplete, false, or forged documents are provided, IRWO is entitled to reject the offer or terminate the Contract after award, forfeit all deposits, and blacklist me/us for 7 years.
7. I/We am/are responsible for rectification of all defects in the Works for a Defect Liability Period of 12 months from the date of possession of each Dwelling Unit, as recorded in IRWO's Possession Letter.
8. I/We agree to keep this offer open and irrevocable for 90 days from the date of opening of the Tender.

I/We enclose herewith:

- Tender Document Fee of Rs. 10,000/- [DD/NEFT Receipt No. \_\_\_\_\_ dated \_\_\_\_\_]
- EMD of Rs. 10,00,000/- drawn on \_\_\_\_\_ Bank [DD No./NEFT Ref. \_\_\_\_\_ dated \_\_\_\_\_], payable at New Delhi in favour of 'Indian Railway Welfare Organisation'
- Signed and sealed Tender Document (all pages initialled at bottom left)
- Power of Attorney / Authorisation Letter for authorised signatory
- All documents listed in Clause 2.16 of Section 2 (checklist enclosed separately)
- Signed Existing Works Status Certificate.

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

Place: \_\_\_\_\_

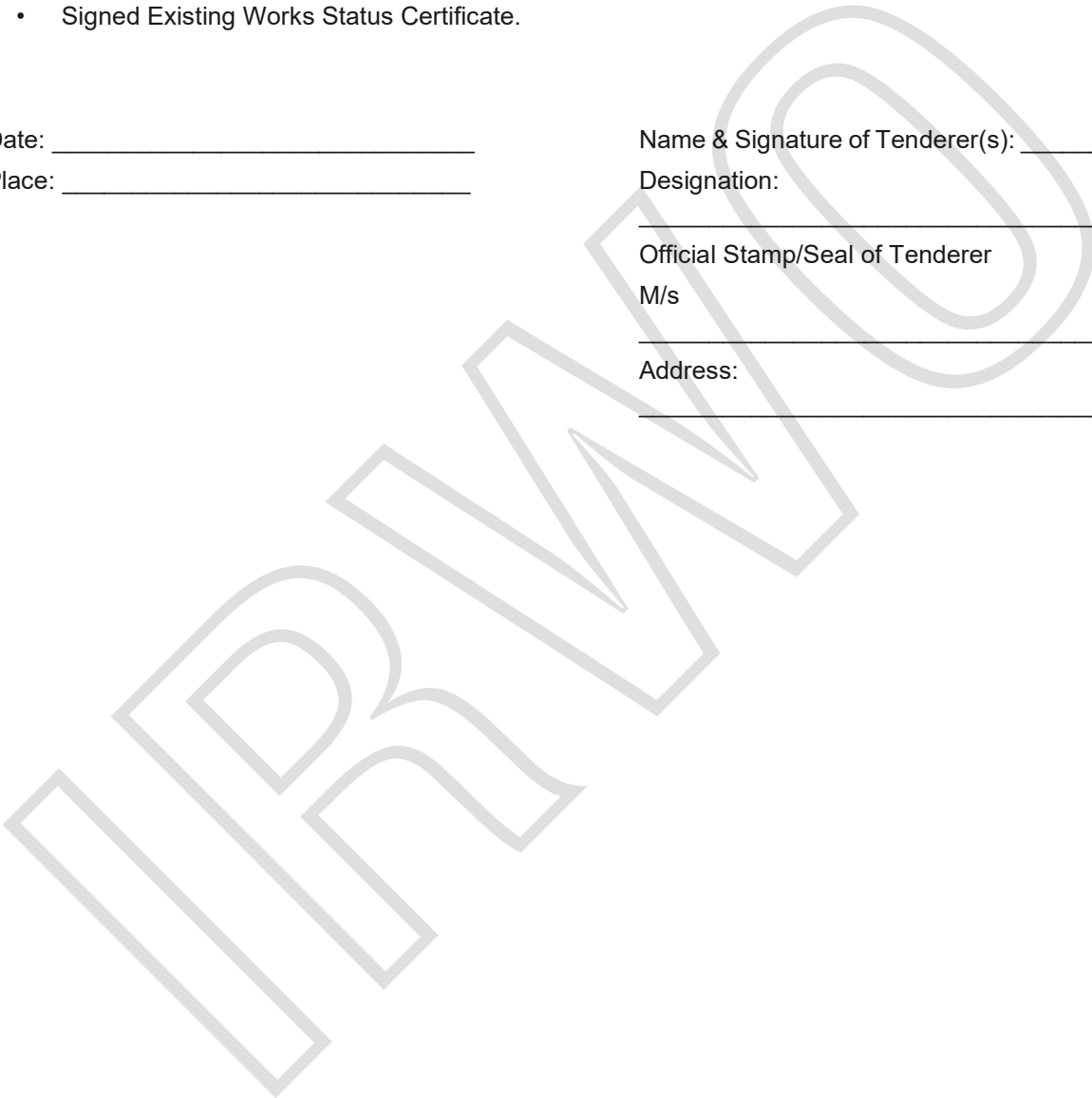
Name & Signature of Tenderer(s): \_\_\_\_\_

Designation: \_\_\_\_\_

Official Stamp/Seal of Tenderer

M/s \_\_\_\_\_

Address: \_\_\_\_\_



### **3B — Self-Declaration Form for Tenderer**

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(To be printed on the Tenderer's official letterhead)

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

To,  
**The Managing Director, Indian Railway Welfare Organisation (IRWO),  
Corporate Office — Railway Office Complex, Shivaji Bridge, New Delhi — 110001.**

**Subject:** Self-Declaration for Participation in Tender No. IRWO/JAIPUR/Phase-III dated 17-06-2026.

I, Sh./Ms. \_\_\_\_\_, Authorised Signatory of M/s \_\_\_\_\_ (hereinafter 'the Tenderer'), do hereby solemnly affirm and declare on behalf of the Tenderer and all its constituents as follows:

1. I/We have carefully read and understood all contents of this Self-Declaration before signing.
2. I/We accept all terms and conditions of the Tender and have signed all pages thereof.
3. The Tender Document was downloaded from IRWO's official website and has not been altered. In case of discrepancy, the master copy with IRWO shall be final and binding.
4. I/We have not made any false or misleading representation in any form, statement, or attachment submitted with this Tender.
5. All information and documents submitted are correct and I/We are fully responsible for their accuracy.
6. The Tenderer is not blacklisted or debarred by IRWO or any Ministry/Department of the Government of India or any State Government, in any capacity, as of the date of submission.
7. I/We understand that forged/false documents — if discovered at any time — shall lead to: (a) forfeiture of EMD/Performance Guarantee; (b) termination of the Contract; and (c) debarment/blacklisting for up to 7 years.
8. No IRWO official, employee, or representative has been offered, paid, or promised any bribe, gratification, commission, or benefit in connection with this Tender. I/We commit to full compliance with all applicable anti-corruption and anti-bribery laws.
9. I/We have read and comply with all requirements regarding restriction on procurement from bidders from countries sharing a land border with India, and confirm eligibility accordingly.
10. I/We shall not sub-contract any principal construction activity without IRWO's prior written approval. The Developer shall personally manage and supervise all construction.
11. I/We shall not collect any money from buyers. All buyer payments shall be directed exclusively to IRWO.
12. I/We have physically inspected the Site and the Existing Works Status Certificate is enclosed reflects my/our genuine assessment of the site condition.

Place: \_\_\_\_\_

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

Signature: \_\_\_\_\_

Name of Authorised Signatory: \_\_\_\_\_

Designation: \_\_\_\_\_

Official Stamp/Seal of Tenderer: \_\_\_\_\_

## SECTION 4 — DRAFT AGREEMENT

### ARTICLES OF AGREEMENT

This Agreement is made on the \_\_\_\_\_ day of \_\_\_\_\_ 2026 **BETWEEN:**

**FIRST PARTY (EMPLOYER): Indian Railway Welfare Organisation (IRWO)**, a society registered under the Societies Registration Act, 1860 (Act XXI of 1860), having its registered office at Railway Office Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110001 (hereinafter referred to as "IRWO" or "Employer", which expression shall include its successors-in-office, executors, administrators, and permitted assignees);

**AND**

**SECOND PARTY (DEVELOPER): M/s \_\_\_\_\_**, a \_\_\_\_\_ [proprietorship/partnership/company/JV] having its principal office at \_\_\_\_\_ (hereinafter referred to as "Developer", which expression shall include their heirs, executors, administrators, successors-in-interest, and permitted assignees).

#### RECITALS

- (A) IRWO is the registered owner of the residential project 'Rail Vihar', Phase-III, situated at Goner Road, Village Siroli, Sector-37, Jagatpura, Jaipur, Rajasthan ('the Project'), comprising 261 Dwelling Units in 6 Blocks (A, B, C, D, E & F).
- (B) Blocks A, D, E & F (comprising 117 Dwelling Units) are fully complete and occupied. Blocks B & C (comprising 144 Dwelling Units — 72 of Type-II and 72 of Type-III, each Stilt+9 floors) have had their structural shell completed, with a structural Completion Certificate obtained from the competent authority (Annexure-11). The finishing works required to make these 144 units habitable remain incomplete and constitute the subject of Part A of this Contract.
- (C) The Developer was selected through open competitive Tender No. IRWO/JAIPUR/Phase-III dated 17-06-2026 and was issued a Letter of Award dated \_\_\_\_\_.
- (D) In consideration of IRWO transferring to the Developer the Developer's Share of the sale proceeds (as determined under Clause 5.7 of the Special Conditions of Contract), the Developer agrees to perform Parts A, B, and C of the Works as described herein.
- (E) The Developer has deposited EMD of Rs. 10,00,000/- (Rupees Ten Lakhs Only) with IRWO, which shall form part of the Performance Guarantee upon execution of this Agreement.

#### NOW IT IS HEREBY AGREED AS FOLLOWS

1. In consideration of the amounts payable to the Developer at the times and in the manner set forth in the Special Conditions of Contract (Section 5), the Developer shall execute and complete Parts A, B, and C of the Works within the Completion Periods as defined in Clause 1.2(j), in full accordance with all terms, conditions, specifications, and standards of this Contract.

2. The commencement of Works shall be taken as the date of issue of the Letter of Award (LOA). A Mobilisation Period of 1 (one) month is available to the Developer for pre-commencement formalities, which forms part of the 18-month Completion Period for Parts A & B.
3. TIME IS THE ESSENCE OF THIS CONTRACT. Liquidated Damages (LD) for delay shall be levied as follows:(a) CONSTRUCTION DELAY (Parts A & B): Rs. 5,00,000/- (Rupees Five Lakhs only) per month (or pro-rata for part of a month) for each month of delay beyond 18 months from the LOA date, subject to a maximum aggregate LD of Rs. 60,00,000/- (Rupees Sixty Lakhs only). On exhaustion of the LD cap, IRWO's right to terminate the Contract shall arise. (b) SALES SHORTFALL (Part C): Rs. 20,000/- (Rupees Twenty Thousand only) per unsold/unpaid Dwelling Unit per month (or part thereof) beyond 30 months from the LOA date, until full payment/shortfall is received by IRWO. This LD is in addition to the Developer's absolute shortfall payment obligation under Clause 5.7.5. LD shall be deducted from amounts payable to the Developer or recovered from the Performance Guarantee. Levy of LD is without prejudice to IRWO's right of termination on exhaustion of the cap.
4. All payments by buyers shall flow exclusively: Buyer → IRWO's bank account → Developer (Developer's Share only). The Developer shall not collect any money from buyers. IRWO shall transfer the Developer's Share in accordance with the payment waterfall in Clause 5.7.
5. The Developer shall not sub-contract any principal construction activity without IRWO's prior written approval.
6. The ownership of all Dwelling Units and all assets at the Site shall at all times remain with IRWO until Conveyance Deeds are executed in favour of individual buyers.
7. All terms and conditions in Sections 1 through 6 and Section 7 of this Tender Document, all Annexures (1–14), and the Special Conditions of Contract are incorporated herein by reference and form an integral and binding part of this Agreement.
8. This Agreement shall be governed by and construed in accordance with the laws of India. Subject to the arbitration provisions in Section 6, all courts exercising jurisdiction in relation to this Agreement shall be courts in Delhi/New Delhi only.

## **EXECUTION, ATTESTATION, AND WITNESSES**

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In witness whereof, the parties hereto have signed this Agreement on the day and year first above written.

**SIGNED FOR AND ON BEHALF OF FIRST PARTY  
(EMPLOYER — IRWO)**

Signature: \_\_\_\_\_

Full Name: \_\_\_\_\_

Designation: \_\_\_\_\_

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

Official Stamp/Seal of IRWO:

(Authorised by Board Resolution/  
Order No. \_\_\_\_\_ dated \_\_\_\_\_)

**SIGNED FOR AND ON BEHALF OF SECOND  
PARTY (DEVELOPER)**

Signature: \_\_\_\_\_

Full Name: \_\_\_\_\_

Designation: \_\_\_\_\_

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

Official Stamp/Seal of Developer:

(Authorised by: \_\_\_\_\_ )  
(Board Resolution/POA dated: \_\_\_\_\_ )

**Witness to IRWO's Signature**

**Witness 1:**

Signature: \_\_\_\_\_

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

**Witness 2:**

Signature: \_\_\_\_\_

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

**Witness to Developer's Signature**

**Witness 1:**

Signature: \_\_\_\_\_

Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

**Witness 2:**

Signature: \_\_\_\_\_

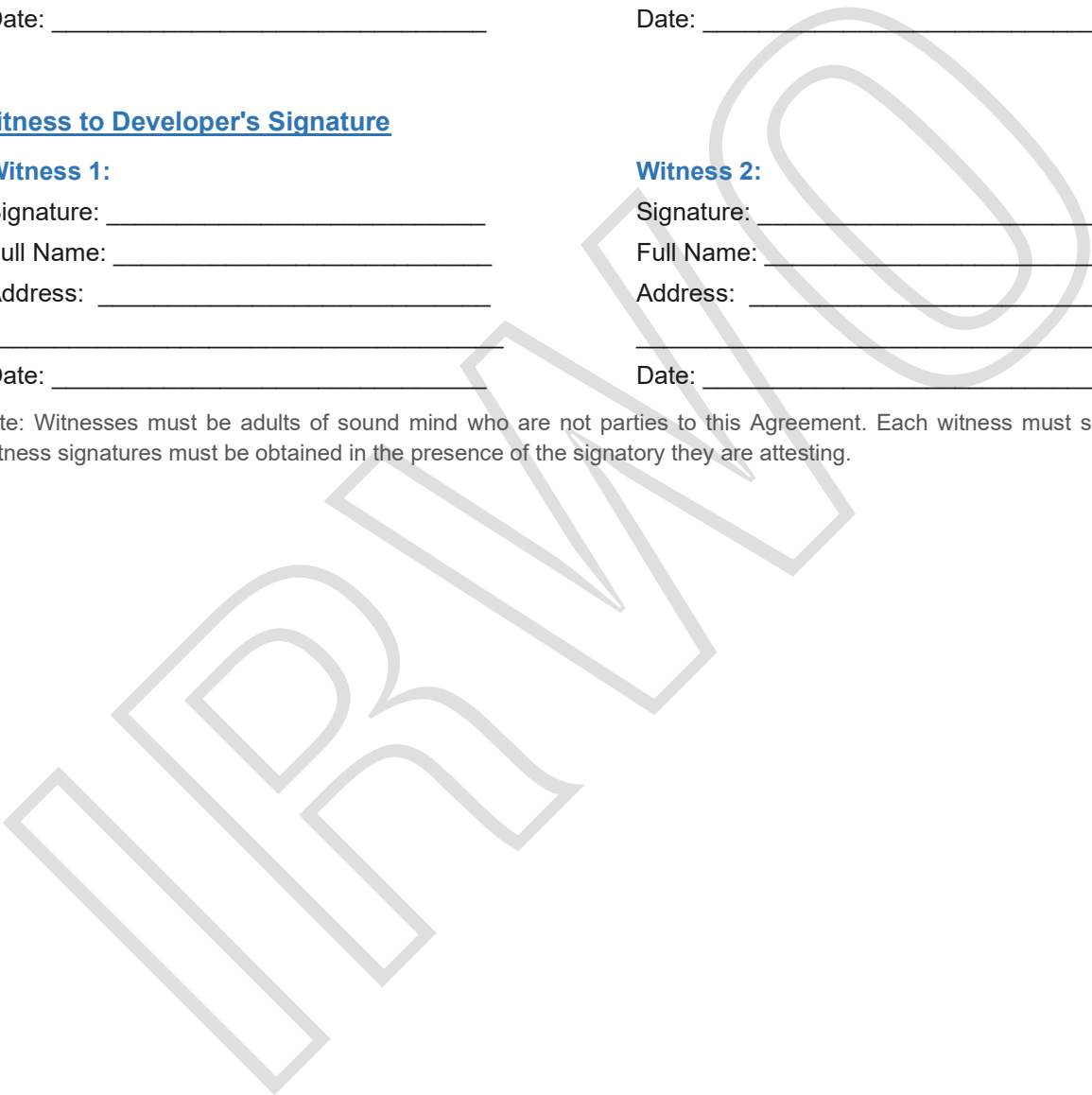
Full Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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

Note: Witnesses must be adults of sound mind who are not parties to this Agreement. Each witness must sign personally. Witness signatures must be obtained in the presence of the signatory they are attesting.



## SECTION 5 — SPECIAL CONDITIONS OF CONTRACT

**5.1** PROJECT DESCRIPTION: 'Rail Vihar' Jaipur Phase-III comprises 261 Dwelling Units in 6 Blocks (A–F). Blocks A, D, E & F (117 units) are fully complete and occupied. Blocks B & C (144 units — 72 Type-II and 72 Type-III, each Stilt+9 floors) have had their structural shell completed and a structural Completion Certificate has been obtained (Annexure-11). The finishing works required to make these 144 units habitable and fit for sale remain incomplete and are the subject of Part A of this Contract. The Developer confirms having inspected the Site and being fully aware of the current condition and the extent of balance works. No claim regarding site condition, extent of balance works, or any related matter shall be entertained by IRWO after the execution of this Contract.

### 5.2 Dwelling Unit Details

S. No.	Type & Number	Area per DU	Total SBUA	IRWO Share per Sq.Ft (To be quoted by Tenderer)	Car Parking Cost	One-Time Maint. Fund	DRF
1	<b>Type-II (2BHK) 72 Nos.</b>	1,047 Sq.Ft	75,384 Sq.Ft	Rs. _____/- per Sq.Ft of SBUA (To be quoted by Tenderer in figures & words)	Rs. 1,12,000/- (Incl. GST) [Open Parking]	Rs. 200/- per Sq.Ft of SBUA	Rs. 30/- per Sq.Ft of SBUA
2	<b>Type-III (3BHK) 72 Nos.</b>	1,643 Sq.Ft	1,18,296 Sq.Ft	Rs. _____/- per Sq.Ft of SBUA (To be quoted by Tenderer in figures & words)	Rs. 2,24,000/- (Incl. GST) [Covered Parking]	Rs. 200/- per Sq.Ft of SBUA	Rs. 30/- per Sq.Ft of SBUA

**Notes on Dwelling Unit Charges:**

- One-Time Maintenance Fund and DRF are corpus funds for the RWA; they are not part of the DU sale price and shall be transferred to the RWA.
- Parking charges are payable separately by buyers to IRWO. The Developer shall quote IRWO's Share for DU cost only (excluding parking, DRF, and maintenance fund).
- Parking allotment (covered/open) shall be decided by IRWO in consultation with the Developer, as per the available parking plan.
- Buyers shall pay monthly maintenance @ Rs. 2/- per sq.ft of SBUA per month for one year at possession, in addition to DU cost — this goes to the RWA.

**5.3** QUALITY STANDARDS: The Developer shall complete all balance works in Blocks B & C to a standard not inferior in any respect to the specifications and quality of works in the completed Blocks A, D, E & F. Annexures 1–10 set out the minimum specifications and approximate quantities — these constitute the

minimum benchmark. The Developer may exceed but shall not fall below these standards without IRWO's written approval. The Developer shall: (a) execute one sample Type-II and one sample Type-III Dwelling Unit (as directed by the Engineer) completing all works and services within 12 months of LOA; (b) obtain written approval from IRWO's Engineer for the sample units before commencing bulk finishing works; (c) permit IRWO's Engineer to inspect works-in-progress at any time without prior notice; and (d) rectify, at the Developer's cost, any works not meeting the approved standard within 15 days of written notice from IRWO's Engineer. IRWO's Engineer's determination on quality is binding on the Developer (subject to Section 6).

**5.4** PROJECT NAME: The Developer shall not change or alter the name 'Rail Vihar' or any aspect of the Project's registered identity.

**5.5** MARKETING AND ADVERTISEMENT APPROVAL: The Developer shall submit all proposed advertisement, marketing, and sales literature to IRWO for written approval before release. IRWO shall communicate approval or objections within 10 (ten) working days of receipt. If IRWO fails to respond within 10 working days, the material shall be deemed approved. IRWO may reject material that: (a) contains incorrect or misleading information about the Project; (b) makes unauthorised use of IRWO's name or logo; (c) is inconsistent with this Contract; or (d) contravenes applicable law. IRWO's approval does not constitute a warranty as to the accuracy or legal compliance of marketing content — such responsibility rests with the Developer.

## **5.6 Payment Collection — Mandatory IRWO-Only Policy**

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**5.6.1** ALL PAYMENTS FROM BUYERS — including booking amounts, instalments, parking charges, DRF, one-time maintenance charges, and any other amounts — shall be paid EXCLUSIVELY AND DIRECTLY to IRWO through IRWO's designated bank account or Challan Form (Annexure-B6, [www.irwo.net](http://www.irwo.net)). THE DEVELOPER, ITS EMPLOYEES, AGENTS, SUB-AGENTS, BROKERS, AND REPRESENTATIVES SHALL NOT COLLECT ANY AMOUNT WHATSOEVER FROM ANY BUYER IN RELATION TO ANY DWELLING UNIT.

**5.6.2** The Developer shall, in all communications and marketing materials, explicitly direct prospective buyers to pay directly to IRWO and shall provide IRWO's bank account details and Challan Form to every prospective buyer.

**5.6.3** Any collection of funds by the Developer or its representatives in violation of Clause 5.6.1 shall constitute a material breach of Contract, entitling IRWO to: (a) immediately terminate the Contract; (b) forfeit the EMD and Performance Guarantee in full; (c) recover all amounts so collected from the Developer plus interest @ 18% per annum from the date of collection; and (d) refer the matter to appropriate law enforcement authorities.

**5.6.4** Buyers shall approach IRWO only through the Developer for expressing purchase intent, submitting membership applications, and coordinating payment schedules. The Developer's role is facilitation and marketing — not collection.

## **5.7 Payment and Sales Schedule**

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**5.7.1** MINIMUM SALE PRICE: The minimum basic sale price for any Dwelling Unit shall not be less than the IRWO's Share (per sq.ft of SBUA as quoted in the Price Tender, for the relevant DU type) plus the Developer's chosen margin. The Developer shall not sell any Dwelling Unit at a price that results in IRWO receiving less than IRWO's quoted Share per sq.ft of SBUA.

**5.7.2** PAYMENT SCHEDULE: For each Dwelling Unit sold, the complete payment flow shall be as follows:

- Step 1: Buyer pays Rs. 2,00,000/- (Booking Amount) to IRWO. IRWO issues Booking Letter within 7 working days.
- Step 2: Further instalments received from the buyer until the cumulative amount equals 40% of total DU cost (i.e., 40% of IRWO's total quoted Share for that unit) — retained entirely by IRWO. IRWO issues Allotment Letter upon reaching the 40% threshold.
- Step 3: Further instalments received from the buyer, until the Developer's full Share is received — transferred by IRWO to the Developer. (Developer's Share = Total Sale Price minus IRWO's quoted Share.)
- Step 4: Remaining instalments, constituting the balance of IRWO's 60% Share — retained entirely by IRWO.
- Step 5: Upon receipt of full payment (DU cost + parking + DRF + maintenance charges), IRWO issues Possession Letter and proceeds to execute the Conveyance Deed.

**Illustrative Example:** If a Type-II DU is sold for Rs. 70 Lakhs by the Developer, and IRWO's quoted Share for Type-II is Rs. 50 Lakhs per unit: Booking Amount of Rs. 2 Lakhs → retained by IRWO. Next Rs. 18 Lakhs (balance of 40% of Rs. 50L) → retained by IRWO (Allotment Letter issued). Next Rs. 20 Lakhs (Developer's Share: Rs. 70L minus Rs. 50L) → transferred to Developer. Remaining Rs. 30 Lakhs → retained by IRWO.

- 5.7.3 BILLING:** The Developer shall raise fortnightly bills to IRWO for amounts due to the Developer under Step 3 above. IRWO shall settle each bill within 7 (seven) working days of receipt. For IRWO payment delays beyond 7 working days, interest @ 9% per annum shall accrue on delayed amounts for each day of delay.
- 5.7.4 SALES MILESTONES:**(a) By end of Month 24 from LOA: IRWO shall have received the full sale consideration (all instalments) for a minimum of 100 (one hundred) Dwelling Units out of 144.(b) By end of Month 30 from LOA: IRWO shall have received the full sale consideration for all 144 Dwelling Units, or the Developer shall pay the shortfall as per Clause 5.7.5.(c) Booking amounts for all 144 Dwelling Units shall be deposited with IRWO by end of Month 30.(d) For DUs where only the booking amount has been deposited with IRWO by Month 30, the Developer shall ensure receipt of full balance by IRWO within a grace period of 3 months (i.e., by end of Month 33), failing which interest @ 12% per annum shall be payable by the buyer/Developer on outstanding amounts. If buyer payment delay exceeds 6 months beyond the due date, IRWO reserves the right to cancel the allotment and the Developer shall be liable for the shortfall for that unit under Clause 5.7.5.
- 5.7.5 DEVELOPER'S ABSOLUTE SHORTFALL PAYMENT OBLIGATION:** If, at the expiry of 30 months from the LOA date (or 33 months for grace-period units under Clause 5.7.4(d)), IRWO has not received full sale consideration for all 144 Dwelling Units, the Developer SHALL PAY TO IRWO THE ENTIRE SHORTFALL AMOUNT (being the aggregate of IRWO's quoted Share for all unsold/unpaid Dwelling Units) within 30 (thirty) days of a written demand by IRWO. This shortfall payment obligation is: (a) ABSOLUTE, PRIMARY, AND INDEPENDENT — it is not contingent upon the Developer having sold the units or upon market conditions; (b) NOT EXCUSED by any Force Majeure Event; and (c) ENFORCEABLE as a debt due from the Developer to IRWO. The Developer's failure to make shortfall payment within 30 days of demand shall constitute an Event of Default under Clause 5.29.1(e), entitling IRWO to encash the Performance Guarantee in full, levy Part C LD under Agreement Clause 3(b), and terminate the Contract.
- 5.8 BINDING EFFECT OF LOA:** The Letter of Award (LOA) issued by IRWO shall be binding on the successful Tenderer ('Developer') from the date of its issue, constituting a binding contract pending execution of the formal Agreement.
- 5.9 PERFORMANCE GUARANTEE:** The Developer shall furnish an irrevocable Bank Guarantee (from a Scheduled Commercial Bank) in favour of IRWO for Rs. 25,00,000/- (Rupees Twenty-Five Lakhs Only) within 15 days of issue of LOA. If not submitted within 15 days, interest @ 12% per annum per day of delay

shall be charged. If the PG is not submitted within 45 days of issue of LOA, the LOA shall be cancelled and the EMD forfeited without further notice.

- 5.10 EXECUTION OF AGREEMENT:** The formal Agreement shall be executed within 15 days of submission of the Performance Guarantee. The EMD shall form part of the Performance Guarantee upon execution.
- 5.11 RELEASE OF PERFORMANCE GUARANTEE:** The PG shall be released by IRWO upon satisfaction of ALL of the following conditions: (a) IRWO has received full sale consideration (or Developer's shortfall payment) for all 144 Dwelling Units; (b) the Defect Liability Period of 12 months has expired for all Dwelling Units; (c) all defects notified during the DLP have been fully rectified by the Developer; and (d) no pending IRWO claim, arbitration proceeding, or legal action against the Developer is outstanding. IRWO shall release the PG within 30 days of written request by the Developer upon fulfilment of conditions (a)–(d) above.
- 5.12 DRAWINGS AND DOCUMENTS:** IRWO shall provide the Developer with complete structural, architectural, and statutory approved drawings within 15 days of issue of the LOA. The Developer shall have access to all Project documents held with IRWO. Any drawings or documents submitted to the Developer shall be for use in this Project only and shall not be shared with any third party without IRWO's consent.
- 5.13 SITE CONDITION — "AS IS WHERE IS" BASIS:** IRWO shall arrange a Mandatory Site Inspection during the tender submission period. All Tenderers shall attend and submit an Existing Works Status Certificate confirming that they have physically inspected the Site and satisfied themselves as to the extent, condition, and status of all balance works. After signing of the Contract, NO CLAIM, DISPUTE, OR QUERY by the Developer regarding the condition, extent, status, or any other aspect of existing works on the Site shall be entertained by IRWO or any arbitral tribunal. The Developer accepts the Site in its existing condition on an 'as-is, where-is' basis.
- 5.14 MOBILISATION PERIOD:** The Developer shall be allowed a Mobilisation Period of 1 (one) month from the date of the LOA to complete all pre-commencement formalities. This 1-month period forms part of the overall 18-month Completion Period for Parts A & B and does not extend it.
- 5.15 NO IRWO EXPENDITURE:** No expenditure of any form shall be incurred by IRWO on any activity related to Parts A, B, or C of this Contract. The Developer is solely responsible for all costs of completing the Works and facilitating the handover of units to buyers.
- 5.16 NO BROKERAGE OR MARKETING EXPENSE BY IRWO:** IRWO shall not pay any brokerage, marketing expense, or promotional cost to the Developer or any third party. All marketing activities, costs, and commissions are the Developer's responsibility. The Developer is free to set the total sale price of units, provided IRWO's quoted Share per sq.ft of SBUA is always fully secured.
- 5.17 DEFECT LIABILITY PERIOD:** The Developer's Defect Liability Period for all Works undertaken under this Contract is 12 (twelve) months from the date of possession of each Dwelling Unit as recorded in IRWO's Possession Letter. The Developer shall, at their cost, rectify all defects arising during the DLP without any charge to IRWO or the buyer.
- 5.18 HANDOVER OF DWELLING UNITS:** Completed Dwelling Units shall be handed over by the Developer to respective allottees individually, in the presence of IRWO's authorised representative/Engineer. One key of each unsold Dwelling Unit shall at all times be held by IRWO, until possession is formally given to the allottee.
- 5.19 IRWO GENERAL RULES:** The Developer shall inform all prospective buyers of IRWO's General Rules (available at [www.irwo.net](http://www.irwo.net)) and shall ensure buyers' compliance with IRWO's membership and allotment procedures.
- 5.20 GENERAL CONDITIONS OF CONTRACT:** The Developer shall comply with IRWO's General Conditions of Contract (available at [www.irwo.net](http://www.irwo.net)). In case of conflict between the General Conditions and these Special Conditions of Contract, these Special Conditions shall prevail.

- 5.21** APPROACH ROAD LEASE: The approach road to Rail Vihar Jaipur Phase-III is currently held under a lease arrangement by IRWO. All lease charges for the approach road shall be entirely borne by IRWO. The Developer shall have no liability for lease charges. This disclosure shall be made to all prospective buyers as per Clause 1.12.10.
- 5.22** SAMPLE DWELLING UNIT: To establish the quality benchmark for all finishing works, the Developer shall execute one sample Type-II and one sample Type-III Dwelling Unit (as directed by the Engineer) completing all items of works — walls, floors, plastering, joinery, sanitary and plumbing fittings, electrification, painting, complete kitchen and bathroom fittings, doors, windows, woodwork, and all accessories — within 12 months of the LOA. IRWO's Engineer shall communicate approval or deficiencies in writing within 21 days of the Developer's written notification of completion of the sample units. The approved sample units shall serve as the binding quality standard for all subsequent Dwelling Units.
- 5.23** STATUTORY APPROVALS: It is the Developer's sole responsibility to obtain all required approvals from Central/State Government/Local Authorities for executing Works at the Site — including but not limited to Fire NOC and Lift Safety Certificate. All costs of obtaining approvals are covered within the Developer's margin and shall not be separately claimed from IRWO. IRWO shall not be responsible for delays in obtaining approvals; no extension of time shall be granted on this account unless such delay is attributable solely to IRWO's specific failure to provide a required document or certificate.
- 5.24** ADDITIONAL FACILITIES: The Developer may propose additional common area facilities (e.g., swimming pool, sports courts) only after: (a) obtaining all required statutory approvals from competent authorities; and (b) obtaining prior written approval from IRWO, which IRWO may grant or withhold in its sole discretion. All costs — construction, government fees, approval charges, and maintenance — for additional facilities are borne entirely by the Developer. No extension of the Contract Period shall be granted on account of additional facility development.
- 5.25** UTILITIES: The Developer may use existing water/power connections at the Site during construction. Separate meters shall be installed by the Developer for this purpose. The Developer shall pay IRWO for utility usage at prevailing rates, based on meter readings. Utility costs are entirely the Developer's responsibility.
- 5.26** CONSEQUENCES OF TERMINATION FOR DEFAULT: Upon termination of the Contract due to an Event of Default by the Developer: (a) All works executed and all assets created by the Developer at the Site shall vest in IRWO absolutely, without payment or compensation of any kind to the Developer; (b) The Developer's right to receive any further share of sale proceeds shall cease with immediate effect; (c) IRWO shall encash the Performance Guarantee in full and forfeit the EMD; (d) IRWO shall levy LD as per Agreement Clauses 3(a) and/or 3(b) up to the date of termination; (e) IRWO shall be entitled to re-tender the incomplete works and recover from the Developer any excess costs of completion beyond the Developer's quoted IRWO Share. The Developer acknowledges that the vesting of executed works without payment represents a genuine pre-estimate of IRWO's loss from breach (including project delay, re-tendering costs, reputation damage, and financing costs) and agrees not to challenge this provision as a penalty under Section 74 of the Indian Contract Act, 1872. Developer's Share amounts already paid by IRWO to the Developer for specific Dwelling Units sold prior to termination shall not be recovered solely on account of termination, unless termination is also grounded in fraud or misrepresentation.
- 5.27** OWNERSHIP OF ASSETS: The ownership of all Dwelling Units and all assets at the Site shall at all times remain with IRWO until Conveyance Deeds are executed in favour of individual buyers. The Developer acquires no ownership interest in any Dwelling Unit or asset at any stage of this Contract.
- 5.28** NO PRICE VARIATION: No price variation or additional compensation shall be payable by IRWO to the Developer on account of any increase in material costs, labour costs, inflation, exchange rates, or any other market, economic, or commercial factor. This clause shall not apply to a valid Force Majeure Event under Clause 5.31 — in such case the Developer's entitlement is limited strictly to an extension of time. For absolute clarity, the Developer's shortfall payment obligation under Clause 5.7.5 is an absolute financial obligation and is not affected by any price variation claim, cost increase, or Force Majeure Event.

## **5.29 Termination for Default**

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**5.29.1** EVENTS OF DEFAULT: Each of the following constitutes an 'Event of Default' by the Developer:

- (a) Failure to commence Works within the 1-month Mobilisation Period from the LOA date;
- (b) Suspension of Works (other than due to a valid Force Majeure Event) for a continuous period exceeding 30 (thirty) days;
- (c) Failure to complete Parts A & B within 18 months from LOA after exhaustion of the maximum LD cap under Agreement Clause 3(a);
- (d) Failure to meet the Month-24 sales milestone of 100 Dwelling Units under Clause 5.7.4(a);
- (e) Failure to pay the Developer's shortfall under Clause 5.7.5 within 30 days of IRWO's written demand;
- (f) Collection of buyer funds in violation of Clause 5.6;
- (g) Sub-contracting in violation of Clause 5.30;
- (h) Insolvency, winding-up proceedings, appointment of a receiver/liquidator, or similar insolvency event in respect of the Developer;
- (i) Fraud, material misrepresentation, or forgery in relation to the Contract;
- (j) Failure to submit the Performance Guarantee within 45 days of LOA.

**5.29.2** NOTICE AND CURE: Upon occurrence of an Event of Default under sub-clauses (a), (b), (c), (d), (e), (f), or (g), IRWO shall issue a written Default Notice to the Developer specifying the nature of the default. The Developer shall have 15 (fifteen) days from receipt of the Default Notice to remedy the default. If the default is not remedied within 15 days to IRWO's satisfaction, IRWO may immediately terminate the Contract by written notice.

**5.29.3** IMMEDIATE TERMINATION: Events of Default under sub-clauses (h), (i), and (j) shall entitle IRWO to terminate the Contract immediately upon written notice, without any notice period or opportunity to cure.

**5.29.4** CONSEQUENCES: As set out in Clause 5.26.

## **5.30 Prohibition on Sub-Contracting**

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**5.30.1** The Developer shall NOT sub-contract, assign, or delegate to any third party the execution of any principal construction activity under this Contract, without the prior written consent of IRWO. This prohibition expressly covers: civil finishing works, internal/external electrical works, lift supply and installation, STP works, fire fighting works, DG set installation, and all works specified in Annexures 1–10.

**5.30.2** Notwithstanding Clause 5.30.1, the Developer may engage specialist sub-contractors for narrowly defined, equipment-specific commissioning activities (such as the lift OEM's installation team, the STP original manufacturer's commissioning team, and the DG set manufacturer's commissioning team), subject to:

- (a) Prior written disclosure to and written approval by IRWO;
- (b) Such engagements not relieving the Developer of any contractual obligation; and
- (c) All such activities being conducted under the direct supervision of the Developer's own qualified engineers.

**5.30.3** Any sub-contracting in violation of this Clause shall constitute an Event of Default under Clause 5.29.1(g), entitling IRWO to immediate termination with forfeiture of the Performance Guarantee.

**5.30.4** For Part C (marketing and sales facilitation), the Developer may engage sales agents/brokers at the Developer's own cost and account, subject to:

- (a) Prior written disclosure to IRWO of such agents;
- (b) All such agents operating under the Developer's supervision and the Developer's liability;

- (c) Such agents not representing themselves as IRWO's agents; and
- (d) Such agents not collecting any money from buyers under any circumstances.

### **5.31 Force Majeure**

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- 5.31.1** 'Force Majeure Event' means any of the following events, beyond the reasonable control of the affected party, that directly prevents or delays performance of that party's contractual obligations:
- (a) Act of God including earthquake, flood, cyclone, lightning strike, or major fire not attributable to the affected party;
  - (b) War, armed conflict, invasion, or civil disturbance of national magnitude declared by the Government of India;
  - (c) Epidemic or pandemic formally declared by the World Health Organisation or the Government of India;
  - (d) A binding and enforceable order of an Indian court, statutory authority, or regulatory body specifically restraining performance of the Works — but only where such order was obtained by a third party and does not arise from the Developer's own default;
  - (e) Total failure of electrical power supply from JVVNL to the Site for a continuous period exceeding 45 days, provided the Developer has made all reasonable efforts to arrange alternative supply.
- 5.31.2** For absolute clarity, the following shall NOT constitute Force Majeure Events: shortage or increase in cost of funds or financing; increase in material, labour, or equipment costs; adverse market conditions; inability to sell Dwelling Units; or any event that was, or ought reasonably to have been, foreseeable by an experienced developer at the date of execution of this Contract.
- 5.31.3** The party claiming Force Majeure shall notify the other party in writing within 15 (fifteen) days of the occurrence of the Force Majeure Event. The notice shall describe the event, its expected duration, and the steps being taken to mitigate its effects. Failure to give timely notice shall be deemed a waiver of the right to claim Force Majeure for that event.
- 5.31.4** Upon valid invocation of a Force Majeure Event, the time for performance of the affected obligation (Parts A & B only) shall be extended by the duration of the Force Majeure Event. No LD shall accrue during a valid Force Majeure period.
- 5.31.5** If a Force Majeure Event continues for more than 6 (six) consecutive months, either party may terminate the Contract by giving 30 days' written notice to the other party. Upon such Force Majeure termination:
- (a) IRWO shall pay the Developer the fair value of works actually and demonstrably executed at the Site, as assessed by an independent valuer agreed upon by both parties or, failing agreement within 30 days, appointed by the President of the Institution of Engineers (India);
  - (b) The EMD and Performance Guarantee shall be refunded to the Developer within 30 days of completion of valuation;
  - (c) No other compensation shall be payable by either party to the other.
- 5.31.6** Force Majeure shall expressly NOT apply to the Developer's shortfall payment obligation under Clause 5.7.5, which is an absolute and unconditional financial obligation, or to the Developer's obligation under Clause 5.6 not to collect buyer funds.

### **5.32 Insurance**

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The Developer shall, at its own cost, obtain and maintain in full force and effect throughout the Contract Period (and where applicable, through the Defect Liability Period) the following insurance policies, with IRWO named as a co-insured party:

- a) Contractor's All-Risk (CAR) Policy: Covering the full reinstatement value of all works executed under Parts A and B, against all risks of physical loss or damage from any cause.
- b) Public Liability Policy: Minimum sum insured of Rs. 2,00,00,000/- (Rupees Two Crores) per occurrence, covering death of or bodily injury to third parties and damage to third-party property arising from the Developer's construction operations at the Site.
- c) Workmen's Compensation / Employer's Liability Policy: As required under the Building and Other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996, the Workmen's Compensation Act, 1923, and the ESI Act, 1948, covering all workmen employed by the Developer at the Site.
- d) Third-Party Liability for Existing Occupants: Covering loss, damage, or injury to residents, visitors, and property of the completed occupied Blocks A, D, E & F arising from the Developer's construction activities.

Copies of all insurance policies, including endorsements naming IRWO as co-insured, shall be provided to IRWO before commencement of any works at the Site. The Developer shall ensure all policies remain in force and shall immediately notify IRWO of any lapse, cancellation, or material change. Failure to maintain required insurance shall constitute a breach of contract.

### **5.33 Indemnity**

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The Developer shall indemnify, defend, and hold harmless IRWO and its officers, employees, directors, and authorised representatives from and against all claims, demands, losses, damages, penalties, costs (including reasonable legal costs and court fees), and liabilities arising out of or in connection with:

- a) any death, personal injury, or property damage caused by or arising from the Developer's construction activities or operations at the Site;
- b) any breach by the Developer of applicable labour laws — including non-payment of wages, EPF contributions, ESIC contributions, BOCW cess, or failure to register under applicable labour statutes;
- c) any misrepresentation, false statement, or misleading communication made by the Developer or its agents, employees, or brokers to prospective buyers about the Project, the Dwelling Units, IRWO, or the terms of sale;
- d) any collection of funds by the Developer or its representatives from buyers in violation of Clause 5.6;
- e) any action, claim, or proceeding initiated by buyers against IRWO arising from the Developer's failure to complete construction within the stipulated timeline;
- f) any tax demand, penalty, interest, or prosecution brought against IRWO arising from the Developer's failure to comply with its own tax obligations (GST, TDS, income tax, etc.).

This indemnity shall survive the termination or expiry of this Contract and shall continue in force for a period of 6 (six) years thereafter.

### **5.34 IRWO's Obligations and Timelines**

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IRWO undertakes to perform the following obligations within the timelines specified. IRWO delays in performance of obligations (a) to (i) shall entitle the Developer to: (i) a corresponding extension of time matching the period of IRWO's delay for the affected Part of the Works; and (ii) interest @ 9% per annum on any delayed monetary payment. IRWO delays shall not, however, excuse the Developer's absolute shortfall payment obligation under Clause 5.7.5.

- a) Delivery of Drawings and Documents: Within 15 days of issue of LOA.
- b) Site Handover: Possession of Blocks B & C handed over to the Developer within 7 working days of execution of the Agreement.
- c) Booking Letter: Issued to the buyer within 7 working days of receipt of the Rs. 2,00,000/- booking amount from the buyer in IRWO's bank account.

- d) Allotment Letter: Issued to the buyer within 15 working days of IRWO's receipt of the 40% threshold payment from the buyer.
- e) Possession Letter: Issued within 15 working days of receipt of the Developer's written certification of completion of the relevant Dwelling Unit, subject to IRWO's Engineer confirming completion to the required standard.
- f) Conveyance Deed: Executed in favour of the buyer within 60 days of issuance of the Possession Letter.
- g) Marketing Approval: IRWO to approve or reject (with written reasons) advertisement/marketing material within 10 working days of submission. Failure to respond within 10 working days → deemed approved.
- h) Sample Unit Approval: IRWO's Engineer to communicate approval or deficiencies in writing within 21 days of the Developer's written notification of completion of the sample Dwelling Units.
- i) Developer's Fortnightly Bills: Settled by IRWO within 7 working days of receipt.

### **5.35 Anti-Collusion and Integrity**

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The Developer warrants that: (a) the Tender was prepared and submitted independently, without collusion, coordination, or communication with any other Tenderer regarding rates, terms, or conditions; (b) no IRWO official, employee, board member, or representative has been offered, paid, or promised any bribe, gratification, commission, gift, or benefit of any kind in connection with the award or execution of this Contract; and (c) the Developer shall comply with all applicable provisions of the Prevention of Corruption Act, 1988, and the Prevention of Money Laundering Act, 2002. Breach of this warranty shall constitute an Event of Default under Clause 5.29.1(i) and may be reported by IRWO to the Central Vigilance Commission (CVC) and other appropriate authorities.

### **5.36 Confidentiality**

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The Developer shall keep strictly confidential all information received from or in relation to IRWO — including but not limited to IRWO's financial terms, buyer data and personal information, pricing strategy, internal communications, Project drawings, and the commercial terms of this Contract. The Developer shall not disclose such information to any third party except: (a) to the Developer's own employees, advisors, and bankers strictly on a need-to-know basis, under equivalent confidentiality obligations; or (b) as required by applicable law or a competent regulatory authority. This confidentiality obligation shall survive the termination or expiry of this Contract for a period of 3 (three) years thereafter.

### **5.37 Labour Law Compliance**

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The Developer shall comply with all applicable labour and employment laws, including but not limited to: the Building and Other Construction Workers (Regulation of Employment & Conditions of Service) Act, 1996; the Building and Other Construction Workers' Welfare Cess Act, 1996; the Contract Labour (Regulation & Abolition) Act, 1970; the Minimum Wages Act, 1948; the Employees' Provident Funds & Miscellaneous Provisions Act, 1952; the Employees' State Insurance Act, 1948; and the Sexual Harassment of Women at Workplace (Prevention, Prohibition & Redressal) Act, 2013. The Developer shall: maintain all required statutory registers; pay all applicable cess, contributions, and levies on time; register with all required authorities; and submit quarterly labour law compliance certificates to IRWO on request. IRWO shall not be liable for any labour law demand, penalty, or prosecution arising from the Developer's non-compliance.

## SECTION 6 — SETTLEMENT OF DISPUTES

### 6.1 Amicable Resolution

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In the event of any dispute, difference, or claim arising out of or in connection with this Contract — including any question regarding its existence, validity, performance, breach, or termination (a 'Dispute') — the parties shall first attempt to resolve the Dispute through senior-level negotiations. Either party may initiate this process by serving a written 'Dispute Notice' on the other party specifying the nature, details, and quantum of the Dispute. Senior authorised representatives of both parties shall meet within 21 (twenty-one) days of the Dispute Notice and shall attempt in good faith to resolve the Dispute within a further period of 30 (thirty) days (the 'Amicable Resolution Period').

### 6.2 Conciliation

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If the Dispute is not resolved by the end of the Amicable Resolution Period, either party may refer the Dispute to conciliation under Part III of the Arbitration and Conciliation Act, 1996. The Conciliator shall be appointed by mutual written agreement of the parties. If the parties cannot agree on a Conciliator within 15 days of a written request for conciliation, either party may seek the appointment of a Conciliator through the Indian Council of Arbitration (ICA), New Delhi. Conciliation proceedings shall be conducted at Delhi.

### 6.3 Arbitration

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- 6.3.1** In the event of any Dispute or difference between the parties hereto as to the construction or operation of this contract, or the respective rights and liabilities of the parties on any matter in question, dispute or difference on any account or as to the withholding by the IRWO of any certificate to which the contractor may claim to be entitled to, or if IRWO fails to make a decision within 120 days, then and in any such case, the contractor, after 120 days but within 180 days of his presenting his final claim on his disputed matters shall demand in writing that the dispute or difference be referred to arbitration.
- 6.3.2** As a norm, arbitration as a method of dispute resolution may be restricted to disputes with a value less than Rs. 5 Crores. This figure is with reference to the value of the dispute (not the value of the contract, which may be much higher). If the value of all claims is more than Rs. 5 crores, IRWO will not entertain any arbitration. In such cases contractor has to proceed Court of law for the same.
- 6.3.3** The arbitral tribunal shall consist of a panel of 3 arbitrator. IRWO will appoint 2 arbitrators, one IRWO nominee and other from among the contractor's nominee. Contractor can recommend his nominee either from approved panel of Railways or from approved panel of Indian Council of Arbitration (ICA) within 30 days from the date of dispatch of approval of written and valid acceptance of demand for arbitration by IRWO.
- 6.3.4** If contractor wants to choose his nominee from Railway panel, the Railway will send a panel of at least 4 (four) names of retired railway officers empanelled to work as arbitrators within 30 days from the day when a written and valid demand for arbitration is received by MD/IRWO. Contractor will be asked to suggest to MD/IRWO at least 2 names out of the panel for appointment of contractor's nominee within 30 days from the date of dispatch of the request by IRWO. MD/IRWO shall appoint at least one out of them as contractor's nominee within 30 days from the receipt of the name of contractor's nominees. The Railway Penal shall be provided free of cost to the contractor.

**6.3.5** If contractor opts to choose his nominee from Indian Council of Arbitration (ICA), he will request MD/IRWO to provide any four names from approved list of Indian Council of Arbitration (ICA) panel and on receipt of the same, will send any 2 names of arbitrators for appointment as contractor's nominee within 30 days from the date of dispatch of request by IRWO. MD/IRWO shall appoint at least one out of them as contractor's nominee within 30 days from the receipt of the name of contractor's nominees. Nomination and appointment of arbitrator from ICA panel shall be as per the ICA rules for domestic, commercial arbitration and amended from time to time.

**Some general guidelines of ICA rules for domestic, commercial arbitration are as under:**

- i. Contractor may access the ICA's panel of arbitration through ICA's official webpage <https://icaindia.co.in/pdf/Engineers.pdf>
- ii. A formal request for nomination shall be submitted to ICA, accompanied by:
  - a) A brief statement of claim outstanding the nature and quantum of disputes.
  - b) A copy of relevant contract and any supporting document.
  - c) A copy of the notice intimating the other party of the initiation of arbitration proceeding, with proof of delivery, (if any)
- iii. Ad-hoc appointment fees for the nomination and appointment of arbitrators shall be as per ICA rules domestic, commercial arbitration and revised from time to time and shall be submitted along with request.

**6.3.6** Two selected arbitrators are free to select presiding arbitrator (3<sup>rd</sup> arbitrator) within 30 days from the date of appointment. The presiding arbitrator may be selected from approved panel of Railways or approved panel of Indian Council of Arbitration (as per mutual agreement), which will be approved by MD/IRWO. MD/IRWO shall complete this exercise of appointing the Arbitral Tribunal within 30 days from the receipt of the names of all the three arbitrators.

**6.3.7** If one or more of the arbitrators appointed as above refuses to act as arbitrator, withdraws from his office as arbitrator, or vacates his/her office/offices or is/are unable or unwilling to perform his functions as arbitrator for any reason whatsoever or dies or in the opinion of the MD/IRWO fails to act without undue delay, the MD/IRWO shall appoint new arbitrator/ arbitrator's to act in his/ her place in the same manner in which the earlier arbitrator/ arbitrator's had been appointed. Such re-constituted tribunal may, at its discretion, proceed with the reference from the stage at which it was left by the previous arbitrator (s).

**6.3.8** Any ruling on award shall be made by a majority of members of tribunal. In the absence of such a majority, the views of the presiding arbitrator shall prevail.

**6.3.9** The cost of arbitration shall be borne by the respective parties. If all the three arbitrators are selected from the Railway panel, the fee of arbitrator shall be determined as per rates fixed/revised by Railway Board from time to time and the fee shall be borne equally by both the parties, provided parties sign an agreement in the format given at Annexure-14 to these conditions after/while referring these disputes to arbitration. However, if any of the three arbitrators is selected from the panel of Indian Council of Arbitration (ICA), the fees of the arbitrator shall be determined as per the rates fixed/revised by the Indian Council of Arbitration (ICA) from time to time and the fees shall be borne equally by both the parties, provided parties sign an agreement in the format given at Annexure-14 to these conditions after/while referring these disputes to arbitration.

**6.3.10** SEAT AND VENUE: The seat of arbitration shall be New Delhi. Arbitration proceedings may be conducted at such physical venue in Delhi as determined by the Presiding Arbitrator.

- 6.3.11 GOVERNING RULES:** Arbitration shall be conducted in accordance with the Arbitration and Conciliation Act, 1996 (as amended by the Arbitration and Conciliation (Amendment) Acts of 2015, 2019, and any subsequent amendments) and the ICA Rules for Domestic Commercial Arbitration as in force at the time of reference.
- 6.3.12 LANGUAGE:** All arbitration proceedings, pleadings, evidence, written submissions, and awards shall be in the English language.
- 6.3.13 ARBITRATOR QUALIFICATIONS:** Arbitrators shall possess a minimum of 15 years of professional experience in one or more of the following fields: construction law, commercial contract law, civil/structural engineering, or residential real estate development. All arbitrators shall be independent and impartial, and shall disclose any potential conflict of interest before acceptance of appointment.
- 6.3.14 LIMITATION PERIOD:** A demand for arbitration shall be made within 3 (three) years of the cause of action arising, in accordance with the Limitation Act, 1963 as applicable to arbitrations under Section 43 of the Arbitration and Conciliation Act, 1996. No contractual limitation period shorter than the applicable statutory period shall have effect.
- 6.3.15 NO CLAIM CERTIFICATE:** Where the Developer has freely and voluntarily signed a 'No Claim Certificate' as part of a final account settlement, without economic duress or misrepresentation, matters expressly covered by the NCC shall not be preferable to arbitration. The Developer may challenge the validity of the NCC before the arbitral tribunal, and the tribunal shall have jurisdiction to determine the challenge.
- 6.3.16 CONTINUITY DURING DISPUTE:** The obligations of both parties under this Contract shall continue during conciliation/arbitration proceedings. Neither party shall be entitled to suspend Works or withhold contractual payments solely on account of a pending dispute.
- 6.3.17 REASONED AWARD:** The arbitral tribunal shall pass a written reasoned award stating, item-wise, the amounts awarded and the reasons therefor. The award shall be final and binding on both parties subject to any right of challenge under the Arbitration and Conciliation Act, 1996.
- 6.3.18 ARBITRATION COSTS:** The costs of the arbitration proceedings (including arbitrator fees) shall be borne equally by both parties unless the arbitral tribunal otherwise directs in the award.

## **6.4 Governing Law**

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This Contract shall be governed by and construed in accordance with the laws of India, including but not limited to the Indian Contract Act, 1872, the Arbitration and Conciliation Act, 1996, and all other applicable Indian statutes and regulations.

## **6.5 Jurisdiction**

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Subject to the mandatory arbitration provisions of Clause 6.3, all courts exercising jurisdiction in relation to this Contract and all matters arising thereunder shall exclusively be courts in Delhi/New Delhi.

## SECTION 7 — PRICE TENDER

To,  
 The Managing Director,  
 Indian Railway Welfare Organisation (IRWO),  
 Corporate Office, Railway Office Complex,  
 Shivaji Bridge, Behind Shankar Market, New Delhi — 110001.

**Reference: Tender No. IRWO/JAIPUR/Phase-III dated 17/06/2026**

The following rates are offered by the undersigned for the complete works described below:

**PART-A (Blocks B & C): 144 Incomplete Dwelling Units of Type-II & Type-III (Stilt+9)**

- Complete all balance civil and electrical works including 8 Lifts, STP upgradation, Fire Fighting works, 630 KVA CSS, and 1 DG Set of 160 KVA capacity.

**PART-B: Other Allied Works for Common Areas**

- External repainting of Blocks A, D, E & F; approach road and park redevelopment; gymnasium and community centre; light enhancement. Entirely at Developer's cost. No reimbursement by IRWO.

**PART-C (Blocks B & C): Sale of 144 Dwelling Units on behalf of IRWO**

- Exclusively market and facilitate the sale of all 144 Dwelling Units at Rail Vihar, Goner Road, Village Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan). All sale proceeds to be collected exclusively by IRWO. Developer to pay shortfall if all units are not sold within 30 months from LOA.

S. No	Description of Work	Rate per Sq.Ft of SBUA (In Figures)	Rate per Sq.Ft of SBUA (In Words)
(i)	IRWO's share of the Total Sale Cost per Sq.Ft of SBUA (Excluding Parking Cost, One-Time Maintenance Fund & DRF)  <b>PART-A (Blocks B &amp; C) with PART- B &amp; C</b> 72 Dwelling Units of TYPE-II (2BHK) SBUA per unit: 1,047 Sq.Ft   Total SBUA: 75,384 Sq.Ft	Rs. _____/-	Rupees _____ _____ _____ only
(ii)	IRWO's share of the Total Sale Cost per Sq.Ft of SBUA (Excluding Parking Cost, One-Time Maintenance Fund & DRF)  <b>PART-A (Blocks B &amp; C) with PART- B &amp; C</b> 72 Dwelling Units of TYPE-III (3BHK) SBUA per unit: 1,643 Sq.Ft   Total SBUA: 1,18,296 Sq.Ft	Rs. _____/-	Rupees _____ _____ _____ only

**IMPORTANT DECLARATIONS BY TENDERER:**

- 1) I/We confirm that rates are quoted for complete Works at Site.
- 2) I/We confirm that IRWO's Share quoted above is the minimum guaranteed consideration payable to IRWO per sq.ft of SBUA from the sale of each Dwelling Unit of the relevant type.
- 3) I/We confirm that no additional payment shall be claimed from IRWO on any account.
- 4) I/We confirm that the Developer's share covers all costs of Parts A, B & C including construction, finishing, amenities, marketing, sales, statutory approvals, insurance, labour law compliance, and any shortfall payment obligation.

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

Place: \_\_\_\_\_

Signature of Tenderer (with Seal):

Full Name: \_\_\_\_\_

Designation: \_\_\_\_\_

M/s \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

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**★ END OF TENDER DOCUMENT ★**

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**ANNEXURE - 1**

<b>QUANTITIES OF ITEMS LEFT OVER IN BLOCK-B OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II &amp; 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III</b>						
<b>S.NO</b>	<b>DESCRIPTION OF ITEM</b>	<b>UNIT</b>	<b>DSR 2023 ITEM NO.</b>	<b>RATE</b>	<b>TOTAL QTY REQUIRED</b>	<b>TOTAL AMOUNT (IN RS.)</b>
1	Brick work with common burnt clay FPS non modular bricks of class designation 7.5 in superstructure					
	Cement mortar 1:6	cum	6.4.2		50.00	
2	P/f 18 mm thick gang saw cut, mirror polished, premoulded and pre polished , machine cut for kitchen platforms, vanity counters, window cills, etc laid over 20 mm thick base cement etc complete in all levels etc..					
	Area of slab over 0.50 sqm	sqm	8.2.2.2		70.00	
3	P/l 1st quality ceramic glazed wall tiles conforming to IS:15622 of approved make in all colours, shades except burgundy,bottle green , black etc complete...	sqm	8.31		494.76	
4	P/f Float glass panes					
a	5.0 mm thick glass panes (weight not less than 12.50 kg/ sqm)	sqm	9.7.7.2		884.52	
5	P/F glazed shutters for doors, windows and celestory window using 4 mm thick float glass panes(weight not less than 10 kg per sqm) fixing with ISI marked M.S pressed butt hinges bright finished of required size with necessary screws					
a	Second class teak wood					
	35 mm thick	sqm	9.9.1.1		409.77	
6	Extra for providing frosted glass panes 4 mm thick (weight not less than 10 Kg per SQM ) in doors , windows and celestory window shutters	sqm	9.12		28.71	
7	P/f main door ISI Marked flush door shutters conforming to IS : 2202 (PART-1) decorative type , core of block board construction with frame of 1st class hard wood and well matched teak 3 ply veneering with vertical grains or cross bands and face veneers on both faces of shutters.					
a	35 mm thick including ISI Marked stainless stell butt hinges with necessary screws	sqm	9.20.1		158.76	
8	P/f main door ISI Marked flush door shutters conforming to IS : 2202 (PART-1) non decorative type , core of block board construction with frame of 1st class hard wood and well matched commercial 3 ply veneering with vertical grains or cross bands and face veneers on both faces of shutters.					
a	35 mm thick including ISI Marked stainless stell butt hinges with necessary screws	sqm	9.21.1		748.44	
b	30 mm thick including ISI Marked stainless stell butt hinges with necessary screws	sqm	9.21.2		15.75	
9	Extra for providing lipping with 2nd class teak wood battens 25 mm minimum depth on all edges of flush door shutters (over all area of door shutter to be measured)	sqm	9.23		922.95	
10	P/F Wooden moulded beading to door and window frames with iron screws, plugs and priming coat on unexposed surface etc complete.					
a	50X20 mm	metre	9.40.2.2		5451.84	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-B OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT (IN RS.)
11	P/F APPROVED DESIGN 30*5 MS GRILL IN WINDOW AND DOORS AS PER APPROVED DRAWINGS	kg	9.48.2		11232	
12	P/f aluminium hanging floor Door stopper, ISI marked, anodised transparent or dyed to required colour and shade, with necessary screws etc complete	each	9.101.1		576	
13	P/f Aluminium casement stays, ISI marke, anodised transparent or dyed to required colour and shade, with necessary screws etc complete. etc...	each	9.102		864	
14	P/f Cp hook of Approved make.	each	(NON DSR ITEM)		180	
15	S.C.I gully or nahani grating 100 mm dia	each	Basic rate(1369)		720	
16	P/f of Godrej main door lock Ultra twin Bolt ICK- Satin Nickle @ Rs2000/ Each.	each	(NON DSR ITEM)		72	
17	P/f aluminium sliding door bolt 300x16 mm	each	Basic rate (696)		936	
18	P/f aluminium Round tower bolt 250x10 mm	each	Basic rate (697)		936	
19	P/f aluminium Round tower bolt 200x10 mm.	each	Basic rate (700)		1152	
20	P/f Round tower bolt 150x10mm	each	Basic rate (701)		1584	
21	P/f aluminium handle 125 mm with plate 172x32 mm.	each	Basic rate (703)		2160	
22	P/f Alluminium handle 100 mm with plate	each	Basic rate (704)		792	
23	P/f Door Buffer approved make.	each	(NON DSR ITEM)		720	
24	P/f Magic aye of Approved Make.	each	(NON DSR ITEM)		72	
25	Rubbing, polishing and grinding of Kota stone flooring as well as in tread and risers of staircase etc complte as per direction of Engineer-in-charge. ( Note:- Rate is taken as 30% of DSR 2023 ITEM	Sqm.	11.26.1		3575	
26	Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab, etc in cm 1:4 etc					
a	25 mm thick.	sqm	11.26.1		100.00	
27	Kota stone slabs 20 mm thick in risers of steps, skirting, dado and pillars laid on 12 mm (average) thick cement mortar 1:3 etc complete	sqm	11.27		100.00	
28	P/l ceramic glazed floor tiles of size 300x300 of ist quality conforming to IS:15622 of approved make, in colours white, ivory, grey, fumered red brown laid on cement mortar 1:4 etc.complete.....	sqm	11.37		322.96	
29	P/l vitrified floor tiles in different sizes with water absorption less than 0.08% and conforming to IS :15622 of approved make, in all clours and shades laid on 20mm thick cement mortar 1:4 etc...	sqm	11.41.2		599.22	
30	Provind and fixing on walls face unplatisized Rigid PVC Rain water pipes conforming to IS;13592 Type-A, including jointing with seal ring confirming to IS 5382, Leaving 10 mm gap for thermal expantion (i) Single socket pipe					

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-B OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT (IN RS.)
a	110 mm diameter	metre	12.41.2		141.00	
31	12.5 mm thick square edge, PVC Laminated Gypsum plaster Board, manufactured from natural gypsum as per IS 2095 PART1 and lsminated with white 0.16 mm thick fire retardent PVC Film etc... complete	Sqm	12.52.3		28.80	
32	White washing with lime to give an even shade					
a	New work (Three or more coats)	sqm	13.37.1		1225.66	
33	Distempering with 1st quality acrylic distemper (ready mixed) having VOC content less than 50 gram/litre of approved manufacturer and of required shade and colour all complete to achieve even shade and colour:					
a	New work(two or more coats) over and including water thinnable priming coat with cement primer having VOC content less than 50 grams/litre.	Sqm	13.41.1		25704.00	
34	Finishing walls with textured exterior paint of Required Shade. New Work (Two or more coats applied @ 3.28 ltr/10 sqm) over	Sqm	13.45.1		13682.00	
35	15 mm cement plaster on rough side of single or half brick wall of mix 1:4	sqm	13.50		200.00	
36	Painting with synthetic enamel paint in MS Grills, railings etc....	sqm	13.62.1		9036.00	
37	Lettering with black japan paint of approved brand and manufacture	per letter per cm height	13.71		5242.56	
38	Providing and Applying white cement Based Putty of Average Thickness 1 mm of Approved Brand and Manufacture, over the plastered wall surface to prepare the surface even or Smooth complete.	Sqm.	13.80		25704.00	
39	Repair to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq. mtr and under including cutting the patch in proper shape, racking out joints and preparing and plastering the surfaces of the walls complete, including disposal of rubbish to the dumping ground, all complete as per direction of engineer-in-charge.					
a	with cement mortar 1:4 (1 cement and 4 fine sand)	sqm	14.1.1		150.00	
40	Fixing chowkhats in existing opening including embedding chowkhats in floors or walls cutting masornry for holdffast, embedding hold fasts in cement concrete blocks od size 15x10x10 cm with cement concrete 1:3;6 etc all complete as per direction of engineer-in-charge.					
a	Door chowkhats	each	14.2.1		39.00	
b	Window chowkhats	each	14.2.2		14.00	
41	Demolishing brick work manually/by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 mtr lead as per direction of Engineer-in-charge. In cement mortar					
a	in cement mortar	cum	15.7.4		50.00	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-B OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT (IN RS.)
42	Dismantelling tile work in floors and roofs laid in cement mortar including stacking material within 50 meters lead.					
a	for thickness of tiles 10mm to 25mm.	sqm	15.23.1		922.18	
43	Dismantelling stone slab flooring laid in cement mortar including stacking of serviceable material and disposal of unserviceable material within 50 mtr lead	sqm	15.25		270.00	
44	Painting Runway/taxi track/ apron marking with adequate nos of coats to give uniform finish with road marking paint of superior make as approved by the Engineer in charge complete.					
a	New Work(Two or more coats)	sqm	16.47.1		67.50	
45	P/f White Vitrous china pedestal type water closet (European type W.C pan) with seat and lid, 10 litre low level white P.V.C flushing cistern, including flush pipe with manually controlled device conforming to IS 7231 with all fittings and fixtures complete, including cutting and making good the walls and floors wherever required					
a	W.C pan with ISI Marked white solid plastic seat and lid.	each	17.2.1		180.00	
46	P/f of Wash basin 550mmX400mm With Black Granite Counter top	each	17.7A		180.00	
47	P/f CP Brass 32 mm size bottle trap of approved quality & make and as per the direction of Engineer-in-charge.	each	17.22.A		180.00	
48	P/f P.V.C waste pipe for sink or wash basin including P.V.C waste fittings complete					
a	Semi rigid pipe					
	32 mm dia	each	17.28.1.1		360.00	
b	Flexible pipe					
	32 mm dia	each	17.28.2.1		72.00	
49	P/f 600X450 mm beveled edge mirror of superior glass...	each	17.31		180.00	
50	P/f PTMT waste coupling for wash basin and sink, of approved quality and colour.					
a	waste coupling 38 mm dia of 83 mm length and 77 mm breadth, weighing not less than 60 gms.	each	17.69.2		72.00	
51	P/f 600 mm long towel rail with total length of 645 mm width 78 mm wide and effective height of 88 mm, weighing not less than 190 gms.	each	17.73.2		180.00	
52	Approved Brand CP Brass Central hole	each	(NON DSR ITEM)		180.00	
53	Approved Brand CP Brass two way bib cock	each	(NON DSR ITEM)		180.00	
54	Approved Brand CP Brass wall mixture tap with shower rose of min 100 mm dia	each	(NON DSR ITEM)		180.00	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-B OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT(IN RS.)
55	Approved Brand CP swing type Sink Mixture	each	(NON DSR ITEM)		72.00	
56	Fixing charges OF cp Fittings as well as alluminium accessories fitting charges as basic rate from DSR has been taken.					
a	For type-II	Per Dwelling unit	(NON DSR ITEM)		36.00	
b	For type-III	Per Dwelling unit	(NON DSR ITEM)		36.00	
57	P/f CPVC Pipes, having thermal stability for hot and cold water supplyincluding all cpvc plain & brass threaded fittings etc complete					
a	25 mm nominal outer dia pipes	metre	18.7.3		150.00	
b	32 mm nominal outer dia pipes	metre	18.7.4		250.00	
c	40 mm nominal outer dia pipes	metre	18.7.5		375.00	
d	50 mm nominal outer dia pipes	metre	18.7.6		575.00	
58	P/f C.P Brass shower rose with 15 or 20 mm inlet					
a	150 mm diameter	each	18.22		180.00	
59	P/f C.P Brass angle valve for basin mixture and geyser points of approved quality conforming to IS: 8931					
a	15 mm nominal bore	each	18.53		900.00	
60	Constructing brick masonry manhole in cm 1:4 with RCC top slab with 1:2;4 MIX FOUNDATION CONCRETE 1:4:8 inside plastering 12 mm thick with cement mortar 1:3 etc complete					
a	Inside Size 90x80 cm and 45 cm deep including C.I cover with frame (light duty) etc					
	with Common burnt clay FPS Bricks of class designation of 7.5	each	19.7.1.1		12.00	
61	P/f aluminium work for doors , windows, ventilators and partitions with extruded built up standard built up sections/appropriate Z sections and other sections					
a	for fixed portion					
	Anodised alluminium	kg	21.1.1.1		585.48	
b	for shutters of doors, windows & ventilators including and providing hinges/pivots etc complete....					
	Anodised alluminium	kg	21.1.2.1		216.48	
c	P/f 12 mm thick prelaminated particle board flat pressed three layer or graded wood particle etc complete					
	Pre-laminated particle board with decorative lamination on one side and balancing lamination on other side.	sqm	21.2.1		34.56	
d	P/f glazing in alluminium door , window, ventilator shutters and partitions etc. with EPDM rubber/neoprene gasket etc complete...					
	with float glass panes of 5.50 mm thickness	sqm	21.3.2		16.20	
			<b>Total amount(In Rs).</b>			

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-C OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT(IN RS.)
1	Brick work with common burnt clay FPS non modular bricks of class designation 7.5 in superstructure					
	Cement mortar 1:6	cum	6.4.2		133.91	
2	P/f 18 mm thick gang saw cut, mirror polished, premoulded and pre polished , machine cut for kitchen platforms, vanity counters, window cills, etc laid over 20 mm thick base cement etc complete in all levels etc..					
	Area of slab over 0.50 sqm	sqm	8.2.2.2		241.83	
3	P/l 1st quality ceramic glazed wall tiles conforming to IS:15622 of approved make in all colours, shades except burgundy,bottle green , black etc complete...	sqm	8.31		3298.41	
4	P/f Float glass panes					
a	5.0 mm thick glass panes (weight not less than 12.50 kg/ sqm)	sqm	9.7.7.2		884.52	
5	P/F glazed shutters for doors, windows and celestory window using 4 mm thick float glass panes(weight not less than 10 kg per sqm) fixing with ISI marked M.S pressed butt hinges bright finished of					
a	Second class teak wood					
	35 mm thick	sqm	9.9.1.1		409.77	
6	Extra for providing frosted glass panes 4 mm thick (weight not less than 10 Kg per SQM ) in doors , windows and celestory window shutters	sqm	9.12		28.71	
7	P/F main door ISI marked flush door shutters conforming to IS : 2202 (PART-1) decorative type , core of block board construction with frame of 1st class hard wood and well matched teak 3 ply veneering with vertical grains or cross bands and face veneers on both faces of 35 mm thick including ISI marked stainless stell butt hinges with necessary screws	sqm	9.20.1		158.76	
a	35 mm thick including ISI Marked stainless stell butt hinges with necessary screws	sqm	9.21.1		748.44	
b	30 mm thick including ISI Marked stainless stell butt hinges with necessary screws	sqm	9.21.2		15.75	
9	Extra for providing lipping with 2nd class teak wood battens 25 mm minimum depth on all edges of flush door shutters (over all area of door shutter to be	sqm	9.23		922.95	
10	P/F Wooden moulded beading to door and window frames with iron screws, plugs and priming coat on unexposed surface etc complete.					
a	50X20 mm	metre	9.40.2.2		5451.84	
11	P/F APPROVED DESIGN 30*5 MS GRILL IN WINDOW AND DOORS AS PER APPROVED DRAWINGS	kg	9.48.2		11232	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-C OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT(IN RS.)
12	P/f aluminium hanging floor Door stopper, ISI marked, anodised transparent or dyed to required colour and shade, with necessary screws etc complete	each	9.101.1		576	
13	P/f Aluminium casement stays, ISI marke, anodised transparent or dyed to required colour and shade, with necessary screws etc complete. etc...	each	9.102		864	
14	P/f Cp hook of Approved make.	each	(NON DSR ITEM)		180	
15	S.C.I gully or nahani grating 100 mm dia	each	Basic rate(1369)		720	
16	P/f of Godrej main door lock Ultra twin Bolt ICK- Satin Nickle @ Rs2000/ Each.	each	(NON DSR ITEM)		72	
17	P/f aluminium sliding door bolt 300x16 mm	each	Basic rate (696)		936	
18	P/f aluminium Round tower bolt 250x10 mm	each	Basic rate (697)		936	
19	P/f aluminium Round tower bolt 200x10 mm.	each	Basic rate (700)		1152	
20	P/f Round tower bolt 150x10mm	each	Basic rate (701)		1584	
21	P/f aluminium handle 125 mm with plate 172x32 mm.	each	Basic rate (703)		2160	
22	P/f Alluminium handle 100 mm with plate	each	(704)		792	
23	P/f Door Buffer approved make.	each	(NON DSR ITEM)		720	
24	P/f Magic aye of Approved Make.	each	(NON DSR ITEM)		72	
24a	Cement concrete pavement with 1:2:4 including finishing complete	cum	11.7		11.20	
25	rubbing, polishing and grinding of Kota stone flooring as well as in tread and risers of staircase etc complte as per direction of Engineer-in-charge. ( Note:- Rate is taken as 30% of DSR 2023 ITEM NO. 11.26.1)	Sqm.	11.26.1		3575	
26	Kota stone slab flooring over 20 mm (average) thick base laid over and jointed with grey cement slurry mixed with pigment to match the shade of the slab, etc in cm 1:4 etc					
a	25 mm thick.	sqm	11.26.1		100.00	
27	Kota stone slabs 20 mm thick in risers of steps, skirting, dado and pillars laid on 12 mm (average) thick cement mortar 1:3 etc	sqm	11.27		300.00	
28	P/l ceramic glazed floor tiles of size 300x300 of ist quality conforming to IS:15622 of approved make, in colours white, ivory, grey, fumered red brown laid on cement mortar 1:4 etc.complete.....	sqm	11.37		2153.06	
29	P/l vitrified floor tiles in different sizes with water absorption less than 0.08% and conforming to IS :15622 of approved make, in all clours and shades laid on 20mm thick cement mortar 1:4 etc...	sqm	11.41.2		3994.79	
30	Provid and fixing on walls face unplatized Rigid PVC Rain water pipes conforming to IS,13592 Type-A, including jointing with seal ring confirming to IS 5382, Leaving 10 mm gap for thermal expansion (i) Single socket pipe					
a	110 mm diameter	metre	12.41.2		198.00	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-C OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT(IN RS.)
31	12.5 mm thick square edge, PVC Laminated Gypsum plaster Board, manufactured from natural gypsum as per IS 2095 PART1 and laminated with white 0.16 mm thick fire retardent PVC Film etc... complete	Sqm	12.52.3		28.80	
32	White washing with lime to give an even shade					
a	New work (Three or more coats)	sqm	13.37.1		1225.66	
33	Distemping with 1st quality acrylic distemper (ready mixed) having VOC content less than 50 gram/litre of approved manufacturer and of required shade and colour all complete to achieve					
a	New work(two or more coats) over and including water thinnable priming coat with cement primer having VOC content less than 50 grams/litre.	Sqm	13.41.1		25704.00	
34	Finishing walls with textured exterior paint of Required Shade. New Work (Two or more coats applied @ 2.28 ltr/10 sqm) over	Sqm	13.45.1		13682.00	
35	15 mm cement plaster on rough side of single or half brick wall of mix 1:4	sqm	13.50		200.00	
36	Painting with synthetic enamel paint in MS Grills, railings etc....	sqm	13.62.1		9036.00	
37	Lettering with black japan paint of approved brand and manufacture	per letter per cm height	13.71		5242.56	
38	Providing and Applying white cement Based Putty of Average Thickness 1 mm of Approved Brand and Manufacture, over the plastered wall surface to prepare the surface even or Smooth complete.	Sqm.	13.80		25704.00	
39	Repair to plaster of thickness 12 mm to 20 mm in patches of area 2.5 sq. mtr and under including cutting the patch in proper shape, racking out joints and preparing and plastering the surfaces of the walls complete, including disposal of rubbish to the dumping ground, all complete as per direction of engineer-in-charge.					
a	with cement mortar 1:4 (1 cement and 4 fine sand)	sqm	14.1.1		150.00	
40	Fixing chowkhats in existing opening including embedding chowkhats in floors or walls cutting masonry for holdfast, embedding hold fasts in cement concrete blocks of size 15x10x10 cm with cement concrete 1:3:6 etc all complete as per direction of engineer-in-charge.					
a	Door chowkhats	each	14.2.1		50.00	
b	Window chowkhats	each	14.2.2		45.00	
41	Demolishing brick work manually/by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 mtr lead as per direction of Engineer-in-charge. In cement mortar					
a	in cement mortar	cum	15.7.4		100.00	
42	Dismantelling tile work in floors and roofs laid in cement mortar including stacking material within 50 meteres lead.					
a	for thickness of tiles 10mm to 25mm.	sqm	15.23.1		922.18	
43	Dismantelling stone slab flooring laid in cement mortar including stacking of serviceable material and disposal of unserviceable material within 50 mtr lead	sqm	15.25		270.00	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-C OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT(IN RS.)
44	Painting Runway/taxi track/ apron marking with adequate nos of coats to give uniform finish with road marking paint of superior make as approved by the Engineer in charge complete.					
a	New Work(Two or more coats)	sqm	16.47.1		67.50	
45	P/f White Vitrous china pedestal type water closet (European type W.C pan) with seat and lid, 10 litre low level white P.V.C flushing cistern, including flush pipe with manually controlled device conforming to IS 7231 with all fittings and fixtures complete, including cutting and making good the walls and floors					
a	W.C pan with ISI Marked white solid plastic seat and lid.	each	17.2.1		180.00	
46	P/f of Wash basin 550mmX400mm With Black Granite Counter top	each	17.7A		180.00	
46a	P/f Stainless steel A ISI 304 (18/8) Kitchen sink as per IS: 13983 With C.I brackets and stainless steel plug 40 mm, including painting of fittings and brackets, cutting and making good the walls	each	17.10			
	Kitchen Sink with drain board	each	17.10.1			
	510x1040 mm bowl depth 200 mm	each	17.10.1.3			
	For block C 72 Dwelling units	each			72.00	
47	P/f CP Brass 32 mm size bottle trap of approved quality & make and as per the direction of Engineer-in-charge.	each	17.22.A		180.00	
48	P/f P.V.C waste pipe for sink or wash basin including P.V.C waste fittings complete					
a	Semi rigid pipe					
	32 mm dia	each	17.28.1.1		360.00	
b	Flexible pipe					
	32 mm dia	each	17.28.2.1		72.00	
49	P/f 600X450 mm beveled edge mirror of superior glass...	each	17.31		180.00	
50	P/f PTMT waste coupling for wash basin and sink, of approved quality and colour.					
a	waste coupling 38 mm dia of 83 mm length and 77 mm breadth, weighing not less than 60 gms.	each	17.69.2		72.00	
51	P/f 600 mm long towel rail with total length of 645 mm width 78 mm wide and effective height of 88 mm, weighing not less than 190 gms.	each	17.73.2		180.00	
52	Approved Brand CP Brass Central hole	each	(NON DSR ITEM)		180.00	
53	Approved Brand CP Brass two way bib cock	each	(NON DSR ITEM)		180.00	
54	Approved Brand CP Brass wall mixture tap with shower rose of min 100 mm dia	each	(NON DSR ITEM)		180.00	

QUANTITIES OF ITEMS LEFT OVER IN BLOCK-C OF 72 DWELLING UNITS CONSISTING OF 36 UNITS OF TYPE-II & 36 UNITS OF TYPE-III AT RAIL VIHAR JAIPUR PH-III						
S.NO	DESCRIPTION OF ITEM	UNIT	DSR 2023 ITEM NO.	RATE	TOTAL QTY REQUIRED	TOTAL AMOUNT(IN RS.)
55	Approved Brand CP swing type Sink Mixture	each	(NON DSR ITEM)		72.00	
56	Fixing charges OF cp Fittings as well as alluminium accessories fitting charges as basic rate from DSR has been taken.					
a	For type-II	Per Dwelling unit	NON DSR ITEM		36.00	
b	For type-III	Per Dwelling unit	NON DSR ITEM		36.00	
57	P/f CPVC Pipes, having thermal stability for hot and cold water supplyincluding all cpvc plain & brass threaded fittings etc					
a	25 mm nominal outer dia pipes	metre	18.7.3		150.00	
b	32 mm nominal outer dia pipes	metre	18.7.4		250.00	
c	40 mm nominal outer dia pipes	metre	18.7.5		375.00	
d	50 mm nominal outer dia pipes	metre	18.7.6		575.00	
58	P/f C.P Brass shower rose with 15 or 20 mm inlet					
a	150 mm diameter	each	18.22		180.00	
59	P/f C.P Brass angle valve for basin mixture and geyser points of approved quality conforming to IS: 8931					
a	15 mm nominal bore	each	18.53		900.00	
60	Constructing brick masonry manhole in cm 1:4 with RCC top slab with 1:2;4 MIX FOUNDATION CONCRETE 1:4:8 inside plastering 12 mm thick with cement mortar 1:3 etc complete					
a	Inside Size 90x80 cm and 45 cm deep including C.I cover with frame (light duty) etc					
	with Common burnt clay FPS Bricks of class designation of 7.5	each	19.7.1.1		12.00	
61	P/f aluminium work for doors , windows, ventilators and partitions with extruded built up standard built up sections/appropriate Z sections and other sections					
a	for fixed portion					
	Anodised alluminium	kg	21.1.1.1		585.48	
b	for shutters of doors, windows & ventilators including and providing hinges/pivots etc complete....					
	Anodised alluminium	kg	21.1.2.1		216.48	
c	P/f 12 mm thick prelaminated particle board flat pressed three layer or graded wood particle etc complete					
	Pre-laminated particle board with decorative lamination on one side and balancing lamination on other side.	sqm	21.2.1		34.56	
d	P/f glazing in alluminium door , window, ventilator shutters and partitions etc. with EPDM rubber/neoprene gasket etc complete...					
	with float glass panes of 5.50 mm thickness	sqm	21.3.2		16.20	
			<b>Total amount(In Rs).</b>			

**ANNEXURE-3****List of approved manufacturers for Civil, Sanitary, etc items for internal /external works.**

<b>S No</b>	<b>Details of materials/equipment</b>	<b>Manufacturer's name</b>
1.	OPC-43 / PPC Cement	ACC, J.K, Birla Vikram, Ultratech, J.K Lakshmi, Ambuja Cements.
2.	Flush Door Shutters	Archid Ply, National, Green Ply, Alpro, Kitply, Jyoti Ply
3.	Float Glass	Saint Gobain, Asahi, Emirates, Glaverbel, Pilkington.
4.	Structural Steel- MS TUBULAR Sections	TATA, SAIL, RINL (NOTE: ISI marked Structural steel not mentioned in the list of approved manufacturers may be allowed based on satisfactory results of tests as laid down in IS-2062 with peior approval from IRWO.
5.	Mirror	Saint Gobain, Atul, Modi
6.	Ceramic Glazed Tiles	Kajaria, RAK Ceramics, Somany, Johnson, Marbitto
7.	Antiskid Ceramic/ Heavy Duty matt finished floor tiles.	Kajaria, Somany, Johnson, Asian
8.	Paint Distemper.	ICI, Asian, Johnson & Nicolson, Nerolac, Berger
9.	S.S Hardware fittings	Godrej Boyce, Haffle, Hittachi, Blum, Golden Architectural, Arkay
10.	Dash Fasteners, Anchor Bolts	Hilti, Fisher, Bosch
11.	Mortice Lock & Latch, night Latch	Godrej, D line Denmark
12.	White Cement	JK, Birla, ACC, Jaypee
13.	Cement Primer	Spectrum or Approved brand
14.	Exterior Grade Paint	Asian, Nerolac, ICI
15.	EWC Pan	Hindware, Parryware, Kohler, Roca
16.	Wash basin	Hindware, Parryware, Kohler, Roca
17.	CP Fittings	Coronet, Prima, Kohler, Jaguar
18.	CPVC internal Pipes	Astral, Lubrizol
19.	UPVC Pipes	Supremme, Prince, Kissan
20.	SS Sink	Nilkanth, Jayna
21.	Wall putty	JK, Birla

## Annexure - 4

Electrical Internal			
Details of Internal Electrification Works			
Item . No.	DESCRIPTION	UNIT	Approx QTY.
<b>1</b>	<b>Point Wiring (Lighting) :</b>		
1.1	Point wiring for Bracket light, Ceiling light, Mirror light, Tube light, Ceiling fan, Exhaust fan, Call bell and 6A 5 pin socket with switch etc. inclusive of circuit wiring from sub-distribution to switch board with 1.1 KV grade PVC insulated, FR, multi stranded copper wires 3 Nos. of size 1.5 sq mm, one each for Phase, Neutral and Earth, in already laid medium duty PVC concealed conduit pipe as required, with supply, storage, handling, re-handling, testing & commissioning along with all allied material such as PVC junction box cover, connector, brass screws etc. as per specifications . All switches, sockets, regulators to be installed in already fixed G.I. boxes with suitable plate & cover for modular switches for following category of points: <b>NOTE:</b> The conduit pipe should be cleared if found chocking during wiring including required any materials & repairing to be done with in quoted rate.		
(i)	One light point controlled by individual 6A Modular switch.	Nos	2850
(ii)	Ceiling fan point controlled by 6A Modular switch and 5 steps electronic regulator 2M with ON / OFF provision.	Nos	792
(iii)	Exhaust fan point 6A modular socket near window controlled by 6A Modular switch on the switch board .	Nos	504
(iv)	6A - 5 pin Modular socket & switch mounted on common switch board.	Nos	1296
(v)	6A - 5 pin Modular socket & switch mounted on seperate switch board .	Nos	2232
(vi)	Call-bell point controlled by 6 A Modular 2M type bell push button.	Nos.	144
(vii)	Light point controlled by two way 6A modular switch	Nos	360
	<b>Note : Supply of light fittings, Fans, Exhaust Fans, Geysers, is not to be included.</b>		
<b>2</b>	<b>Power Point wiring :</b>		
2.1	Wiring for Power Points with 16A - 6 pin, Modular type, socket & switch with 1.1 KV grade PVC insulated, FR, multi stranded copper wires, in already laid concealed PVC conduit pipe & GI box . with supply, storage, handling, rehandling, laying, testing & commissioning along with allied work with suitable plate& cover , as per specifications for following : <b>NOTE</b> :-The conduit pipe should be cleared if found chocking during wiring including required any materials & repairing to be done with in quoted rate.		
(i)	First power point 16 Amps 6 Pin modular socket & switch direct from DB with 3 Nos. wires each of size 4.0 sq mm one each for Phase, Neutral & Earth.	Nos.	1368
(ii)	2nd power point 16 Amps 6 Pin modular socket & switch by looping from 1st power point with 3 Nos. wires each of size 2.5 sq mm one each for Phase, Neutral and Earth.	Nos.	504
2.2	Wiring for AC Points in already fixed sheet steel enclosure with provision of 20A 6 pin, Modular type socket & 25A DP MCB "C" curve 10KA with 1.1 KV grade PVC insulated, FR, multi stranded copper wires 3X4 sq mm direct from DB in already laid concealed PVC conduit pipe with supply, storage, handling, re-handling, laying, testing & commissioning along with all allied work, as per specifications. : <b>NOTE</b> :-The conduit pipe should be cleared if found chocking during wiring including required any materials & repairing to be done with in quoted rate.	No	504
<b>3</b>	<b>Sub main :</b>		
(i)	Supply, handling, re-handling, laying, testing and commissioning of 1.1 KV grade PVC insulated FRLS multi stranded copper wires 2 Nos of size 2.5 sq mm on surface in separate heavy duty PVC conduit of size 20 mm /25 mm dia,cable tray with allied materials from distribution board to meter board ( DG back up)	Meter	5500

Item . No.	DESCRIPTION	UNIT	Approx QTY.
(ii)	Supply, handling, re-handling, laying, testing and commissioning of 1.1 KV grade PVC insulated FRLS multi straded copper wires 4Nos of size 6 sq mm ( R,Y,B &N) along with two Nos of size 4 sq mm (Earthing) wire on surface in separate heavy duty PVC conduit of size 32 mm dia,Cable tray with allied materials from distribution board to meter board.	Meter	2500
(iii)	Supply, handling, re-handling, laying, testing and commissioning of 1.1 KV grade PVC insulated FRLS multi straded copper wires 4Nos of size 10 sq mm ( R,Y,B &N) along with two Nos of size 6 sq mm (Earthing) wire on surface in separate heavy duty PVC conduit of size 40 mm dia, cable tray with allied materials from distribution board to meter board.	Meter	3000
(iii)	Supply, handling, re-handling, laying, testing and commissioning of 1.1 KV grade PVC insulated FRLS multi straded copper wire 1No of size 2.5 sq mm in already laid PVC conduit of size 20 mm /25 mm dia with allied materials from distribution board to meter board ( Inverter ).	Meter	1450
4	<b>Group Lighting</b>		
4.1	Wiring for group lighting in stilt, stair case and corridor with three Nos (phase, neutral and earth) wire 1.5 sq mm PVC insulated FR multi stranded copper conductor 1.1 KV grade in already laid medium duty PVC conduit pipe each as connector brass screw ,hylem cover and circuit wiring of same size wires as per specification for following : <b>NOTE</b> :-The conduit pipe should be cleared if found chocking during wiring including required any materials & repairing to be done with in quoted rate.		
(a)	3 Nos light point controlled by 6 Amps SP MCB "C" curve 10KA B/C.	Nos	88
(b)	5 Nos light point controlled by 6 Amps SP MCB "C" curve 10KA B/C	Nos	16
(c)	11 Nos light point controlled by 6 Amps SP MCB "C" curve 10KA B/C	Nos	8
5	<b>Meter BOX (Type -II &amp; III)</b>		
5.1	Fabricating and erecting of wall & floor mounted meter board fabricated out of 16 SWG CRCA sheet & chanel cubical compartment bus bar chamber , MCB with 12 mm thick hylem sheet or slotted angle and should be big enough to accommodate three phase electronic meter , internal link copper wire 10 sq mm & both side earth studs etc as required . One TPN MCB in separate housing compartment for each flat with lockable door housed in transparent acrylic sheet shall be provided . The panel shall be mounted on brick wall with neat plastered constructed on the two ends of panel for a hight 450 mm & width 230 mm from floor level . The design of the board shall be got approved by the contractor from State Electricity authority.	Nos	8
(a)	Incoming 4P MCCB 250 Amps 35 KA (Icu-Ics)		
(b)	Copper bus bar 600 Amps TPN		
(c)	9 Nos meter box with 40 Amps 4P MCB( C- Curve) in separate box including inter connection.		
5.2	Fabricating and erecting of wall & floor mounted meter board fabricated out of 16 SWG CRCA sheet & chanel cubical compartment bus bar chamber , MCB with 12 mm thick hylem sheet or slotted angle and should be big enough to accommodate three phase electronic meter , internal link copper wire 10 sq mm & both side earth studs etc as required . One TPN MCB in separate housing compartment for each flat with lockable door housed in transparent acrylic sheet shall be provided . The panel shall be mounted on brick wall with neat plastered constructed on the two ends of panel for a hight 450 mm & width 230 mm from floor level . The design of the board shall be got approved by the contractor from State Electricity authority.	Nos	8
(a)	Incoming 4P MCCB 250 Amps 35 KA (Icu-Ics)		
(b)	Copper bus bar 600 Amps TPN		
(c)	9 Nos meter box with 63 Amps 4P MCB( C- Curve) in separate box including inter connection.		
6	<b>Distribution Board :</b>		
6.1	Supply, installation, testing and commissioning of pre -wired 8 Way SPN distribution boards with MCBs "C" curve 10KA as per details below. manufactured out of 18 SWG CRCA sheet, double door, complete with copper bus bars / shorting links, neutral link, Earth bridge, I/C & O/G MCB's etc as below:-:	Nos.	16
(a)	I/C 25 A DP MCB 01 No		
(b)	O/G 6 Amps SP MCB 6 Nos		

Item . No.	DESCRIPTION	UNIT	Approx QTY.
6.2	Supply, installation, testing and commissioning of ELCB & MCBs in already fixed PPI distribution board as per details below including copper bus bars / shorting links, neutral link, Earth bridge, I/C & O/G MCB's etc as below :	Nos	72
(i)	I/C - 63 A 4P Isolator with phase indicators		
(ii)	PPI - 25A, DP ELCB (Sensitivity 30 mA) - 3 Nos.		
(iii)	PPI - 32 A, DP MCB 10 KA " C" Curve - 3 Nos.		
(iv)	O/G - 6 A SP MCB 10 KA " C" Curve- 6 Nos.		
(v)	O/G - 16 A SP MCB 10 KA " C" Curve- 9 Nos.		
(vi)	O/G - 25 A SP MCB10 KA " C" Curve - 3 Nos.		
6.3	Supply, installation, testing and commissioning of ELCB & MCBs in already fixed PPI distribution board as per details below including copper bus bars / shorting links, neutral link, Earth bridge, I/C & O/G MCB's etc as below :	Nos	72
(i)	I/C - 63 A 4P Isolator with phase indicators		
(ii)	PPI - 40 A, DP ELCB (Sensitivity 30 mA) - 3 Nos.		
(iii)	PPI - 40 A, DP MCB 10 KA " C" Curve - 3 Nos.		
(iv)	O/G - 6 A SP MCB 10 KA " C" Curve- 8 Nos.		
(v)	O/G - 16 A SP MCB 10 KA " C" Curve- 9 Nos.		
(vi)	O/G - 25 A SP MCB10 KA " C" Curve - 7 Nos.		
6.3	Supply, installation, testing and commissioning of pre wired 6 Way TPN distribution boards with MCBs "C" curve 10KA as per details below. manufactured out of 18 SWG CRCA sheet, double door, complete with copper bus bars / shorting links, neutral link, Earth bridge, I/C & O/G MCBs etc as below:	Nos	4
(a)	I/C - 63 A 4P MCB 10 KA "C" curve		
(b)	O/G 16 Amps DP MCBs 10 KA "C" curve - 3 Nos each phase		
7	<b>T.V. and Telephone System</b>		
7.1	Supply, Handling, Re-handling, Storage and laying of RG 6 TV Cable in already laid PVC Conduit pipe and providing Modular type TV Socket in existing GI Box at each location, with cover plates etc. <b>NOTE</b> :-The conduit pipe should be cleared if found chocking during wiring including required any materials & repairing to be done with in quoted rate.	Meter	17140
7.2	Supply, Handling, Re- handling, Storage and laying of 4 Pair 0.5 mm dia telephone cable in already laid PVC Conduit pipe , and providing Modular type telephone Socket in existing GI Box at each location, with cover plates etc. <b>NOTE</b> :-The conduit pipe should be cleared if found chocking during wiring including required any materials & repairing to be done with in quoted rate.	Meter	15300
8	<b>Light Fixtures with Lamp, Ceiling Fan,Exhaust Fan</b>		
	Supply, handling, rehandling, installation,testing and commissioning of of the following category of light fixtures, Ceiling fans and exhaust fans.		
8.1	9W LED surface mounted/ceiling light fixture with lamp , driver and all allied accessries of approved make .	Nos	264
8.2	18W LED surface mounted Tube light fixture complete with all allied accessries of approved make	Nos	140
8.3	Supply, fixing and commissioning of Bulk Head fitting in lift well suitable for LED 11Watt lamp with allied accessories complete including LED lamp of approved make .	Nos	88
8.4	Ceiling fan of size 1200 mm having fan rod of required length as per location , including all fixing accessories controlled by 6A modular type 5-steps electronic regulator .of approved make .	Nos	8
8.5	Exhaust fan of size 450 mm 900 RPM including metallic louvers 6 Amp top plug and all allied accessories . of apprved make.	Nos	4
9	Supply & installation of copper lightning arrester / spike as per specification	Nos	4

Item . No.	DESCRIPTION	UNIT	Approx QTY.
10	Supply, handling, re-handling, storage,and fixing of medium duty PVC conduit pipe of size 25 mm dia on surface along with all allied materials such bend , socket, junction box , PVC junction box cover , brass screw etc including fixing materials such as saddle , rawl plug and screw etc as required.	Meter	2550
11	Supply, handling, re-handling, storage,and fixing of G.I. junction box 1.6 mm thick of size 150x150x50 mm on surface along with mica cover 3 mm thick, brass Screw etc including fixing materials such as ,rawl plug and screw etc as required.	Nos	80

## Annexure - 5

Electrical External			
Details of External Electrification Works and 3 x185 SQ mm 11 kv H.T Cable and other allied works for independent feeder (SFS) from JVVNL Sub- Station to IRWO Group housing project at JAIPUR			
Item No	Description of work	Unit	Approx QTY.
<b>A</b>	<b>External Electrical works</b>		
<b>1</b>	<b>BLOCK COMMON SERVICE PANEL</b>		
	Supply ,handling ,re-handling, installation, testing and commissioning of <b>Block common services panel</b> fabricated out of 14 SWG CRCA steel sheet . The panel should be compartmentwised , free standing ,floor mounted ,double door, outdoor duty , IP -54.The panel shall be treated for anti corrosive processes (9 tank process) before powder coating cable gland plates shall be provided on bottom of the panel .Panel shall be suitable for 415 V 3-Phase 4 wire 50 Hz supply The panel should have lifting hooks, & terminals for connecting double earthing . The construction of plinth as required at site is included and as per IRWO specifications & drawing approved by IRWO before starting manufacture .Brief details given below:-	Nos	4
(a)	<b>INCOMER :-</b>		
(i)	1No 160 A 4P 25 KA Ics =Icu MCCB with thermal magnetic release with Protection against short circuit &over current.		
(ii)	ON,OFF indication lamps		
(iii)	RYB phase indicator lamp		
(iv)	1No digital voltmeter		
(v)	1No digital Ampere Meter		
(b)	<b>OUTGOING</b>		
(i)	1No 125A 4P Switch Fuse Unit with HRC Fuse		
(ii)	5Nos 63A 4P, 10 KA, MCBs (C-Curve)		
(iii)	1No 63A 4P Contactor with Timer		
(iv)	3Nos 40A 4P, 10 KA, MCBs (C-Curve)		
(v)	3Nos 40A DP, 10 KA, MCBs (C-Curve)		
(vi)	200A TPN Al Bus Bars		
(c)	<b>Erection shall include the following :</b>		
(i)	Placement of the panel in respective block		
(ii)	Earthing conection for body		
(iii)	Making connection of incoming &outgoing cables		
(iv)	Final commissionuing		
<b>2</b>	<b>FEEDER PILLAR FOR TOWER-B&amp;C</b>		

Item No	Description of work	Unit	Approx QTY.
<b>A</b>	<b>External Electrical works</b>		
	Supply ,handling ,re-handling, installation, testing and commissioning of double door type with slanting top dust damp vermin proof weather proof type IP -54 Common <b>Feeder Pillar</b> fabricated out of 2mm thick CRCA steel sheet including opening handle, locking arrangement complete with incommer MCCB,BusBar, indicating lights protection MCBs including all civil works like excavation , PPC, bricks work , plastering , refilling,providing PVC sleeves in foundation (Feeder pillar foundation shall be of brick work minimum 600mm above from ground level ) etc . including epoxy painting of feeder pillar ,interconnection etc and as per IRWO specifications & drawing approved by IRWO before starting manufacture .Brief details given below:-	Nos	4
(a)	<b>INCOMER</b>		
(i)	1No 315 A 4P 35 KA Ics =icu MCCB with Miicroprocessor based release with integral adjustment protection against short circuit, earth fault & over current.		
(ii)	ON,OFF indication lamps		
(iii)	R,Y,B Phase Indication lamps		
(iv)	1No digital Voltmeter		
(v)	1No digital Ampere Meter		
(b)	<b>OUTGOING</b>		
(i)	1No 200 A 4P Switch Fuse Unit with HRC Fuse		
(ii)	5Nos 125 A 4P 25 KA Ics=lcu MCCB withthermal magnetic release with		
(iii)	400 A TPN Al Bus Bar		
(c)	<b>Erection shall include the following :-</b>		
(i)	Placement of the panel in respective block		
(ii)	Earthing conection for body		
(iii)	Making connection of incoming & outgoing cables		
(iv)	Final commissionuing		
3	<b>LIFT PANEL</b>		
	Supply , handling, re-handling, installation, testing, and commissioning of <b>lift panel</b> fabricaed out of 14 SWG CRCA steel sheet. The panel should be compartmentalized , free standing , wall mounted ,indoor duty . The panel shall be treated for anti corrosive processes ( 7 tank process)before powder coating , cable glad plates shall be provided on bottom of the panel. Panels shall be suitable for 415 V , 3-phase 4 wire , 50 Hz supply . The panel should have lifting hooks &terminals for connecting double earthing and as per IRWO specifications & drawing approved by IRWO before starting manufacture .Brief details given below:-	Nos	8
(a)	<b>INCOMER</b>		
	1No 40 A 4P 10 KA MCB (C- Curve )		
	<b>Metering and indication</b>		
	ON,OFF indication lamps		
	R,Y,B Phase Indication lamps		
	1No digital Voltmeter with selector switch		
	1No digital Ampere Meter with selector switch		
(b)	<b>OUTGOING</b>		

Item No	Description of work	Unit	Approx QTY.
<b>A</b>	<b>External Electrical works</b>		
	2Nos 25A 4P 10 KA MCB (C- Curve )		
	3Nos 10 A 10 KA SP MCB (C- Curve )		
	100A TPN Al bus bar		
( c )	<b>Erection shall include the following :-</b>		
	Placement of the panel in respective block		
	Earthing conection for body		
	Making connection of incoming & outgoing cables		
	Final commissioning		
5	Supply, handling, re-handling, laying , testing and commissioning of 1.1 KV grade aluminium conductor LT XLPE insulated armoured cables in already laid pipe/trench. <b>Note :-</b> Both ends of pipes shall be sealed with slurry to avoid choking due to mud sliding .		
(ii)	3.5x150 sq mm	Meter	600
(iii)	3.5x70 sq mm	Meter	1100
(iv)	4x10 sq mm	Meter	650
6	Removing of already laid 3.5C x150 sqmm L.T XLPE Cable from pipe with proper precaution to avoid damage of cable i.e Compact sub-station No 4 & L.T Panel to Compact sub-station No3 including re-laying in already laid pipes from L.T Panel & Compact sub-station NO-4 to Compact sub-station No 3 including testing and commissioning .	Meter	100
7	Charges for <b>end termination</b> for the following sizes of LT 1.1 KV grade Aluminium conductor LT XLPE insulated armoured cables. The job shall include crimping of heavy duty Al lugs providing double compressions brass glands, earthing connections etc. with supply of all requisite materials for following sizes of cables :-		
(iii)	3.5x150 sq mm	Nos	16
(iv)	3.5x70 sq mm	Nos	12
(v)	4x10 sq mm	Nos	20
8	Supply ,handling ,re-handling, laying , testing and commissioning of <b>10-pair telephone armoured cable</b> with annealed tinned electrolytic grade copper conductor of dia 0.5 mm PVC insulated , twisted pairs bunched together in concentric layers so as to minimise cross talk and wrapped with melinex tape & over all PVC sheathed as required at site .	Meter	800
9	Supply , erection, testing and commissioning of earthing with <b>G.I. earth pipe</b> 4.5 m long 40 mm dia including accessories and providing masonry enclosure with heavy duty SFRC cover with frame and watering pipe etc. With charcoal and salt as per IS: 3043.	Nos	16
10	Supply, erection, testing and commissioning of earthing with G.I earth plate size 600x 600x3mm thick including accessories and providing masonry enclosure with heavy duty SFRC cover with frame and watering pipe of 2.7 meter long etc with charcoal and salt as required . Connection from earth plate to top with 32x5mm copper strip in 40 mm dia medium class GI pipe for protection and as per IS 3043.	Nos	16

Item No	Description of work	Unit	Approx QTY.
<b>A</b>	<b>External Electrical works</b>		
11	Supply & laying of <b>G.I. earth strip</b> from earth station to the equipments in ground /trench/pipe/surface/shaft etc , fixing the same with saddles ,clamps, making interconnecting joints and terminating it with nut &bolts with washer and supply of all requisite materials of the lowing size :		
(a)	32x5 mm Gl. Strip	Meter	250
(b)	25X3mm G.I. strip	Meter	120
(c)	8 SWG G.I. Wire	Meter	500
<b>B</b>	<b>Independent Feeder works</b>		
12	Supply,Erection,Testing and Commissioning of Double -Pole Structure of 11 K.V 3 phase supply comprising of 2 nos 11 mt high P.C.C pole including supply of m.s structure required alongwith all fittings such as pin insulator, clamps anti climbing system up to appropriare hight etc. double pole structure shall be as per drawing and specifications.	Nos	1
13	Supply and Erection of stay set complete ( G.I) with 19/20 mm dia x 1.8 meter long stay rod tension screw 60 mm length anchor plate of size 45 cm x 45 cm x7.5 mm thimble stay clamp ,turn buckle (20mm x 60 mm ).7/2.15 mm dia G.I stay wire and strain insulator etc in cement concrete 1:3:6 (1 cement:3 coarse sand : 6 graded stone aggregate 40 mm normal size ) foundation including excavation and refilling etc. as required as per IS relevant codes.	Set	4
14	Supply,Stringing and Sagging of ACSR Rabbit Conductor on 11 meter high pole in horizontal formation for 11 KV ,3 Phase over head line on already erected poles as required.	Meter	51
15	Supply ,Handling and Re-handling ,Laying , testing, and commossioning of H.T 11 KV XLPE insulated AL Armoured PVC sheathed,CTL pass from JVVNL Jaipur& confirming to IS: 7098 (Part -II) Cable of size 3 x 185 Sq mm from JVVNL sub-station to Hpole near RAIL Vihar under ground /trench/already laid pipe, already drilling by vermier thriugh trenchiess system and inculding supply of sand and bricks as reqried. The job shall also inculdes the digging of soil leveiling refilling with good surface as required at site.	Meter	2571
16	Supply & Making of H.T 11 kv Outdoor heat shrinkable type termination sutitable for 3 x 185 sq mm XLPE armoured AL cable including supply of all allied material .	Nos	5
17	Supply & Making of H.T 11 kv straight through heat shrinkable typr termination sutitable for 3 x 185 sq mm xlpe armoured AL cable including supply of sand and bricks .the job shall also including thedigging of soil, levelling, refilling with good surface as requrred at site.	Nos	6
18	Supply, fabrication and fixing of additional M.S supports structure ( fabricated from angle iron channels ,M.S. flat etc ) including cutting,bending , welding etc.as required at site duly painted with two coats of Red oxide & two coats of paint of desired shade withsupply of all requiri site material.	Kg	101
19	Supply,Handling,Re-handling,Laying of HDPE Pipe of size of 150 mm dia under road as required at site.	Meter	252

Item No	Description of work	Unit	Approx QTY.
<b>A</b>	<b>External Electrical works</b>		
20	Supply, Handling, Re-handling, Laying of G.I Pipe of size of 100 mm dia medium class for passing cable along with pipe clamp nut bolt & washer etc as required.	Meter	42
21	Through , Trenchless drilling by vermier machine for laying of cble and pipes including any hinderance to be resolved by contractor.	Meter	2354
22	<b>All Clearance for commissioning of above works.</b>	JOB	1
a	The contractor shall prepare desired documents and get it approved from JVVNL and Electrical Inspector to Government of Rajasthan. He will coordinate with JVVNL for energisation at 11KV and hand over the installation for further operation & maintenance by IRWO.		
b	Contractor shall arrange physical inspection and witness routine and acceptance test of all equipments/materials to be used for low, medium and at the respective manufacturer's works by IRWO Engineers and cost for such inspections shall be borne by contractor.		
c	Contractor shall get the entire installation, tested , inspected and approved by local authorities and shall obtain approvals/NOC from Chief Electrical Inspector Safety/CEA, State /local Electricity supply authority, testing of cables in CTL/JVVNL & all other competent authority as required and cost of above listed approvals /NOC is deemed to be included is quoted rates.		
d	Any hindrance to be resolved by the contractor during drilling by vermier machine and also all above works.		
e	To get released 1300 KW sanctioned electrical load from the JVVNL and extend the electrical load of common areas Blocks B & C only		

## Annexure - 6

Electrical LIFT			
Details of Passenger Lift			
ITEM No	Description of work	Unit	Qty
1	Supply,erection, testing and commissioning of Passenger Elevators of 8 passenger 544Kg 10 Floors (S+9) lift having contract speed of 1.00 MPS serving different floors in the lifts shaft and barrier free requirements as per appendix -VII of CPWD General specifications for electrical works (Part-III-Lifts & Escalators)-2003 .	Nos	4
2	Supply,erection, testing and commissioning of Passenger Elevatorsof 13 passenger 884 Kg 10 Floors (S+9) lift having contract speed of 1.00 MPS serving different floors in the lifts shaft and barrier free requirements as per appendix -VII of CPWD General specifications for electrical works (Part -III-Lifts & Escalators)-2003 .	Nos	4

## Annexure - 7

Electrical STP			
Details of 70 KLD SEWAGE TREATMENT PLANT			
ITEM No	Description Of Item	Unit	QTY
1	Supply,installation,testing and Commissioning of 2 nos stainless steel perforated corrugated Bar screen with suitable lifting arrangement of following size(450mmX Wide X 500 mm high approx.)		
1.1	Domestic Sewage 450mm wide X 500 mm height	SET	1
2	constructing grease trap of Suitable size of minimum 1200 mm liquid depth in RCC Work including SS bucket as per detail to collect the grease	NO	1
3	Supply of MS hot dip galvanised puddle flanges in accordance to B.S 10 table D as required to be provided (in MS Structure of wall)of various diameter . Puddle flanges shall be provided for all the components of STP.	LOT	1
4	Supply of plastic manhole step / foot rest @ 300 mm c/c with polyprene compound injection moulded around 16mm dia (Fe-415) steel reinforcing bar. Provision of the foot rest is envisaged in various tanks/ components of the STP for the purpose of Assessability	LOT	1
5	supply of vent pipes of 100 mm dia with mosquito proof grating suitable for the ventilation purpose of the various tank	LOT	1
6	Supply installation and testing commissioning of immersion type electronic type level indicator with low, medium and high level indications and controller for automatic operation of the system with high/low level alarm complete with auxillary NO/NC contacts for each tank	LOT	1
7	Supply installation testing & commissioning of non clogging type pumps having CI casing & impeller complete with all accessories motor of required capacity pressure gauge on delivery line with isolation cock level controller to control the level of sump automaticly . pumps shall have the following duties.		
7.1	Submersible Sewage pumps (3 nos) for transfer of RAW Sewage from EQT (2 Working & 1 standby)	SET	1
	Flow rate (each) = 3.75 M3/hr		
	Head= 10mtr		
	(Solid handling size for this pump shall be 38mm)		
	1 HP three phase 415 +- 10% volt 50 Hz		
7.2	Sludge disposal pump (2 nos 1 Working & 1 standby)	SET	1
	Flow rate (each) = 2 M3/hr		
	Head= 12mtr		
	(Solid handling size for this pump shall be 15mm)		
	1 HP three phase 415 +- 10% volt 50 Hz		
7.3	Submersible type plant room sump pump with level control arrangement (2 Nos 1 working & 1 standby)	SET	1
	Flow rate (each) = 3.75 M3/hr		
	Head= 10mtr		
	(Solid handling size for this pump shall be 38mm)		
	2 HP three phase 415 +- 10% volt 50 Hz		

ITEM No	Description Of Item	Unit	QTY
8	Air diffusion system shall include the following		
8.1	4 Nos twin type rotary air blowers ( 3 W + 1 S) CAPACITY OF Deliverieng 60 cum/hr of free air at 0.4 kg / cm2 driven through "v" belt or directly coupled through flexible coupling to a TEFC motor of suitable for 415+- 10% volts, 3 phase 50cycles A/C supply	SET	1
	2 HP three phase	SET	
8.2	Air piping shall comprises of pipes droppers/ laterals with MS header complete with all fittings such as tees crosses plugs sockets elbows reusers supports and clamps puddle flanges etc cutting chases and make goods	LOT	1
8.3	Non- clogging self cleaning types air dispersion system capable of handling 3-5 cfm of air with oxygen transfer efficiency of 3-4 % per meter with water depth. Air dispersion grid shall be assembled in modular form so that they can be replaced/ repaired easily from plat from the top	LOT	1
8.4	Upvc Ball Valve and air dispersion grid as required for STP as described above		
	NOTE:-		
	Air dispersion system shall be provided for Sewage Sump, Aeration tank and Sludge holding Tank.		
9	Providing and fixing all piping (as described below) along related fittings isolation control valves, NRVs, Y strainer etc for making the system complete.	JOB	1
	upvc : Submerged air piping		
	MS Epoxy : Air piping & pumped effluent riser		
	Upvc piping: pumped effluent (Submerged) & tank overflow pipe line		
	Upvc interconnecting pipe line after delivery header of pump/ filter		
10	Supply, installation, testing and commissioning of virgin PP Bio Film carrier media having minimum surface area of 365m <sup>2</sup> /m <sup>3</sup> . the loading rate shall not exceed 3 Kg BOD/M <sup>3</sup> /Day	LOT	1
11	Supply, installation, testing and commissioning of PVC tube deck settling media to be installed in Secondary tube Setler tank alongwith Suitable sludge removal arrangement either by pumps or air lifting pumps.	LOT	1
12	Supply, installation, testing and commissioning of ultraviolet Dis-infection unit. The unit shall have over 99.9% bacterial reduction from inlet to outlet. The disinfection chamber shall be constructed of SS 316 L on all welded parts. The UV lamp shall be of low pressure mercury vapor type with hard glass enclosure. The sockets shall be water light & vibration resistant. The lamp life shall be rated for 6000 hours .The unit shall be complete with temperature safety control lamp out alert circuit & UV radiometer with 4 -20 mA Output.etc		
	The UV unit shall have with reactor, cabinet housing, cabinet cooling, treatment chamber, electrical panel, temperature safety control. Lamp out alert ,UV radiometer along with UV monitoring system and UV monitoring readout panel. The UV dosage should be > 60,000 uW-sEC/SQ CM. THE LAMPS SHOULD BE SELECTED BASED UPON THE FLOW REQUIRMENT OF RESPECTIVE UNIT.		

ITEM No	Description Of Item	Unit	QTY
13.1	Flow rate 8 M3/hr		
	0.6 KW	SET	1
13	Supply, installation, testing and commissioning of Horizontal / Multistage Centrifugal non clog water pumps with CI head & base impeller along with motor, pressure gauge with isolation cock, isolation valve NRV on delivery line strainer (with bypass) at suction mechanical seal, suitable vibration elimination pads of approval design. The pump shall be suitable for 415+-10% VOLTS 3 phase AC Supply (1 Working + 1 standby)		
13.1	Filter feed Pump		
	Capacity :7m3/hr		
	Head:30 M		
	RPM:2900		
	2 HP three phase	SET	1
14	Providing, fixing, testing & commissioning of vertical MSEP FILTER with adequate dirt holding capacity (suitable for 3.5 Kg/sq cm working pressure). Fabricated from MS sheet as per manufacturer specifications complete with initial charge filter media including painting inside with two coats of non-toxic epoxy and with one coat of zinc chromate two coats of synthetic enamel paint outside. The filter shall also be provided with set of internals for raw water inlet and bottom collecting system complete with frontal piping (heavy) and butterfly valves designed on 1.5m/sec velocity.		
14.1	Multi Grade Filter	SET	1
	Test pressure :5.5 Kg/Sq.cm		
	Filteration Rate 15000 L/SQM/HR		
	Flow rate:8 M3/hr		
14.2	Activated Carbon Filter	SET	1
	Test pressure :5.5 Kg/Sq.cm		
	Filteration Rate 12000 L/SQM/HR		
	Flow rate:8 M3/hr		
15	Supply, Installation, Testing and Commissioning of 16 plate Filter press with 2 nos screw pump of capacity 1 m3/hr @ 40M head Suitable for 3 batches in a day with interconnecting piping, lifting arrangement and pump.	SET	1
	1 HP three phase 415+- 10% volt 50 Hz		
16	Providing & fixing on line electromagnetic type flow meter with preamplifier & microprocessor based electronic flow meter mounted in plumbing plant room electrical control panel with the following features. Monitoring the total flow, Flow rate, High low arm batching and blending etc including electrical wiring from preamplifier to microprocessor based flow meter etc.		
16.1	40 mm dia	Nos	1
16.2	50 mm dia	Nos	1
<b>B</b>	<b>ELECTRICAL INSTALATION FOR SEWAGE TREATMENT PLANT</b>		

ITEM No	Description Of Item	Unit	QTY
1	Design, fabrication, assembling, wirin, Supply, installation, testing and commissioning of motor control centre shall be fabricated out of 14 SWG CRCA Sheet steel in form in 3 b formation with reinforcement of suitable size angle iron, channel "T" Section irons and flat wherever necessary. Cable gland plates shall be provided on top as well as at bottom of the panels . Panels shall be treated with all anticorrosive process before painting as per specification with 2 coats of red oxide primer and final approved shade of powder coated paint 2 nos earthing terminal shall be provided for 3 phase ,4 wire ,50 Hz Supply system approval shall be taken for each panel before fabrication cadmium plated hardware shall be used in fabrication of panels Quoted rates shall inclusive of cables, cable trays, control cabling, earthing ( in accordance to specification ) with earthing from panel to each motor/ equipment.		
	<b>MCC (Sewage treatment plant)</b>	Nos	1
	incoming		
	125 AMP 4 Pole MCCB 25 KA with following accessories		
	<b>Metering and indication</b>		
	0-100 Amps 96x96 mm square electronic ammeter with selector switch and suitable ratio, CL-1, 10 VA CT's		
	0-500 Volts 96x96 mm square voltmeter with selector shall be protected by 2 A Control fuse		
	phase indicating LED lamps shall be protected by 2 amp SP MCB 3 sets		
	<b>Bus Bar</b>		
	200 amps TPN (15 KA) aluminium bus bar with heat shrinkable insulation sleeves colour coded		
	<b>outgoings</b>		
	<b>total no of feeders-15 nos</b>		
	<b>total no of starter-15 nos</b>		
	<b>on/off indicating LED lamps shall be proctred by 2 Amps Fuse shall be provided on each outgoing</b>		
	<b>3 No's 10 A TPN MNB for Sewarage TRF Pump</b>		
	<b>2 No's 10 A TPN MCB for Sludge disposable pump</b>		
	<b>2 No's 16 A TPN MCB for PLANT ROOM SUMP PUMP</b>		
	<b>4 No's 10 A TPN MCB FOR AIR BLOWER</b>		
	<b>2 No's 16 A TPN MCB for FILTER FEED PUMP</b>		
	<b>2 No's 16 A TPN MCB for SREW PUMP</b>		
	<b>Spare MCB'S of following capacities:</b>		
	10 amps TPN MCB's 4 Nos.		
	16 amps TPN MCB's 3 Nos.		
a.	Required nos of required capacity TPN MCB for Direct on line starter/star delta starters and out going feeders to all the pumps/blowers etc ( including standbies ) earth comartment shall contain auto/manual selector switch and inclcating lamp with MCB's for ON/OFF & TRIP status of motor.		
b.	Necessary cable alleys, internal/cabling wiring cabling from MCC to various pumps/equipments and intrlocking earthing for all equipment shall also be included		

ITEM No	Description Of Item	Unit	QTY
c	Note;-		
i	All MCCB to be suitable for motor duty and shall be of 25 KA breaking capacity Icu=Ics		
ii	DOL starters shall be used for motors below 10 H.P and Star-Delta starter for other motors.		
iii	PROVISION SHALL BE MADE FOR PROVIDING POTENTIAL FREE CONTACTS TO ALL PUMPS STARTERS FOR CONNECTION TO BUILDING AUTOMATION SYSTEM.		
iv	All motor starter shall be provided with Automatic level controller.		
v	Overflow Alarm must be provided at the plant room.		
vi	Electrical panel must have the Auto annunciator to indicate the system failure if any.		
vii	MCC for STP as described above		
viii	Nte ;- Contractor to include the cost of any extra item required to make the system complete as per the owner's/architects recommendation.		
2	Supplying, Erection, testing of Earthing with GI Earth Pipe 4.5 mtr long 40mm Dia including accessories and providing masonry enclosures with heavy duty SRFC Covers with frame and 155mm dia watering pipe etc with charcoal and salt as per IS 3043	Nos	4
3	Supply and fixing of GI wire of 8 SWG including connection with GI Nut bolt & washers as required	METER	100

## Annexure - 8

Electrical Fire Fighting			
Details of FIRE FIGHTING AND FIRE DETECTION & ALARM SYSTEM and Related electrical works			
PART-A (FIRE FIGHTING SYSTEM)			
S.No	Description of works/items	Unit	Qty.
1	Supply, fixing, testing and commissioning of following sizes (NB) of ISI marked <b>heavy duty MS pipes along with all fittings</b> e.g. elbows, reducers, flanges, gaskets, nuts, bolts and washers etc, including pypekote wrapping coating, cutting, threading, welding etc, painting of pipes and fittings with red paint over a coat of ready mixed primer, fixing the pipes to walls/ ceiling with suitable suspenders/ supports, clamps on surface & under ground as per specifications, including cutting holes and chases in brick or RCC walls/ slabs and making good the same etc. complete as required.		
(a)	100mm diameter for collecting head	Mtrs	90
(b)	80mm diameter for yard hydrant	Mtrs	15
(c)	65mm diameter for drain system	Mtrs	150
2	Excavation of trenches for pipe line including cutting the cement concrete road wherever required and making good the same to the original finish and then refilling the soil in layers not exceeding 20 cms. In depth consolidating each deposited layers by ramming watering etc. complete as required.	Mtrs	80
3	Supply, fixing, testing & commissioning of following sizes (NB) of ISI marked <b>safety valve end flanged type</b> made out of cast iron body with all fittings e.g. elbows, reducers, flanges, gaskets, nuts, bolts and washers etc.		
(a)	100mm dia	Nos	4
(b)	65 mm dia	Nos.	4
4	Supply, Installation, Testing and Commissioning of following sizes of ISI marked <b>sluice valves</b> of PN 1.6 rating, flanged at both ends, Cast Iron Body, Stainless steel Seat, Valve wheels of right hand type having arrow head engraved or cast thereon showing the direction for turning open and closing with gaskets, nuts, bolts and washers etc. complete as required.		
(a)	100mm diameter	Nos	24
(b)	80mm diameter	Nos	8
(c)	65mm diameter	Nos	4
5	Supply, Installation, Testing and Commissioning of following sizes of ISI marked <b>non return valves</b> of PN 1.6 rating as per relevant IS, flanged at both ends, Cast Iron Body, Stainless steel Seat, swing check type in horizontal runs and lift check type in the vertical runs of piping, with gaskets, nuts, bolts and washers etc. complete as required. <b>Note:</b> Spring loaded type NRVs shall not be accepted, required long body.		
(a)	100 mm diameter	Nos	16
(b)	80 mm diameter	Nos	4
6	Supply, Installation, Testing and Commissioning of 100 mm dia ISI marked <b>pot strainers, flanged</b> at both ends, Cast Iron body and tested at 150 PSI, Stainless steel perforated basket with gaskets, nuts, bolts and washers etc. complete as required.	Nos	4

S.No	Description of works/items	Unit	Qty.
7	Supply, Installation, Testing and Commissioning of following MS air cushion tank <b>(Air vessel)</b> including drain arrangement with 25mm diameter gun metal wheel/ Ball valve, 100 mm dial size pressure gauge with shut off valve, suitable supporting legs of MS angle iron of size not less than 35mm x 35mm x 5mm, M.S. plate of size 75mm x 75mm x 5mm at the base of each leg grouted in 150mm high duly painted cement concrete foundation, painting of pipes and fittings with red paint over a coat of ready mixed primer, etc. as required. Size 200mm diameter, 8mm thick, 1000 mm in height, having dished ends, air release valve at top and connection to riser.	Nos	4
8	Supply, Installation, testing and commissioning of <b>double headed stainless steel</b> -as per IS:5290, ISI marked <b>hydrant landing valve Type 'A'</b> with 75mm NB flanged inlet & 63mm diameter instantaneous type female outlet complete with cast iron wheel, A.B.S. plastic cap and chain, twist release type lug, gaskets, nuts, bolts and washers etc. complete as required.	Nos	44
9	Supply, Installation, Testing and Commissioning of weather proof Hose Cabinet of fabricated made out of 1.6mm thick M.S. sheet complete with glass in front having locking arrangement, with suitable necessary sign writing etc. Size:800mm(high)x600mm(wide)x450mm(deep)	Nos	48
10	Supply, Installation, Testing and Commissioning Non-percolating FIRE hose pipe (Type A), I.S.I marked 63mm diameter, 15m long with stainless steel male & female couplings (ISI marked) bound & riveted to hose pipes with stainless steel rivets and stainless steel wire as required.	Nos	88
11	Supply, Installation, Testing and Commissioning <b>Short Branch Pipe</b> (ISI marked) Stainless-steel as per IS:903 63mm diameter male instantaneous inlet, male threaded outlet fitted with 15mm internal diameter nozzle as required.	Nos	44
12	Supply, installation, testing and commissioning of <b>First-Aid-fire Hose reel</b> , wall mounting swinging type, complete with drum, bracket, 20mm diameter rubber piping up to riser, 25mm dia heavy duty clamps, 20mm diameter 30M long high pressure rubber hose reel tubing (I.S.I. marked) as per IS:884 with gunmetal shutoff nozzle with 5mm diameter complete as required.	Nos	44
13	Supply, Installation, Testing and Commissioning of one set of Siamese 150 mm diameter instantaneous <b>three way fire brigade inlet</b> connection conforming to relevant IS, amended upto date, consisting of 63 mm stainless steel Quadra plate, male Inlet coupling with plug, cap & chain, gaskets nuts, bolts and washers etc. complete as required.	Nos	4
14	Supply Installation Testing and Commissioning of 40mm dia <b>gun metal stop valve</b> with complete fittings as required. (ISI marked)	Nos	48
15	Supply, Installation Testing and commissioning of 65 mm dia <b>gun metal gate valve</b> with complete fittings as required,for drain system (ISI Marked)	Nos	8
16	Supply, Installation, Testing and Commissioning of <b>pressure switches</b> for working pressure of 7 Kg/cm <sup>2</sup> including electrical control wiring with suitable copper conductor PVC insulated and sheathed control cable up to control panel, connections etc. complete as required.	Nos	4
17	Supply, Installation, Testing and Commissioning of 100mm diameter. dial type <b>pressure gauge</b> suitable for operating on working pressure of 7Kg/cm <sup>2</sup> , making connections with MS pipe line header, providing and fixing suitable size MS Pipe, ball valve & accessories for connection including cutting, threading etc. complete as required.	Nos	4
18	Supply, Installation, Testing and Commissioning of standard <b>Fire Man's axe</b> with heavy insulated rubber handle conforming to relevant IS, complete as required. (ISI Marked)	Nos	44

S.No	Description of works/items	Unit	Qty.
19	Supply, Installation, Testing and Commissioning of <b>signage suitable for operation on single phase</b> AC supply of 230 ± 10% Volts, 50 Hz, made up of 6mm + 6mm thick transparent acrylic sheets, 390 mm x 170 mm (nominal size), with laser etched logo and arrow on single or both sides as per site requirement, lit with super bright LEDs fixed in glass epoxy PCB strip, along with necessary circuit, suitable step down transformer, Metal hydride battery to provide back up for at least eight hours, battery charger, LEDs along with accessories concealed in top mounted suitable size 20 SWG power coated MS box and fixing the Signage on ceiling/ wall etc. complete as required.(for lift, staircase and other dark place).	Nos	170
20	Supply and fixing mild steel <b>internal fire door shutter</b> work for fire doors, and partitions with extruded built up standard M.S. tubular sections/ appropriate angle & Tee iron sections and other sections of approved make and fixing with dash fasteners of required dia and angle size (40X40X05mm), including necessary filling up the gaps at junctions, i.e. at top, bottom and sides with required sections shall be smooth, rust free, straight, mitred and jointed mechanically wherever required including M.S. Angle, stainless steel screws, all complete as per Engineer-in-charge. (paneling and dash fasteners to be paid for separately) :(for each floor)For fixed portion: Fabricated M.S. angle & sheets ( <b>Note:</b> Red coloured to be provided) ( Size : 1000X2100mm )	Nos	44
21	Supply, Installation, Testing and Commissioning of <b>portable type fire-extinguishers</b> of following types I/C S/F bracket on wall complete as required		
(a)	<b>Mechanical foam type (AFFF)</b> 9 ltrs capacity, duly ISI marked (IS: 10204), gun-metal cap hose, ISI marked gas-cartridge (IS:4947) with initial charge, mounting hook etc. complete in all respects as required.	Nos	8
(b)	Carbon die-oxide type (4.5kgs), duly ISI marked (IS:2878), body material : M.S., type of siphon tube: A1, type of discharge valve: wheel, fitted with 1 mtr. hose-horn and complete with initial charge, mounting hook and complete in all respect as required.(for each floor)	Nos	44
(c)	Stored pressure ISI marked fire extinguisher of ABC <b>dry chemical powder type</b> 6 Kg. capacity made of high pressure, steel cylinder, complete with wheel type valve internal discharge tube, 1M long high pressure wire braided discharge hose, pressure gauge & fully charged with U L listed ABC powder.	Nos	44
22	Supply, Installation, Testing and Commissioning of Electric Motor Driven horizontal end suction type, <b>centrifugal fire duty operation pump</b> , (with mechanical seal, bronze impeller & stainless steel shaft) capable for a DISCHARGE of 900 L.P.M. at a head of 35 Mtrs 2900 RPM, coupled through flexible coupling type (including coupling guard) with totally enclosed, fan cooled squirrel cage 2 pole induction motor having class F insulation suitable for operation on three phase AC supply of 415 ± 10% Volts, 50 Hz, fixing the coupled pump and motor on a common structural base frame, making a suitable cement concrete foundation duly plastered and with frame for edge protection made from M.S angle iron of size not less than 35mm x 35mm x 5mm, vibration pad complete pump-motor set on the foundation.	Nos	4
23	Supply, fixing, testing and commissioning of following sizes (NB) of ISI marked <b>MS pipes heavy duty for down</b> comer along with all fittings e.g. elbows, reducers, flanges, gaskets, nuts, bolts and washers etc, including applying with one coat of black anticorrosive paint and laying the pipe at a depth of one meter below ground level to terrace floor complete as required.		
(a)	100 mm diameter	Mtrs	220

S.No	Description of works/items	Unit	Qty.
(b)	80 mm diameter	Mtrs	16
(c)	25 mm diameter	Mtrs	32
24	Supply, Erection, Testing & Commissioning of cubical type wall mounted <b>power cum motor control panel</b> fabricated made out of 14 SWG CRCA sheet with suitable switch gear with built in relay, contactors, indication lamps, HRC fuses, voltmeter & ammeter, on/off switch, instrument and aux switches including inter connection with 10 Sq. mm s/c copper wire complete as required.	Nos	4
(i)	1 No. 100 Amp 4P lcs=lcu MCCB, Range setting 63-80 AMP 25 KA breaking capacity-01 No.		
(ii)	A set of indication light LED type with MCB -1 Set on each phase		
(iii)	Heavy duty fully automatic STAR DELTA motor starter of original manufacturer, complete with overload relay and in-built single phase preventor -1 No.		
(iv)	0-60 AMP CT operated flush mounted digital Ammeter 1 No. and digital voltmeter 0-500V-1 No.		
(v)	Pressure switch for automatic operation of pump= 1 No.		
25	Supply, Erection, Testing & Commissioning of <b>4 core 10 Sq mm XLPE Alu conductor armoured cable</b> from common feeder to control panel and manual switches to control panel from ground floor to terrace and as per required	Mtrs	480
26	Supply & fixing of <b>G.I. Earth strip of size 25mmx5mm</b> including connections with nuts & bolts with washers as required.	Mtrs	180
27	Providing & fixing of <b>G.I. Wire of 8 SWG.</b> with G.I nuts & bolts with washers as required.	Mtrs	300
28	Supply, Installation, Testing and Commissioning of following sizes of ISI marked <b>dual plate- non return valves</b> of PN 1.6 rating as per relevant IS, flanged at both ends, Cast Iron Body, Stainless steel Seat, spring-loaded check type in horizontal runs and lift check type in the vertical runs of piping, with gaskets, nuts, bolts and washers etc. complete as required.		
(a)	100mm diameter	Nos	4
(b)	80mm diameter	Nos	4
(c)	65mm diameter	Nos	4
29	Supply, Installation, Testing and Commissioning of following sizes of ISI marked <b>butterfly valves</b> of PN 1.6 rating, flanged at both ends, Cast Iron Body, Nit rile Seat, Stainless steel Stem with lever operation with gaskets, nuts, bolts and washers etc. complete as required.		
(a)	100 mm diameter	Nos	4
(b)	80 mm diameter	Nos	2
(c)	65 mm diameter	Nos	4
30	Supply, Installation, Testing and Commissioning of 25 mm dia <b>stop valve flanged ends</b> & made out of cast iron body swinging check type in the vertical runs of pipe line with gaskets, nuts, bolts and washers etc. complete as required. (For down comer on terrace)	Nos	8
31	Supply and fixing of ISI marked 25mm dia heavy duty <b>M.S. conduit pipe</b> on surface system on wall, on floor including laying of conduit and fixing it with saddle including cost of threading of conduit and providing necessary sockets, bends, tees etc. on terrace floor for motor connection	Mtrs.	2250
	<b>PART-B ( AUTOMATIC FIRE ALARM SYSTEMS)</b>		

S.No	Description of works/items	Unit	Qty.
1	Supply , fixing ,testing and commissioning of <b>10 Zone control panel for fire alarm system</b> with S.I.Panel and indication panel made out of 16 SGW MS sheet duly stove anameled painted in approved colour to accommodate the following items louvers for ventilation's locking arrangement including audio and visual indication for fire alarm and public address system, monitoring system including supply and fixing the connections,interconnections etc complete allied works as required and as per specification	Nos	4
2	Supply, Installation, Testing and Commissioning of <b>Intelligent Analog Addressable type smoke cum heat Detector</b> that combine photo Electronic and fixed temp thermal with inbuilt isolator or isolator base complete with LED Hard Addressable Having rotary decade Address switches, with Mounting Base Complete as required conforming to BS 5839 standards and duly approved by EN54/UL/VDS respect up to the entire satisfaction of Engineer – in Charge of work as required and as per specification	Nos	88
3	Supply, Installation, Testing and Commissioning of <b>Intelligent Analog Addressable type Manual Call Point</b> having Surface or flush mounting option fully compliant to EN 54 having Rotary Decade switches for addressing with Back Box for mounting as required conforming to BS5839 standards and duly approved by EN54/UL/VDS required to complete the job in all respect up to the entire satisfaction of Engineer – in Charge of work.	Nos	44
4	Supply, Installation, Testing and Commissioning of <b>Addressable Loop powered hooter with strobe</b> complete with mounting base as required conforming to BS5839 standards and duly approved by EN54/UL/VDS required complete the job in all respect up to the entire satisfaction of Engineer – in Charge of work.	Nos	44
5	Supply, Installation, Testing and Commissioning of <b>Public Address System</b> consisting of the following	Nos	4
(a)	Amplifier 160W (BOSCH / Ahuja/Philips make) 01 No.		
(b)	12-Zone Selector switch with all facility for announcement on different floor= 1 set speakers (12 Nos. ) 6 W wall/ceiling mounted.		
(c)	Interface unit for integration of main fire alarm panel with public address system - 1 No.		
(d)	Pain drive/CD 1No.		
6	Supply, Installation, Testing and Commissioning of <b>Addressable Loop powered speaker with strobe</b> complete with mounting base as required conforming to BS5839 standards and duly approved by EN54/UL/VDS required complete the job in all respect up to the entire satisfaction of Engineer – in Charge of work.	Nos	44
7	Supply ,laying/fixing, testing and commissioning of following <b>XLPE insulated copper conductor armoured cable</b> 1100 volts grade in already laid pipe for alarm.		
(i)	Size 1.5 sqmm 2 core armoured cable	Mtrs	3200
(ii)	Size 1.5 x 4 core armoured cable	Mtrs	800
(iii)	Size 1.5 x 24 core armoured cable	Mtrs	800
8	Supply, laying/ fixing/ wiring for ISI marked, <b>1.5 sq mm S/C PVC insulated, flexible, flame retardant low smoke copper wire, drawn in existing conduits / casing . Including termination</b> , testing and commissioning etc as required to connection of pressure switch.	Mtrs.	200

S.No	Description of works/items	Unit	Qty.
9	Supply and laying/fixing of <b>6 Cores 1.5 Sqmm XLPE insulated armoured copper cable</b> On surface, the cable run shall be fixed of suitable size or on existing on wall in all respect. The cable fixing in conduit pipe, connectors insulating with tape and making connections, testing and commissioning complete in all respect including supply of tapes etc. required for electric panel & alarm system.	Mtrs.	60
10	Supply, Fixing , Testing and Commissioning of <b>2.5 Sq mm x 4 core XLPE insulated copper conductor armoured cable</b> for ON/OFF Switch etc. as required to motor to panel connection.	Mtrs.	185
11	Supply, Fixing , Testing and Commissioning of <b>ON/OFF Switch panel</b> at ground floor for start of terrace pump motor made out of 14 SWG CRCA Sheet with relay, starter, contractors, voltmeter, ammeter, On/Off, auto complete as required.	Nos.	4
12	<b>Clearance and No Objection Certificate</b>	JOB	1
a	The contractor shall get all drawing/designs prepared after completion of fire fighting work from concerned Rajasthan State Fire Department etc at all stage .It will be the responsibility of the contractor to obtain permanent No Objection Certificate ( NOC) from Rajasthan State Fire Department and any other requisite authority as required at his own cost. Renewal of temporary approvals from the Department shall be responsibility of the contractor nothing extra shall be paid to him for all the above services. However, all statutory fees will be payable by contractor.		

## Annexure - 9

Electrical CSS			
<b>Details of 630KVA Compact Sub-Station and Related electrical works</b>			
Item No	Description of work	Unit	Approx QTY.
1	Supply ,erection, testing and commissioning of <b>630 KVA compact sub-station</b> consisting of HT Ring Main Unit , transformer & LT breaker panel mounted in outdoor cubicle housing . Eection shall include for shifting of Compact Sub-Station to existing foundation, duly level, grouted & erection work shall include all civil works related to CSS foundation like excavation, PCC, Brick work ,RCC Slab , plastering providing sleeves /cutout in foundation for cable entry /exit etc complete . Foundation shall be designed as per manufacturer recommendation and foundation top shall be 450 mm above surround ground level .Testing & commissioning shall be carried out in presence of manufacturer representative . Cost of all mechenised equipment required for shifting of compact sub-station to foundation is deemed to beincluded in quoted rate.	No	1
(A)	<b>Out door type enclosure</b>		
	Out door type enclosure having modular construction of 2mm Galvanised Sheet Steel . The enclosure shall have IP54 for HT&LT Switch gear comparment & IP23 for Transformer compartment .The enclosure exterior shall be painted with polyurathene paint (colour light Gray &DA Gray).Each compartment will be provided with door and pad locking arrangement . Compartment illumination lamp with door operated switch shall be provided for each compartment . Interconnection between HT switchgear & transformer using XLPE Single core cable &iterconnection between transformer &LT switchgear using copper bus bars shall be done . Internal earthing connections with all metallic components shall be earthed .		
(B)	<b>HT Compartment</b>		

Item No	Description of work	Unit	Approx QTY.
	11KV 630A,21KA/3Sec consisting of one No 11 KV incoming Vacuum /SF6 gas filled Circuit Breaker with suitable side box arrangement with provision of HT 11 KV insulators & copper bus bars to be connected main bus bars for connection & controlling of transformer incoming & protection for making and breaking of fault current . All the live parts of VCB module must be sealed within robotically welded 3 mm thick single stainless steel tank filledwith SF6 gas as insulation having IP 67 .Breaker panel should have hinged arc proof cable box doors with self interlocking mechanism to the corresponding <b>earth switch</b> ,cable terminations shall be from the front with arrangement for connecting incoming cable and out going with transformer incoming, 600A copper busbars, cable support manometer, mechanical indications for breaker ON/OFF/TRIP/ Spring Charged etc as per IS 13118,5227, 5463 ,IEC:265, 129,298,694,529.		
(a)	<b>INCOMER :-</b>		
	1No 11KV 600 A on load Isolator		
(b)	<b>OUTGOING :-</b>		
(i)	1No 11KV 600 A on load Isolator		
(ii)	1No 11KV 600A Vacuum /SF-6 gas filled Circuit Breaker for controlling Transformer		
(iii)	630 ATP Cu Bus Bar		
(C)	<b>TRANSFORMER OIL TYPE</b>		
	11/0.433 KV 630 KVA 50 Hz Out door duty compact substation with oil type,copper wound transformer along with off load tap changer having range of -7.5% to +7.5% in 7-steps of 2.5% each. 11KV HT, LT Panel housed in GI Sheet steel enclosure with all interconnections & CTL pass from JVVNL Jaipur with ISI marked inc complete in all respect .		
(D)	<b>LT COMPARTMENT</b>		
	433V LT indoor panel with aluminium busbars , fabrication using 2mm CRCA sheet steel IP4X, solidally earthed at substation complete with internal wiring, indication lamps ets consisting of the following bus bars & switchgears:-		
(i)	Aluminium bus bars 1200 A TPN		
(ii)	Incoming 1No 1000A 4P 50KA (Ics=Icu=Icw ) fixed type ACB with microprocessor based release having inbuilt short circuit , earth fault and over current protection, metering & indications		
(a)	1Set of RYB Phase indication lamps with 2A SP MCBs		
(b)	1Set of ACB ON/OFF /Trip indication lamps with 2A SP MCBs		
(c)	1No Digital Ampere meter & 1set of 1000/5 A class-1 CTs (Cast resin).		
(d)	1No Digital Voltmeter		
(iii)	1No of 20 KVAR 480 V box type heavy duty fixed capacitor bank controlled with 63A TP MCB 10KA and indications.		
(a)	1No ON-OFF Indication lamp with 1 set 2A SP MCB		

Item No	Description of work	Unit	Approx QTY.
(b)	1 No selector switch for Auto/Manual operation of capacitor bank		
(c)	1 Set of push buttons for manual operation of capacitor bank.		
(iv)	<b>OUTGOING :-</b>		
(a)	1No 400A 4 Pole Switch Fuse Unit with HRC Fuse.		
(b)	2 Nos 315 A 4P 35KA breaking capacity Ics =Icu MCCB with microprocessor based release with integral adjustment protection against short circuit, earth		
(c)	3 Nos 250 A 4P 35KA breaking capacity Ics =Icu MCCB with microprocessor		
(E)	<b>180 KVAR APF CONTROL</b>		
(i)	Inncoming 1 No 400 A TP 35KA breaking capacity Ics =Icu MCCB with microprocessor based release with integral adjustment protection against short circuit, earth fault & over current		
(ii)	1No microprocessor based automatic power factor control relay (including power factor meter) in 12 steps for automatic cut off or add on capacitor units to keep the power factor at 0.98 with variation of loads .All associated auxiliary contactors/relays shall be provided with in the scope of work		
(iii)	<b>CAPACITOR BANK OUTGOING</b>		
(a)	5Nos 25 KVAR 480 V Box type heavy duty fixed capacitor banks each controlled with 63A TP MCB, Ics = 10KA and indications.		
(b)	4 Nos of 10 KVAR 480V Box type heavy duty fixed capacitor banks each controlled with 25 A TP MCB , Ics= 10KA and indications.		
(c)	3Nos 5 KVAR 480 V Box type heavy duty fixed capacitor banks each controlled with 20 A TP MCB, Ics = 10KA and indications.		
(d)	MCCB ON-OFF Indication Lamp on all out going feeders with 2A SPMCBs		
(e)	Amperemeter with selector switch on all outgoing		
(F)	<b>Pre-commissioning testing of HT Switchgear which includes</b>		
(i)	Voltage ratio test		
(ii)	Insulation resistance test		
(iii)	High voltage injection test		
(iv)	CT Ratio check		
(v)	Final commissioning		
2	Supply, handling, rehandling , testing and commissioning of 11 KV HT XLPE (E) insulated aluminium conductor , armouerd , PVC sheathed <b>cable of size 3x150</b> sqmm, CTL pass from JVVNL Jaipur & confirming to IS: 7098 (Part -II) including laying in already laid pipes/trench as per site conditions. <b>Note:</b> Both ends of pipes shall be sealed with slurry to avoid chocking due to mud sliding.	Meter	70
3	Supply & making end termination of HT <b>11KV indoor type heat shrinkable jointing kit</b> suitable for 3x150 sq mm XLPE armoured aluminium cable including supply of all allied matrerials.	No	3

Item No	Description of work	Unit	Approx QTY.
4	Removing of already laid 3x150 sqmm 11KV HT XLPE Cable from pipe with proper precaution to avoid damage of cable i.e Compact sub-station No 1 & HT Panel to Compact sub-station No4 including re-laying in already laid pipes from HT Panel & Compact Compact sub-station No1 to Compact sub-station No 3 including testing and commissioning .	Meter	50
5	Supply & making end termination of HT 11KV straight through heat shrinkable jointing kit suitable for 3x150 sq mm XLPE armoured aluminium cable including supply of all allied materials.	No	1
6	Supply, erection, testing and commissioning of earthing with <b>copper earth plate size 600x 600x3mm thick</b> including accessories and providing masonry enclosure with heavy duty SFRC cover with frame and watering pipe of 2.7 meter long etc with charcoal and salt as required . Connection from earth plate to top with 32x5mm copper strip in 40 mm dia medium class GI pipe for protection and as per IS 3043.	Nos	2
7	Supply, erection, testing and commissioning of earthing with <b>GI earth plate of size 600x 600x6mm thick</b> including accessories and providing masonry enclosure with heavy duty SFRC cover with frame and watering pipe of 2.7 meter long etc with charcoal and salt as required . Connection from earth plate to top with 32x5mm G.I. strip in 40 mm dia medium class GI pipe for protection and as per IS 3043.	Nos	6
8	Supply and laying of <b>earth strip /wire</b> from earth station to the equipments in ground/trench/pipe /shaft etc. fixing the same with saddles ,clamps,making interconnecting joints and terminating it with nut&bolts with washer and supply of all requisite materials of following sizes:		
(a)	32x5 mm copper strip in 40 mm dia medium class G.I.pipe	Meter	12
(b)	32x5 mm G.I. strip	Meter	100
(c)	25X3mm G.I. strip	Meter	120
(d)	8 SWG G.I. Wire	Meter	250

## Annexure - 10

<b>Electrical D.G.Set</b>			
<b>Details of 160 KVA D.G.SET and Related electrical works</b>			
<b>Item No</b>	<b>Description of work</b>	<b>Unit</b>	<b>Approx QTY.</b>
1	Supply,Erection ,Testing and Commissioning of 160 KVA /128 KW Diesel Engine Generating set complete with water cooled radiator,instrumentation, residential type silencer,alarm,accessories and acoustic enclosure along with maintenance freestaring batteries as called for in specification suitable for driving D.G Set.The D.G.Setshall be completed with associated canopy installed on common base frame resting on antivibration mounting of suitable rating complete as per specification and comprising of the following microprocessor based engine protection & indication etc as details below- Engine Protection- (i) Low lube oil pressure.(ii) High Water Temp.(iii) Battery Charging.(iv)Engine hour run totalizer	Set	1
	Diesel Engine ( directly coupled) to run alternator of 160 KVA/128KW capacity kirloskar make.		
	Alternator of capacity 160 KVA/128KW, 3 PHASE 415 Volts as approved make.		
2	Supply,Erection ,Testing and Commissioning of Generator AMF panel for the 1 nos 160 KVA D.G.Set as detailed against item no -1 above interlocked with Auto/Manual test mode consising of the item as per logic and specification as details below.	Nos	1
	Incoming		
	I)2 Nos 315 A 4P 35KA breaking capacity Ics =Icu MCCB with microprocessor based release with integral adjustment protection against short circuit, earth fault ,over current relay& ROH.		
	1Set of RYB Phase indication lamps with 2A SP MCBs		
	1Set of ACB ON/OFF /Trip indication lamps with 2A SP MCBs		
	II)400 A 4 POLE Contractors AC-1 heavy duty cycle backed up for main supply -2 nos with over load relay contractor with back up DIN type HRC fuses.		
	Copper bus bars 600 A FP		
	<b>OUTGOING :-</b>		
	8 Nos 125A 4P 25KA breaking capacity Ics =Icu MCCB with ROH		
	All MCCBs shall be with spread terminals relay setting as required and Icu=Ics=100%		
	AMF Change-over Logic as per drg & Specification.		
	A Set of operating relays and time for achieving automatic opration.		
	i)2 set of voltmeter monitoring relay 3 phase /4 wire with time delay.		
	ii) 3 Nos multifunction meters to display V.A.F.PF.&KW/KVA,KVAR with corresponding CTs.		
	iii) Battery Charger as per specification, Trickle, Boost, Ammeter ,Volt-meter,indicator light etc-1 no		
	iv) Electronic Hooter-2 nos		
	v)Annunciator Window at AMF panel -1 no		
	a)D.G.Set - ON		
	b) D.G.Set fails to start		
	c) Load on Set		
	d)Load-On Main Supply		
	e)Spare -2 nos		

Item No	Description of work	Unit	Approx QTY.
3	Supply, handling, re-handling, laying, testing and commissioning of 1.1 KV grade aluminium conductor LT XLPE insulated armoured cables in already laid pipe/trench. <b>Note</b> :-Both ends of pipes shall be sealed with slurry to avoid choking due to mud sliding.		
i	3.5x300 sq mm	Meter	60
ii	10 core 2.5 sqmm armoured copper cable ( Control Cable from AMF panel TO Engine)	Meter	30
4	Charges for <b>end termination</b> for the following sizes of LT 1.1 KV grade Aluminium conductor LT XLPE insulated armoured cables. The job shall include crimping of heavy duty Al lugs providing double compressions brass glands, earthing connections etc. with supply of all requisite materials for following sizes of cables :-		
i	3.5x300 sq mm	Nos	4
5	Supply, erection, testing and commissioning of earthing with <b>copper earth plate size 600x 600x3mm thick</b> including accessories and providing masonry enclosure with heavy duty SFRC cover with frame and watering pipe of 2.7 meter long etc with charcoal and salt as required. Connection from earth plate to top with 32x5mm copper strip in 40 mm dia medium class GI pipe for protection and as per IS 3043.	Nos	2
6	Supply, erection, testing and commissioning of earthing with <b>GI earth plate of size 600x 600x6mm thick</b> including accessories and providing masonry enclosure with heavy duty SFRC cover with frame and watering pipe of 2.7 meter long etc with charcoal and salt as required. Connection from earth plate to top with 32x5mm G.I. strip in 40 mm dia medium class GI pipe for protection and as per IS 3043.	Nos	4
7	Supply and laying of <b>earth strip /wire</b> from earth station to the equipments in ground/trench/pipe /shaft etc. fixing the same with saddles, clamps, making interconnecting joints and terminating it with nut & bolts with washer and supply of all requisite materials of following sizes:		
a	32x5 mm copper strip in 40 mm dia medium class G.I. pipe	Meter	15
b	32x5 mm G.I. strip	Meter	80
8	Providing & Fixing of suitable size of M.S. Pipe for exhaust system including lagging with rock wool insulation with aluminium cladding as per manufacturer recommendation.	Meter	20
9	Supply and Laying of 50 mm dia G.I Pipe with all accessories complete as required.	Meter	40
10	Supply and Fixing in position of 16 litres capacity fire bucket 5 nos duly filled with sand and fixed on an angle iron frame as per local authorities.	Set	1
11	Supply and Fixing in position of portable fire Extinguishers foam type 9 litres capacity as per IS.	Nos	2
12	Supply and Fixing in position of 1000 mm wide 15 mm thick rubber floor mat for the length of panel boards.	RM	2
13	Supply and Fixing in position of Shock treatment Chart.	Nos	2
14	Supply and Fixing in position of First Aid Box.	Nos	1
15	Contractor shall get the entire installation, tested, inspected and approved by local authorities and shall obtain approvals/NOC from Chief Electrical Inspector Safety/CEA, State /local Electricity supply authority, testing of cables in CTL/JVVNL & all other competent authority as required and cost of above listed approvals /NOC is deemed to be included is quoted rates.	JOB	1

Date – 20.12.2023

### Completion Certificate

I have issued the Completion Certificate for **Block B, C, E & F** of the project "**RAILVIHARJP3**" located in **Village - Siroli, Jagatpura, Jaipur - 303905 (Rajasthan)**. The certificate was issued by me on 02.08.2023, but the applicant had deposited the fee for the Competent Authority for the certificate on 25.08.2023. This was after the new checklist was issued by UDH on 10.08.2023. The project was personally inspected by me and based on above facts, construction on site is completed in accordance with the approved building plans and building bye laws. Further, the (Group Housing) project is also in accordance with the approved plan. Hence the Completion Certificate is issued as per my best knowledge and information provided to me under my signature on date **20<sup>th</sup> December 2023** as per the new checklist, and the earlier issued certificate has been cancelled.

Note – Promoter already deposited the fee to the Competent Authority for the issuance of this completion certificate, therefore, it is sole responsibility of the developer to deposit this completion certificate with required drawings and documents as per the notification of UDH dated 10.08.2023. Further, if any deviation done after the date of issue of this certificate is sole responsibility of the developer and it is also responsibility for the developer to get the occupancy certificate.



**Ar. Piyush Kumawat**  
CTP Raj./Architect/2021/96  
CA/2013/59085

(Seal & Signature of Architect with date)

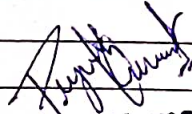
Name of Architect: Piyush Kumawat

Reg. No (Issued by COA): - CA/2013/59085

Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

**CheckList for Completion Certificate**

Basic Details of the Project	
Name of Developer/Promoter	Indian Railway Welfare Organization
Address of Developer/Promoter	Khasra No. 2687, 2688, 2689, Village – Siroli, Jagatpura, Jaipur – 303905 (Rajasthan)
Name of the Project	RAILVIHARJP3
RERA Registration No.	NA
Address of the Project (Plot no./Khasra no.)	Khasra No. 2687, 2688, 2689, Village – Siroli, Jagatpura, Jaipur – 303905 (Rajasthan)
Plot Area (Sq.mts.) (As per Approved Building Plan)	13118.92 sq.mt.
Width of Front Road	18.29 m wide master plan road
Land use of Plot as per Lease deed	Group Housing Date of issue of Lease Deed: 03.12.2013 Sale deed
Use of Approved Building Plans (Multi-dwelling Unit/Resi. Flats/Group Housing/ Studio/Row Houses/CMJAY- 1A/3A/3B/3C/Hotel/Resort/Mall/Commercial Complex/Offices/School/College/Hospital/etc.)	Group Housing
Building Plans approving Authority	Jaipur Development Authority (JDA)
Latest Building Plans Release date	12-01-2015
Building Plans Validity Date	30.06.2022 (As per the UDH order dated 12.05.2021)
Building Plan Approval as per Building Byelaws (2000/2010/2017/2020/any other)	2010
Architect of the Project & COA no.	UDAYAN KUMAR (CA/89/11987)
Structural Engineer of the Project	Divyajeet Marothiya

  
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CA/2013/59085

Date – 20.12.2023

Completion Certificate issued for Complete approved project or Partial area of the Project	<b>PARTIAL COMPLETION CERTIFICATE</b>
Partially completed Plot area	<b>2,516.33 sq.mt.</b>
Detail of completed Block/Tower	<b>Block B, C, E &amp; F</b>

### Site Inspection Report

#### A-Technical Parameters of Building Blocks:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (If any)
1	Setbacks	Direction		
	Front	South	15 M	15 M
	Side I	West	9 M	9 M
	Side II	East	9 M	9 M
	Rear	North	9 M	9 M
2	Ground Coverage	4,590.31 sq.mt. (34.99%) For Complete Project	2516.33 sq.mt. (19.18%) For Block B,C, E & F	
3	Gross Built-up Area (Sq.mts)	34,195.13 sq.mt. Complete Project	22,647.00 sq.mt. Block B,C, E & F	
4	F.A.R/B.A.R (Sq.mts & Ratio)	As per approval	As per approval	
5	Total No. of Floors (Basement, Stilt, above floors, service floor, etc.)	Stilt + 9 Floors	Stilt +9 Floors	
6	Total Height of Building (In mts.)	35.10 M	35.10 M	
i)	Plinth	0.80 M	0.80 M	
ii)	Stilt/Podium	(Stilt) 2.90 M	(Stilt) 2.90 M	
iii)	Ground/First to Terrace	26.10 M	26.10 M	
iv)	Parapet/Mumty/Lift Machine Room/any other architectural element	5.30 M	5.30 M	
7	No. of Blocks/Towers	04	04	
8	Total No. of Units (Flats/Shops/Show rooms etc.)	180	180	
9	Commercial Area (in case of Group housing/Flatted Development project)	NA	-	

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10	Community Facilities area (Club, community hall, Society office, Swimming pool etc.)	-	-	
11	Refuge area (if any)	NA	-	
12	Total No. of Staircases	12	12	For Block B,C, E & F
i)	No. of Open Fire stair case	-	-	
ii)	No. of Pressurized Fire Stair case			
13	No. of Lifts Size of Lift	12 (1.85 X 1.85M)	12 (1.85 X 1.85M)	For Block B,C, E & F
14	No. of Escalators	NA	-	
15	Provision for Physically Challenged Persons • Ramp • Toilet • Car Parking • Lifts	As per approval	As per approval Ramp slope Toilet	
16	Cut-Out/Open to Sky/Sh shafts	As per approval	As per approval	
17	Projections/Balconies etc. (Covered/extended)	As per approval	As per approval	
18	Porch (if any)	As per approval	As per approval	

### B-Parking Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Total E.C.U Required	394 for complete project ECU	394	Parking is available for complete project
2	Total No. of Car parking	324	324	
i)	Surface Parking	-	-	
ii)	Mechanical Car Parking	-	-	
iii)	• Basement (I, II, III,....)	-	-	
	• Stilt	171 four wheeler for complete project	YES For complete project	
	• Open Area	153 four wheeler for complete project	YES For complete project	
3	Two-Wheeler Parking	210	210	

  
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CA/2013/59085

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4	Bus Parking	-	-	
5	Visitors Parking	-	-	
6	EV Charging Facility Car parks	-	-	
7	Ramp (for parking floors) • Width • Slope	As per approval	As per approval	
8	Provision of Car Lift	-	-	

### C-Outer Development Parameters:

S. No	Details	As per Latest Approved Building Plans	As per Site	Comments (if any)
1	Green & Plantation			
i)	Total Green Area (Sq.mts)	As per approval	Available	
ii)	Surface Green Area (Sq.mts)	As per approval	Provided	
iii)	Podium Green Area (Sq.mts)	-	-	
iv)	Plantation Corridor (If any)	-	-	
v)	Tree Plantation (As per Norms)	As per Norms	As per Norms	
2	Approved Services in the Project (STP, WTP, Under Ground Water Tank, Pump room, Panel Room, etc.)	Sewerage WTP UG Water Tank	All provision exists	
3	Drive ways for Fire tender Movement/Parking, etc.	As per approval	Provided	
4	No. of Entry/Exit & Width	1 for complete project	1 for complete project	
5	No. of Security Rooms & Size	-	-	
6	Height of Compound wall (As per Norms)	-	2.00 M	

### D-Provisions of Affordable Housing Policy/CMJAY Policy:

Applicable only in case of Group Housing Project sharing area more than 5000 Sq.mts.

EWS/LIG units provided on Main plot/Split Location

On main plot/Split Location

In case, EWS/LIG unit provided on Split Location

Address of Split Location

S. No	Details	As per Latest Approval	As per Site	Comments (if any)
-------	---------	------------------------	-------------	-------------------

Date – 20.12.2023

1	No. of EWS units	-	-	
2	No. of LIG units	-	-	
3	Total Carpet Area Provided (Sq.mts)	-	-	
4	Total SBUA Area Provided (Sq.mts)	-	-	
5	Parking of EWS/LIG Units	-	-	
6	Completion time of EWS/LIG units	-	-	


E-Development Work of Building Blocks (for Completion Certificate)				
S. No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Civil construction work of Super structure	100%	YES	
2	Internal & External Plaster and Paint work	100%	YES	
3	Door and window/ Structural Glazing work	100%	YES	
4	Flooring Work	100%	YES	
5	Balconies and railing work	100%	YES	
6	Installation of Sanitary and Plumbing Fittings	100%	YES	
7	Installation of Electrical Fittings	100%	YES	
8	Community Facilities (Club, community hall, Society office, Swimming pool, shops etc.)	100%	YES	
9	Development works of Common areas (Lobbies/Corridors/Staircase/Liftwell/ Terraces/Ramp/etc.)	100%	YES	
10	Installation of Lifts/Escalators	100%	YES	
11	Covered Parking Areas & Mech. Parking (Basement/Stilt/etc.)	100%	YES	
12	Elevation Work	100%	YES	
13	Overhead and Underground Water Tanks	100%	YES	

Date – 20.12.2023

14	HVAC works	100%	-	
15	Provision for Physically Challenged Persons	100%	YES	
16	Installation of Fire Safety Equipment's	100%	YES	
17	Status of EWS/LIG units	100%	-	NA

**F-Outer Development Works and Services of the Project (for Completion Certificate)**

S. No	Development Works	Work to be Completed at the time of CC (in percentage)	Work done on in Project (Mark "YES")	Comments (if any)
1	Compound wall	100%	YES	
2	Entry & Exit Gates/Guard Rooms	100%	YES	
3	Driveways & Pathways	100%	YES	
4	Open Parking Areas	100%	YES	
5	Meter Room/Pump Room etc.	100%	YES	
6	Electrical Work/Light poles etc.	100%	YES	
7	Water Supply lines/UG Tank	100%	YES	
8	Storm Water Drains	100%	YES	
9	Construction of Rain Water Harvesting Structure	100%	YES	
10	Structure of Waste water Treatment/Recycling Plant	100%	YES	
11	Laying of Sewerage line and Construction of Sewerage Treatment Plant (STP)	100%	YES	
12	Any other work	100%	-	

  
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CTP Raj/Architect/2021/96  
CA/2013/59085


<b>G-NOC's/ Certifications Required (for Completion Certificate)</b>			
S. No	Type of NOC/Certification	Applicable/ Not Applicable	Obtained
1	<b>Structural Certificate</b>	Applicable	Yes
2	<b>Green Building Certification (LEED/IGBC/GRIHA/ASSOCHAM GEM)</b>	NA	-
3	<b>Any other (as applicable)</b>	NA	-

**Completion Fee (To be deposited in Local Authority)**

**Gross built-up area of the completed part- 22,647.00 sq.m. X 10/- = ₹ 2,26,470/-**

**Maximum Capping - ₹ 2,00,000/-**

**Total Amount ₹ 2,00,000/- Round Off (in words- Two Lacs Only)**

  
**Ar. Piyush Kumawat**  
CTP Raj./Architect/2021/96  
CA/2013/59085

(Seal & Signature of Architect with date)

**Name of Architect: Piyush Kumawat**

**Reg. No (Issued by COA): - CA/2013/59085**

**Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96**

(Seal & Signature of Developer with date)

**Name of Developer: Indian Railway**

**Welfare Organization**



**Rajasthan Real Estate Regulatory Authority, Jaipur**  
 2nd & 3rd Floor, RSIC Wing, Udyog Bhawan,  
 Tilak Marg, C-Scheme, Jaipur-302005  
 Website : <http://rera.rajasthan.gov.in>  
 Phone No.: 0141-2851900



### REGISTRATION CERTIFICATE OF PROJECT

This Certificate of registration is hereby granted under Section 5 of the Real Estate(Regulation and Development) Act, 2016 to the following project:-

1. Project registration number: **RAJ/RERAExempted Project/2024/012**
2. Details of Project: **RAILVIHARJP3 , at Plot/Khasra No.2687, 2688, 2689 , Village-Siroli , Jagatpura , Jaipur - 303905 (Rajasthan)**
3. Details of promoter:Name of the firm/society/company/competent authority **Indian Railway Welfare Organisation** having its office address at **2687,2688,2689 , JAGATPURA , Sanganer , Jaipur (Rajasthan) - 303905**
4. This registration is granted subject to the following conditons,namely:-
  - i. The promoter shall enter into an agreement for sale with the allottees as provided in Form-G;
  - ii. The promoter shall execute and register a conveyance deed in favour of the allottee for the apartment. Simultaneously he shall also execute and register the conveyance deed for the undivided proportionate title in the common areas to the association of the allottees or the competent authority,as the case may be,as per Section 17 of the Real Estate(Regulation and Development) Act, 2016;
  - iii. The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate, account to be maintained in a shedule bank to cover the cost of construction and the land cost to be used only for that purpose as per subclause(D) of clause(1) of sub - Section(2) of Section 4 of the Real Estate(Regulation and Development) Act, 2016
  - iv. The registration shall valid upto **25-07-2023**(Estimated Finish Date) unless extended by the Real Estate Regulatory Authority in accordance with Section 6 of the Real Estate(Regulation and Development) Act,2016 read with rule 7 of the Rajasthan Real Estate(Regulation and Development) Rules,2017;
  - v. The promoter shall comply with the provisions of the Act and the rules and regulations made there under;

**Signature valid**

Digitally signed by Ramesh Chandra Sharma  
 Designation : Registrar  
 Date: 2024.02.09 14:12:00 IST  
 Reason: Approved



- vi. The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
5. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted here in.
6. If Applicable, it is the responsibility of the promoter to obtain the necessary extension of the time period indicated in Form-B regarding 'Date of Completion'.

This bears approval of Chairman,Rajasthan Real Estate Regulatory Authority(RERA)

**Signature valid**

Digitally signed by Ramesh Chandra  
Sharma  
Designation : Registrar  
Date: 2024.02.09 14:12:00 IST  
Reason: Approved



**ANNEXURE - 13**

**List of approved Manufacturers for Electrical/ Mechanical items For internal/external Electrical Works**

S.No.	Details of Material/ Equipment	Manufacturer's Name
1	11 KV H.T Switch gear/ VCB SF-6 /Compact RMU	ABB
		Schneider
		Crompton
		Siemens
2	11/ 0.433 KV Package Substation	ABB
		Schneider
		crompton
		Siemens
3	Transformer 11KV/433 V conventional outdoor type	Kirloskar
		Crompton
		ABB
		Schneider
	Transformer 11KV/433 V for Package Substation	Danish
		Kotson
		Schneider/Areava
		IVL
		Crompton
		Kirloskar
5	Air Circuit Breaker	L&T( U-Power)
		ABB(E-Max)
		Siemens (3 WL)
		Schneider(Master Pack NW)
		Crompton
6	11 KV Isolator Switch outdoor and D.O.Fuses	Atlas
		SMC
		Versatik
7	Lightning Arrestor	Elpro
		Oblum
8	L.T Panels /Feeder Pillars/Control panels	CPRI approved Manufactures
9	M.V. Switch gear	L&T
		Schneider
		ABB
		Siemens

10	H.T. XLPE aluminium Cables 11 KV& 33 KV	Skytone
		Gloster
		Grandlay
		Havell's
		KEI
		Finolex
		Polycab
11	XLPE Insulated Electrical cable with aluminium /copper conductor 1100 V Grade (L.T.Cable )	Skytone
		Gloster
		Grandlay
		Havell's
		KEI
		Finolex
		Polycab
		Rellison
12	Cable Glands & thimbles	Comet
		Dowell's ( Billar India )
		Cosmos
		Hax Brass (Copper Alloy India )
13	11 KV Straight/End heat shrinkable Cable Joint	M Seal
		Denson
		Reychem
14	APFC Panel Factory Fabricated	L&T
		schneider
		ABB
15	CT s ( Cast Resin Epoxy Coated)	Rishab
		Crompton
		Kappa
		AE
	Potential Transformer	Automatic Electric
		Gilbert & Maxwell
		Crompton
17	Protection Relays	ABB
		L&T
		Siemens
		Schneider
18	Selector Switches & Rotary Switches	Kaycee

		Siemens
		Salzor (L&T)
19	Indicating Meters (Voltmeters, Ampere meters etc.)	A.E
		HPL
		Rishab
20	Electronic meters	L&T
		Siemens
		Secure
		HPL
21	Indicating lamps	Rishab
		BCH
		Siemens
22	APFC Relay & Capacitors	L&T
		Havells
		APFC
		Schneider (Conserve)
23	Diesel Engine	Cummins
		KOEL
24	Alternator	Kirloskar
		Stemford
25	Generator Panel/AMF Panel	As per approval of IRWO
26	G.I.Pipe & fittings	Jindal ( Hissar)
		Tata Gold
		Triputi
27	Battery	Exide, Luminous, AMCO
28	Contactors & Starters	L&T
		Schneider
		ABB
		Siemens
29	Change Over Switches	L&T
		Schneider
		ABB
		Siemens
30	Timers	L&T

		Schneider
		ABB
		Siemens
31	Push Buttons	L&T (Salzar )
		Schneider
		ABB
		Siemens
32	PVC insulated copper conductor multistranded flexible wiring cable 1100 V grade	Skytone
		Rallison
		Polycab
		Finolex
		Grandlay
		Havells
33	Lighting Fixture/ luminairy with LED Lamps	Havells
		Philips
		Wipro
		Crompton
		HPL
		Osram
		Bajaj
		Zircon
34	MCBs & Earth Leakage Circuit Breakers	Legrand
		Siemens
		Schneider
		L&T ( Hager )
35	MCB distribution Boards	Legrand
		Siemens
		Schneider
		L&T ( Hager )
36	MCCBs	L&T
		ABB
		Schneider
		Siemens
37	HRC Fuse & Fuse Fittings	Legrand
		Hager (L&T)
		Siemens
		Schneider
38	Tools & Tackles	Taparia

39	Anti Vibration Mounting	Dunlop Resistroflex
40	Fire Extinguishers (ISI marked )	Minimax Safex Zennith
41	Cable Trays	Maheswari Electrical Needo Rico Steel Global Electrical
42	PVC conduit	AKG Supreme Finolex BEC Polypack
43	M.S.Conduit	BEC AKG steel craft
44	Insulating mats	D.L.Millar & Co. LTd. Premier Polyfilm Ltd. RMG Polyvinyl Ltd.
45	Modular Swiches, Socket , Bell Push, Fan Regulators etc	Anchor ( Roma) Legrand Havell,s (Crabtree,) North West
46	Ceiling Fans	Havells Bajaj Crompton Khaitan
47	Exhaust Fans	GEC Havells Crompton
48	PV Module Solar Panel,Street lighting system MNRE approved	Plaza Redical Tracksun Vikram

49	Pumps	Kirloskar
		KSB
		Crompton
50	Motors	Kirloskar
		Siemens
		Crompton
51	M.S.Pipe	Jindal (Hissar)
		Tata
		GST
		BST
52	Gate Valves ( Gun Metal/ Ball Valves )	Leader
		Sant
53	Sluice Valves	Kirloskar
		Leader
		IVC
54	Non Return Valve	Kirloskar
		Leader
		IVC
55	Pressure Gauge	H Guru
		Fiebig
56	Pressure Switch	Indfoss
57	Enamelled Paint/ Red Oxide	Asian
		Burger
		Nerolec

NOTE: Any other item required to complete the job shall be got approved from IRWO before procurement/manufacture

**Agreement towards Waiver under Section 12(5) and Section 31A (5) of Arbitration and Conciliation (Amendment) Act**

I/we..... (Name of agency/Contractor) with reference to agreement no..... raise disputes as to the construction and operation of this contract, or the respective rights and liabilities, withholding of certificate and demand arbitration in respect of following claims :

Brief of claim:

- (i) Claim 1- Detailed at Annexure-
- (ii) Claim 2 –
- (iii) Claim 3 –

I/we..... (post of Engineer) with reference to agreement no..... hereby raise disputes as to the construction and operation of this contract, or the respective rights and liabilities, withholding of certificate and demand arbitration in respect of following claims:

I/we.....do/do not agree to waive off applicability of section 12(5) of Arbitration and Conciliation (Amendment) Act.

Signature of Claimant \_\_\_\_\_ Signature of Respondent \_\_\_\_\_

**Agreement under Section 31(5)**

I/we..... (Name of claimant) with reference to agreement no..... hereby waive off the applicability of sub section 31-A (2) to 31-A (4) of the Arbitration and Conciliation (Amendment) Act. We further agree that the cost of arbitration will be shared by the parties as per Clause 64(6) of the Standard General Conditions of Contract.

Signature of Claimant \_\_\_\_\_ Signature of Respondent \_\_\_\_\_

\*Strike out whichever not applicable.