



**INDIAN RAILWAY WELFARE ORGANISATION**  
**भारतीय रेल कल्याण संगठन**

RAILWAY COMPLEX, (BEHIND SHANKAR MARKET) SHIVAJI BRIDGE, NEW DELHI-110001

## **TENDER DOCUMENT**

### **(SINGLE PACKET SYSTEM)**

**TENDER NO. IRWO/JAIPUR/ Phase-III, dated: 12-12-2025**  
(Revised after Pre-Bid Meeting on 22-12-2025)

**FOR**

**"To Complete all the Balance Civil, Electrical and other allied work in two Multi-Storeyed Blocks namely B & C (S+9) comprising of Total-144 Dwelling Units with allocation of sale rights for these 144 dwelling units and also sale rights of the 39 ready to move dwelling units in Blocks A, D, E & F in IRWO's RAIL VIHAR at Jaipur (Rajasthan)" including improvements in outside common areas and facilities.**

E-Mail: [support@irwo.net](mailto:support@irwo.net)

Website: [www.irwo.net](http://www.irwo.net)



## INDIAN RAILWAY WELFARE ORGANISATION भारतीय रेल कल्याण संगठन

**Corporate Office:** Railway Offices Complex, Behind Shankar Market, Shivaji Bridge, New Delhi – 110001

### SECTION - 1

#### **NOTICE INVITING TENDER**

(Revised after Pre-Bid meeting on 22-12-2025)

Indian Railway Welfare Organisation (IRWO) New Delhi invites open Tender for the work "To Complete all the Balance Civil, Electrical and other allied work in two Multi-storeyed Blocks namely B & C (S+9) comprising of Total-144 Dwelling Units with allocation of sale rights for these 144 dwelling units and also sale rights of the 39 ready to move dwelling units in Blocks A, D, E & F in IRWO's RAIL VIHAR at Jaipur (Rajasthan)" including improvements in outside common areas and facilities.

Sealed offers are invited from interested Developers, Builders, etc. for the above-mentioned work. Interested parties may download the Tender Document from the official link available on the IRWO website <https://www.irwo.net/jaipur-tender.htm>.

**Last date for receipt of Tenders is 07-01-2026 at 03:30 PM and the Tenders will be opened at 04:00 PM on the same day.**

The Tenderer can be a sole proprietor, partnership firm or can be consortium/Joint venture (JV) or may be a registered company.

The brief particulars of the project and the Tender are as follows in below table:

S No.	Particular	Details
1.	Tender No.	IRWO/JAIPUR/ Phase-III, dated: 12-12-2025
2.	Name of the Work	<p><b>PART-A (BLOCKS B &amp; C) COMPRISING OF 144 INCOMPLETE DWELLING UNITS OF TYPE-II &amp; TYPE-III (STILT+9):</b></p> <p>To Complete all the balance civil and electrical works including installation &amp; commissioning of 8 Lifts (4 Lifts of 8 Passengers &amp; 4 Lifts of 13 Passengers), Upgradation of STP, Fire Fighting Works, Providing &amp; Commissioning of 630 KVA CSS &amp; 1 DG Set of 160 KVA Capacity for Blocks-B &amp; C, Comprising of Total - 144 Dwelling Units.</p>

		<p><b>PART-B (BLOCKS A, D, E &amp; F) COMPRISING OF READY TO MOVE 39 DWELLING UNITS &amp; OTHER ALLIED WORKS:</b></p> <p>To do the External Repainting of Blocks A, D, E &amp; F and have to maintain the single colour scheme of the Project, repairing &amp; repainting in the Common area of these blocks wherever it may be required, re-carpeting &amp; beautification of approach road with main gate redevelopment, park area redevelopment, Providing and enhancing facilities like Gymnasium and other possible amenities in Community Centre to make it functional, Light Enhancement in the Project etc.</p>
		<p><b>PART-C (BLOCKS A, B, C, D, E &amp; F):</b></p> <p>To Sell all the (144 +39) Total = 183 Dwelling Units mentioned above in Part-A &amp; B on behalf of IRWO in “Rail Vihar” Goner Road, Village-Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan)”.</p>
3.	Completion Certificate of Block-B & C	Completion Certificate has already been obtained by IRWO for the above mentioned Project. (Attached as <b>Annexure-11</b> )
4.	Project RERA No.	RERA Exemption Certificate bearing No. RAJ/ RERA EXEMPTED PROJECT/2024/012, dated: 02-02-2024. (Attached as <b>Annexure-12</b> )
5.	Pre-Bid Meeting	The Pre-Bid Meeting was held on 22-12-2025 at 12:00 Hrs.
6.	Tender Submission date (Start)	24-12-2025 after uploading revised/updated Tender document.
7.	Tender Submission date & Time (Closing)	07-01-2026 at 03:30 PM
8.	Tender Opening date and time	07-01-2026 at 04:00 PM
9.	Completion Time Period	<p>Part – A &amp; C = 03 Years (36 Months)</p> <p>Part – B &amp; C = 1.5 Years (18 Months)</p>
10.	Mode of Tendering	Single Packet System (open)

11.	Consortium/ Joint Venture	Allowed
12.	Mode of Submission of Tenders	Physical submission in the nominated Tender box available in the office of the <b>Managing Director, Indian Railway Welfare Organization (IRWO)</b> , Railway Office Complex (Behind Shankar Market), Shivaji bridge, New Delhi-110001 or through post/courier to the above mentioned address.
13.	Document Fee	Rs. 10,000/- (Rupees Ten Thousand Only)
14.	Earnest Money (EM)	Rs. 10,00,000/- (Rupees Ten Lacs Only)
15.	Bank Account Details of the Authority (IRWO)	<u>Name of the Beneficiary:</u> Indian Railway Welfare Organisation. <u>Name of the Bank:</u> INDUSIND BANK. <u>Branch:</u> Gopal Das Bhawan, 28, Barakhamba Road, New Delhi-110001. <u>Account No:</u> 100032708359 <u>IFSC Code:</u> INDB0000005
16.	Authority's Representative	<u>Name of Officer:</u> Sh. Sukhvir Singh <u>Designation:</u> General Manager/ Civil <u>Mobile No.:</u> 8929751468, <u>Email id:</u> <a href="mailto:gmirwo@gmail.com">gmirwo@gmail.com</a>
17.	Validity of Tender	90 Days from the date of opening of Tender
18.	Performance Guarantee	Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)
19.	Submission of Performance Guarantee (PG)	Within 15 days of issue of Letter of Award (LOA). However, in case of non-submission of PG within 15 days, an interest @ 12% per annum for each day of delay shall be charged provided Performance Guarantee (PG) is submitted within 45 days from the date of issue of LOA, failing which LOA will be cancelled and EM will be forfeited.
20.	Signing of Agreement	Within 15 days of submission of Performance Guarantee (PG)



## **DEFINITIONS AND INTERPRETATIONS**

### **1.1 Definitions:**

In these General Conditions of Contract, the following terms shall have meaning hereby assigned to them except where the context otherwise requires:

- a) **“Employer”** shall mean the Managing Director of Indian Railway Welfare Organisation (IRWO) and includes their authorized representatives to deal with any matters on their behalf.
- b) **“General Manager”** shall mean General Manager/IRWO/New Delhi, accredited representative of the Employer, who will be overall in-charge of the project.
- c) **“Engineer”** shall mean “Project Manager (PM) /Sr. Project Engineer (SPE)” who shall be accredited representative of the employer at site.
- d) **“Engineer’s representative”** means any Engineer or assistant appointed from time to time by the Employer.
- e) **“Developer”** shall mean the persons or company whether incorporated or not who enters into the contract with the Indian Railway Welfare Organisation here after referred as IRWO, and shall include their heirs, executors, administrators, successors and permitted assignees.
- f) **“Contract”** shall mean and include the notice inviting tenders, the letter of intent, the agreement and work order, the accepted schedule of rates and quantities, and the general conditions of contract of IRWO, drawings and specifications (if any) including all the modifications thereof incorporated in their execution.
- g) **“Work”** shall mean the works to be executed in accordance with the contract.
- h) **“Site”** shall mean the land and other places on, under, in or through which the works are to be carried out and any other lands or places provided by Indian Railway Welfare Organisation for the purpose of the contract.
- i) **“Dwelling Unit”** shall mean the Residential Unit/ Flat constructed by the Employer in the Project.
- j) **“Completion Period”** shall mean the full cost of Dwelling Unit/ Flat paid by allottee to IRWO and Possession letter issued by the employer (IRWO).
- k) **“SBUA”** shall mean the Super Built up area of Dwelling Unit

Sealed offers under “**SINGLE PACKET SYSTEM**” are invited in the prescribed form from the developers who fulfil the following conditions:

**1.1.1 Financial Criteria:** The Tenderer must enclose the following documents:

- (i) The total audited turnover of the Tenderer for the last three consecutive financial years ending on 31<sup>st</sup> March, 2025 (2022-23, 2023-24 & 2024-25) should not be less than Rs. 25 Crores (Rupees Twenty-Five Crores only). In case of a Joint Venture/Consortium/Partnership Firm, the turnover of all the constituents of JV/Partners of partnership firm shall be added to calculate the turnover of the Tenderer/prospective developer.

**1.1.2 Technical Criteria:** The Tenderer must enclose the following documents:

- (i) In case of JV/Consortium or partnership firm, the lead member of the Tenderer must have more than 50% share in the Consortium/JV Firm. The Consortium/JV Firm or its lead member should have successfully completed at least one work of Building Construction of a value of at least Rs. 04 Crores in the last five consecutive financial years i.e. after 31<sup>st</sup> March, 2020.
- (ii) The Tenderer should have successfully completed (Completion Certificate obtained) or ongoing at least one work related to Building Construction of value of at least Rs. 04 Crores inclusive of cost of all building materials during the last 5 consecutive financial years i.e. after 31-03-2020.
- (iii) In case a tenderer quoting as a sole proprietor, the payment received in the current year prior to the date of opening of tender will also be accounted for Technical Evaluation.

(Documentary proof in support of the above is to be submitted along with Tender)

- 1.2** Tenderer must have experience of construction of any Type of building works including all the allied works to make them occupational.
- 1.3** The interested Tenderer shall be able to participate only after payment of Rs. 10,000/- (Rupees Ten Thousand only) (Non-refundable) as fee for the tender form through demand draft in favour of IRWO payable at New Delhi. The Interested Tenderer can also download the Tender document from IRWO's website [www.irwo.net](http://www.irwo.net) and pay the amount of Rs. 10,000/- through DD in favour of IRWO, Payable at New Delhi/online/ NEFT in IRWO's Bank Account as per details mentioned at Page-3 (Sr. No. 15) and enclose the copy with Tender document.
- 1.4** The Tenderer is required to deposit Rs. 10,00,000/- (Rupees Ten Lacs Only) with their tender as earnest money in the form of Banker's Cheque/Bank Draft payable at New Delhi Branch of any Nationalized Bank in favour of Indian Railway Welfare Organisation. The earnest money can also be paid directly in IRWO's bank account as mentioned at Page-3 (Sr.No.15) through NEFT/RTGS and enclose the receipt along with the offer.
- 1.5** The Tender which is not accompanied with Earnest Money and tender fee for the tender form shall be summarily rejected. The Earnest Money of unsuccessful Tenderer (s) will be refunded to the Tenderer if their tender is not accepted but without any interest/Bank commission/Collection charges within 30 (thirty) days

from the date of acceptance/finalization of the tender. The Earnest Money deposited shall be converted as a part of the Performance Guarantee in the case of successful Tenderer.

- 1.6** The Tender in prescribed form duly accompanied with Earnest Money should be submitted in a sealed cover super scribed with the name of work in the mode specified below and must reach the office of the Managing Director Indian Railway Welfare Organisation, Railway Complex, (Behind Shankar Market) Shivaji Bridge, New Delhi 110001, latest by **07-01-2026 up to 03:30 PM**. IRWO shall not accept any loss/delay in transit as an excuse for delayed/late tender.
- 1.7** Tenderers are requested to only submit their bids as per the tender document uploaded on IRWO's website.
- 1.8** If a Tenderer does not quote the Rate in Tender Sheet in the format as specified in this Tender Document i.e. both in figures and words, the Offer will be treated as incomplete and rejected.
- 1.9** "If the Tenderer deliberately gives wrong information/ credentials/ documents in his/their tender and thereby create(s) circumstances for acceptance of his/their tender, IRWO reserves the right to summarily reject such tender at any stage, even after award of the work. In such circumstances, the earnest money deposited for this tender will be forfeited, Tender will be terminated and Tenderer will be blacklisted for a period of five years in future tendering for the projects of IRWO.
- 1.10** The Tenderer who fulfils the Financial and Technical criteria laid down in Para 1.1.1 (i), Para 1.1.2 (i), (ii) & (iii) and Para 1.2 are eligible to apply.

#### **1.11 Mode of Submission of Tender**

The Tenderer are required to submit tender offers in following manner.

- a) The Tender document shall be in a sealed envelope and the envelope should be marked "Tender No. IRWO/JAIPUR/Phase-III, dated: 12-12-2025. The tender document shall contain the Earnest Money Deposit slip/ bank receipt/ copy of money transfer receipt with transaction No. along with all prescribed forms/ annexures/ documents as mentioned in this tender document.
- b) In addition to above, following documents shall also be attached with Tender:
  - (i) Forwarding (Covering) Letter of Tenderer on Firm Letter Head as per Section 3.
  - (ii) A List of Similar Works carried out successfully earlier, with Location/ Address of the Works and Client's Certificate of Completion of work successfully, Period of Development of work/Construction with documentary proof as mentioned in Para 2.12 (vi) of Instructions to Tenderer.
  - (iii) The List of all works in Hand as per details mentioned in Para 2.12 (vii) of the instructions to Tenderer. These details are to be enclosed.

- (iv) Details of Registration of firm with Central/State Government and Semi-Government Authorities (if available).
- (v) A self-declaration form as per Section 3 confirming that the details submitted by the Tenderer are correct and if at any stage before or after the award of the work, it is found that the wrong information has been submitted, the tenders shall be rejected/ terminated along with financial implications to the Tenderers.

**Note: All the pages of the Tender Document shall be signed by the Tenderer along with all the other documents enclosed.**

### **1.12 Mode of Opening of Tender**

- (i) The sealed Tender box will be opened after expiry of tender submission time and date in the office of the Managing Director, IRWO, Railway Complex, Shivaji Bridge (Behind Shankar Market) New Delhi-110001.
- (ii) Sealed Envelopes shall be opened and if the full specified Earnest Money deposit is not found as prescribed or any of the condition is not fulfilled, the Tender shall be summarily rejected. Earnest money is to be deposited by all Tenderers.
- (iii) There is no exemption for the Tenderer who are enlisted with any Government Organization like MES, CPWD, Railways, and small scale industries etc.

**1.13** Attention of the Tenderers is invited to Instructions to Tenderers as mentioned in Section-2 for strict compliance.

**1.14** The work as detailed in the tender shall be executed and completed in all respects within a period of 18 months & 36 months (as specified) from the date of issue of letter of award to commence the work in accordance with the tender documents, instructions to Tenderers, General and Special Conditions of Contract, etc and to the satisfaction of employer.

**1.14.1** The common area amenities pertaining to Part-A (Blocks - B & C) should be completed within 18 months from the issue of award letter.

**1.15** The tender offer shall remain valid for a period of 90 days from the date of opening of tender. In case the Tenderer withdraws his offer within the validity period of the tender, the Earnest Money deposited along with the tender shall stand forfeited.

**1.16** The LOA will be cancelled and Earnest money of the successful bidder shall be forfeited in the event of failure to deposit PG within 45 days of issue of LOA.

**1.17** This letter (LOA) including Instructions to Tenderer mentioned in Section-2 shall form part of the Contract agreement and shall be signed and returned along with the tender.

**1.18** Issue of letter of award (LOA) shall be treated as a binding contract, till signing of the formal agreement.

**1.19** Indian Railway Welfare Organisation (IRWO) is not bound to award the work to the highest Tenderer and reserves to itself the right to accept or reject any or all the Tenders without assigning any reasons for doing so.

**1.20 Detailed Scope of Work:**

**PART-A (BLOCKS B & C) COMPRISING OF 144 INCOMPLETE DWELLING UNITS**

- a. To complete all the balance Civil and Electrical works (internal and external) including finishing, etc. related to Blocks B & C only.
- b. Providing, Installation, Testing & Commissioning of 4 Nos Lifts of 8 Passenger each & 4 Nos Lifts of 13 Passenger each in Blocks B & C only (Make: Johnson Lifts Pvt Ltd).
- c. Up gradation of STP (Sewerage Treatment Plant) from 70 KLD to 140 KLD (Mechanical and Electrical parts only)  
**Note:** All type of released material will be the property of Developer.
- d. To complete all the Fire Fighting works through approved manufacturer related to Blocks B & C only.
- e. Providing, Installation, Testing & Commissioning of 630 KVA CSS (Compact Substation) related to Blocks B & C only.
- f. Providing, Installation, Testing & commissioning of 1 No DG Set of 160 KVA (Kirloskar, Cummins, or Ashoka Leyland make) related to Blocks B & C only.
- g. Liaisoning with the state and concerned authorities for any type of NOCs etc. related to Blocks B & C only.
- h. Electrical items include internal wiring with circuit wiring and 4 x 10 sq mm plus 2 x 4 sq mm sub mains wires with 2 No's 2.5 sq.mm wires for DG backup, switches, regulator, etc and sheet along with all accessories, MCBs, ELCBs, Meter Board and all external electrification i.e. Feeder Pillar, Common Feeder Pillar, LT and HT cables as per CTL approved.
- i. To get released 1300 KW sanctioned electrical load from the JVVNL and extend the electrical load of common areas for Blocks B & C only.
- j. The Developer will have to sell and ensure that the buyers deposit entire sale proceeds with IRWO of all the 144 dwelling units within contract period i.e. 36 months.
- k. Developers will have full rights for Marketing/Advertisement of project for sale of dwelling units. The advertisement material shall be got approved from IRWO.
- l. The developer will have to do all the balance works of finishing such as Flooring, water supply & sanitary fittings, Electrical works, Doors/Windows, white washing, painting, external painting with Texture Paint, etc to make the blocks namely B&C occupational, as per their own specifications, but should not be

inferior to the existing specifications & scope of works already constructed in 4 blocks (A, D, E & F) by IRWO.

- m. Developers shall ensure that there is no disturbance to the existing occupants of the society during the construction.

**PART-B (BLOCKS A, D, E & F) COMPRISING OF READY TO MOVE 39 DWELLING UNITS AND OTHER ALLIED WORKS:**

- a. External Repainting of Blocks A, D, E & F to maintain the Single Colour Scheme of the whole project. Colour scheme of project have to be got approved from IRWO.
- b. Repairing & Repainting in the Common Area of These Blocks Wherever It May Be Required.
- c. Re carpeting & Beautification of Approach Road with Main Gate Redevelopment.
- d. Park area Redevelopment such as all-round footpath, plantation, boundary wall etc.
- e. Construction of one swimming pool of minimum size 5mtrX12mtr Along with all associated works and accessories.
- f. Providing and Enhancing Facilities like Gymnasium (As per the list attached) and Other Possible Amenities in Community Centre to Make It Functional (50 chairs of approved quality, 2 tables of size minimum 1.83 mtr x0.90 mtr).
- g. Light Enhancement in the Project by providing additional street lights.
- h. The above list is for guidance and the Developer can improve the existing common areas and internal finish of Du's if required to handover to the purchaser of the colony as per their own plans duly approved by IRWO. No additional charges/cost shall be paid/reimbursed by IRWO for any such expenses.
- i. The Developer will have to sell and ensure that the buyers deposit entire sale proceeds with IRWO of all the 39 Dwelling Units within prescribed contract period i.e. 18 months.

**PART-C (BLOCKS A, B, C, D, E & F):**

To Sell all the (144 + 39) Total = 183 Dwelling Units mentioned above in Part-A & B on behalf of IRWO in "Rail Vihar" Goner Road, Village-Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan)" within specified period.

**1.21 Instructions to Tenderers/buyers of Dwelling Units regarding Sale/Purchase of Dwelling Units:**

- (i) IRWO'S General Rules amended from time to time available at [www.irwo.net](http://www.irwo.net) are applicable to all the buyers. In case of any conflict between the General Rules and Tender Document, the provisions of the tender document will prevail.

- (ii) Tenderer or his authorized agent shall have the exclusive right to sell all the 144 Dwelling Units of Blocks B & C as well as ready to move balance 39 dwelling units of blocks A, D, E & F and no other agency can sell these Dwelling Units.
- (iii) It is mandatory for all the buyers of Dwelling Units to become a member of IRWO by paying a membership fee of IRWO as per prevailing rates.
- (iv) The amount paid to IRWO shall be paid along with Challan Form as per Annexure-B6 available on IRWO website [www.irwo.net](http://www.irwo.net). All the buyers of Dwelling Units have to pay the booking amount of Rs. 2 lacs to IRWO, after which a booking letter will be issued by IRWO to the respective buyers.
- (v) The Schedule of payment of the balance amount to be paid to IRWO of Dwelling Units can be decided by the developer for each individual case/ Dwelling Unit, keeping in view the periods as decided for part A & B respectively. After this the Allotment letter will be issued to the respective allottee.
- (vi) The buyers shall have to pay all the payments to IRWO regarding Dwelling Unit including Parking charges (open or covered), one time maintenance charges, DRF, etc. at the time of Final Instalment, after which Possession letter will be issued to the respective allottee. This amount is in addition to the amount mentioned by the tenderer in the present bid payable to IRWO and to be paid separately to IRWO.
- (vii) All the buyers of Dwelling Units have to pay the 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 initially for the period of one year or rates prevailing at that time by RWA. This amount is in addition to the amount mentioned by the tenderer in the present bid payable to IRWO.
- (viii) The Conveyance deed in favour of all the buyers will be executed by IRWO, but the necessary Government fees/Stamp duty etc. has to be borne by the buyers.
- (ix) In case of withdrawal after booking due to unavoidable reasons by any allottee, the deduction of Rs. 15,000/- + GST (As processing fees) will be made from the booking money or any instalment paid against any dwelling unit and the balance will be refunded.
- (x) Out of the total amount paid by the buyer to IRWO, the amount accepted by IRWO as the share of IRWO, will be retained by IRWO and the rest of the amount shall be transferred to the developer stage wise, as per details mentioned in Para 5.7 of Section 5 (Special Conditions of Contract). The amount to be transferred to the developer shall include GST or any other taxes/ fees etc and nothing extra shall be paid by IRWO to the developer on any other account.

## SECTION-2

### **INSTRUCTIONS TO TENDERERS**

- 2.1 The Tenderer shall examine carefully all the tender documents.
- 2.1.1 The Tender document is consisting of following:
- i Notice Inviting Tender
  - ii Instructions to Tenderers
  - iii Draft Forwarding Letter by Tenderer
  - iv Self Declaration Form for Tenderer
  - v Draft of Agreement
  - vi Special Conditions of Contract
  - vii Settlement of Disputes, etc.
  - viii Price Tender
- 2.1.2 The Tenderer is advised to visit and inspect the site at his own cost and responsibility to secure all necessary information which may be required for assessing the cost involvement for completing the work and working out the rates to be quoted. Tenderer can contact IRWO's official at Mobile No. 8360533633 (Sh. Amit Malhotra, SPE/IRWO) for further clarifications.
- 2.1.3 Ignorance of site conditions or local information shall not be considered as an excuse for non-performance of the contract. All costs, charges and expenses that may be incurred by the Tenderer in connection with preparation of his tender shall be borne by the Tenderer and IRWO will not accept any liability whatsoever in this regard.
- 2.2 Time is the essence of the contract and the Tenderers are required to complete the work in all respects within 36 Months for Part-A and 18 months for Part-B from the date of issue of letter of award and hand over the Dwelling Units to the allottees after completing in all respects and also to the satisfaction of IRWO.
- 2.3 The Tenderer shall use only the forms enclosed with this tender to fill up the rates.
- 2.3.1 Every page of the tender shall be signed on the left-hand side bottom corner and any Tenderer not complying is liable to be treated as invalid.
- 2.3.2 The Tender form must be filled in English and all entries must be made by hand in ink. If any of the documents is missing or unsigned, the tender is liable to be rejected.
- 2.3.3 Tenders not properly filled, mutilated with incorrect calculation or generally not complying with the conditions are liable to be rejected.
- 2.3.4 Any erasers and alterations made while filling the tender must be attested by initials of the Tenderer. Over-writing of figures is not permitted. Failure to comply with either of these conditions will render the tender liable for rejection.



- 2.4 The specifications of the balance work to be executed in this tender may be revised by the Tenderer to suit the demands of the buyers but not inferior to IRWO's Existing specifications No extra payment/claim shall be entertained on this account.
- 2.4.1 It may be clearly understood that the rates quoted in the tender are for per sqft of SBUA as per instructions to Tenderers, Conditions of Contract, etc. referred to therein and also for all such works as are necessary for the proper completion of the contract although specific mentions may not have been made in the specifications, drawings or tender document.
- 2.4.2 No alteration which is made by the Tenderer in the Notice of Tender, Instructions to the Tender, Agreement Form, General and Special Conditions of Contract, Technical Specifications and drawings etc. accompanying the same shall be recognized and if any such alterations are made the tender is liable to be rejected.
- 2.5 The tender for the work shall remain open for acceptance for a period of 90 days from the date of opening of tender. If any Tenderer withdraws his offer before the said period or makes any modifications in the terms and conditions of the tender, then IRWO shall without prejudice to any other right or remedy, be at liberty to forfeit the Earnest Money of the Tenderer.
- 2.6 Rates must be quoted for per sqft of SBUA. The amount to be given by IRWO to the Tenderer after deducting IRWO's share (as quoted by the Tenderer in the tender document) from the total amount to receive from the allottees, shall include all types of Sales Tax, Excise Duty, Works Contract Tax, GST, Labour cess or any other taxes levied or leviable by Central or State Governments or by any local Authorities / Bodies. No part of such taxes on Developer's labour or material shall be paid by the IRWO who shall not entertain any claim whatsoever in this regard. The decision of IRWO in this regard shall be final and binding.
- 2.7 Canvassing in connection with the Tender is strictly prohibited and the Tenders submitted by the Tenderer who resort to canvassing will be liable to rejection.
- 2.8 The successful Tenderer will be notified about the acceptance of his tender by IRWO.
- 2.9 The Agreement for this acceptance shall be executed on a Non-Judicial Stamp Paper of Rs. 500/- minimum for which the stamp duty shall be borne by the Developer.
- 2.10 For releasing the payment to the developer, any taxes if required as per Govt. norms shall be borne by the developer.

## 2.11 Unknown / Indefinite Liabilities

Tenders containing any conditions leading to unknown / indefinite liabilities are liable to be rejected. If at all any increase is/are to be offered, the Tenderer shall first quote his rates strictly on the terms and conditions stipulated in the tender documents and then show separately any increase offered specifying the condition for such increase if any.

## 2.12 List of documents to be submitted with the tender. This is not the exhaustive list. Documents mentioned at other places in the tender should also be enclosed.

- (i) Power of Attorney
- (ii) Partnership Deed/ JV Agreement/ Article of Association etc.
- (iii) Proof of Registration.
- (iv) Copy of TAN/PAN Card
- (v) Proof of Registration with GST Department
- (vi) List of building construction/ development works completed successfully in the last 5 years till the date of submission of the tenders as per following details:

Sr. No.	Financial Year	Name of Work & Address with Scope of Work	Completion Cost of Work (Rupees)	Client's Name & Address	Date of Completion
1					
2					
3					

### **Notes:**

- a. The above information should be certified from the Chartered Accountant.
- b. Client's certificate of satisfactory completion of work in each case should be enclosed.

### (vii) List of all works in hand irrespective of monetary limits with following detail:

Sr. No.	Name of Work & Address with Detailed Scope of Work	Client's Name & Address	Value of Work (Rupees)	Date of Start of work	Stipulated Date of Completion	Present Status of Project
1						
2						
3						

### (viii) Details of Registration with State Government and Semi Government authorities (if any) with documentary proof.

## 2.13 Tenderer is not permitted to give alternative offers with reduced/increased rates in duration of the project.

- 2.14 If any dispute arises out of or in relation with the contract agreement or the execution of work there under, whether before its commencement or during the progress of work or after the termination, abandonment or breach of the contract, between IRWO and the Developer, the same shall be settled as per Section-6 of the Tender.
- 2.15 Developer will not be permitted to change the name of the project, which is presently as " Rail Vihar Jaipur Ph-3".
- 2.16 Tenderers have to quote their rates after market survey and estimated cost, expenditure involved in all aspects covered under detailed scope of work.
- 2.17 Tenderers has to ensure that Fire fighting and STP installation has to be done by approved agencies and get approval from concerned state authorities.
- 2.18 If specifications or make of some specific item is not covered under the attached annexures, same has to be got approved from IRWO Prior to its use.

### SECTION-3

#### **DRAFT FORWARDING LETTER BY TENDERER**

From:

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

To,

**The Managing Director,  
Indian Railway Welfare Organisation,  
Corporate Office - Railway Complex,  
Shivaji Bridge,  
Behind Shankar Market,  
New Delhi-110001.**

**Reference:** Tender No. IRWO/JAIPUR/ Phase-III, dated: 12-12-2025.

#### **NAME OF THE WORK:**

##### **PART-A (BLOCKS B & C) COMPRISING OF 144 INCOMPLETE DWELLING UNITS OF TYPE-II & TYPE-III (STILT+9):**

To Complete all the balance civil and electrical works including installation & commissioning of 8 Lifts (4 Lifts of 8 Passengers & 4 Lifts of 13 Passengers), Upgradation of STP, Fire Fighting Works, Providing & Commissioning of 630 KVA CSS & 1 DG Set of 160 KVA Capacity for Blocks-B & C, Comprising of Total - 144 Dwelling Units.

##### **PART-B (BLOCKS A, D, E & F) COMPRISING OF READY TO MOVE 39 DWELLING UNITS & OTHER ALLIED WORKS:**

To do the External Repainting of Blocks A, D, E & F and have to maintain the single colour scheme of the Project, repairing & repainting in the Common area of these blocks wherever it may be required, re-carpeting & beautification of approach road with main gate redevelopment, park area redevelopment, Providing and enhancing facilities like Gymnasium and other possible amenities in Community Centre to make it functional, Light Enhancement in the Project etc.

##### **PART-C (BLOCKS A, B, C, D, E & F):**

To Sell all the (144 + 39) Total 183 Dwelling Units mentioned above in Part-A & B on behalf of IRWO in "Rail Vihar" Goner Road, Village-Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan)".

Dear Sir.

With reference to the tender invited by you, I/We hereby offer to perform, provide, execute and complete all the balance works in conformity with the Conditions of Contract, etc hereto.

1. I/We have satisfied myself/ourselves as to the location and prevailing conditions of the site, and have read carefully the tender booklets containing Articles of Agreement, Conditions of Contract, Specifications, General and Special Conditions, etc. and I/we understand that the works are to be completed as detailed in Part C from the date of issue of Letter of intent/Order and fully understand that the time will be the essence of the contract.
2. I/We have studied carefully and understood the Scope of work, terms and conditions and fully understand that the time is the essence of the contract.
3. If I/we fail to abide by the terms and conditions, I/We agree that the Earnest money & performance money deposited will be forfeited by IRWO as the case may be.
4. I/we understand that if any incomplete or false documents are provided by us, then IRWO is entitled to reject the offer or terminate the work after award.
5. I/we are further enclosing herewith the following documents: -
  - a. Signed and sealed copy of Tender Document.
  - b. Tender Document Fees of Rs. 10,000/- (Rupees Ten Thousand only).
  - c. Earnest Money of Rs. 10,00,000/- (Rupees Ten Lacs only).
  - d. Name and address of authorized signatory along with authorization letter.
  - e. Documents mentioned in Para 2.12 of Section-2.
6. I/We enclose a demand draft for an amount of Rs. 10,00,000/- (Rupees Ten Lacs only), drawn on \_\_\_\_\_ Bank, payable at New Delhi in favour of **Indian Railway Welfare Organisation** as Earnest Money and fully understand that this amount will not bear any interest.
7. I / We agree to keep the offer open for 90 days from the date of opening of the tender.
8. Should this tender be accepted in whole or in part, I/We hereby agree to abide by and fulfil all the terms and conditions annexed hereto. If I/we fail to commence the work specified in tender documents, I/we agree that my/our earnest money shall stand forfeited absolutely otherwise said Earnest Money shall be retained by the IRWO towards Security Deposit (retention money). I/we also agree to the balance security money being deducted from my/our bills in accordance with the conditions of contract.
9. All the terms and conditions contained in the Notice Inviting Tenders, General Rules and Special Conditions of Contract of IRWO and additional conditions and the Agreement etc. constituting the tender documents have been fully read by me/us and explained to me/us and I/we hereby accept the same and sign hereunder in token of their acceptance.

10. I am enclosing a self-declaration form confirming that the details submitted by the Tenderer are correct and if at any stage before or after the award of the work, it is found that the wrong information has been submitted, the tenders shall be rejected/terminated along with financial implications to the Tenderers.
11. I am responsible for removal of any defects for the works undertaken by me up to a period of 12 months from the date of possession of the dwelling units as mentioned by IRWO in the possession letters to the allottees.

Yours faithfully,

Date:

Name & Signature of Tenderer(s)

Official Stamp/ Seal of Tenderer(s)

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

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

**SELF DECLARATION FORM FOR TENDERER**

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

Date:

To;

The Managing Director,  
Indian Railway Welfare Organisation,  
Corporate Office - Railway Complex,  
Shivaji Bridge,  
Behind Shankar Market,  
New Delhi-110001.

**Subject: Self Declaration for Participation in Tender.**

I, Sh. \_\_\_\_\_ and Authorized Signatory of the Firm appointed as the attorney/authorised signatory of the tenderer, M/s \_\_\_\_\_ (hereinafter called the tenderer) for the purpose of the Tender documents for the work as per the tender No. IRWO/ JAIPUR/ Phase-III, dated: 12-12-2025 of Indian Railway Welfare Organisation (IRWO), do hereby solemnly affirm and state on the behalf of the Tenderer including its constituents as under:

1. I/we the Tenderer (s), am /are signing this document after carefully reading the contents.
2. I/We the Tenderer(s) also accept all the conditions of the tender and have signed all the pages in confirmation thereof.
3. I/we hereby declare that I/we have downloaded the tender documents from Indian Railway Welfare Organisation website [www.irwo.net](http://www.irwo.net). I/we have verified the content of the document from the website and there is no addition, no deletion or no alteration to the content of the tender document. In case of any discrepancy noticed at any stage i.e. evaluation of tenders, execution of work or final payment of the contract, the master copy available with the IRWO Administration shall be final and binding upon me/us.
4. I/we declare and certify that I/we have not made any misleading or false representation in the forms, statements and attachments in proof of the qualification requirements.
5. I/We also understand that my/ our offer will be evaluated based on the documents /credentials submitted along with the offer and same shall be binding upon me/us.
6. I/We declare that the information and documents submitted along with the tender by me /us are correct and I/ we are fully responsible for the correctness of the information and documents, submitted by us.
7. I/we certify that I/we the Tenderer(s) is/are not blacklisted or debarred by IRWO or any other Ministry / Department of Govt. of India/State Government from participation in tender on the date of submission of bids, either in individual capacity or as a HUF/ member of the partnership firm/LLP/JV/Society/Trust.

Signatures of Tenderer (Developer)

8. I/we understand that if the contents of the Certificate submitted by us are found to be forged/false at any time during process for evaluation of tenders, it shall lead to forfeiture of the Bid Security and may also lead to any other action provided in the contract including banning of business for a period of up to five years. Further, I/we M/s \_\_\_\_\_ and all my/our constituents understand that my/our offer shall be summarily rejected.
9. I/we also understand that if the contents of the Certificate submitted by us are found to be false/forged at any time after the award of the contract, it will lead to termination of the contract, along with forfeiture of Bid Security/ Security Deposit and Performance Guarantee and may also lead to any other action provided in the contract including banning of business for a period of up to five year.
10. I/We have read the clause regarding restriction on procurement from a bidder of a country which shares a land border with India and certify that I am/We are not from such a country or, if from such a country, have been registered with the competent Authority. I/We hereby certify that I/we fulfil all the requirements in this regard and am/are eligible to be considered (evidence of valid registration by the competent authority is enclosed)

SEAL AND SIGNATURE OF THE TENDERER

Place:  
Dated:

[Signature of Tenderer]

Name of Authorized Signatory

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



## SECTION-4

### **DRAFT OF AGREEMENT**

Articles of agreement made this day \_\_\_\_\_ of \_\_\_\_\_, 202\_\_ between **Indian Railway Welfare Organisation**, registered under the Societies Act XXI of 1860 and having its registered office at **Railway Complex, (Behind Shankar Market), Shivaji Bridge, New Delhi - 110001** (hereinafter referred to as "Employer" which expression shall mean and include its successor in office executor, administrator assignees) of the one part and M/s \_\_\_\_\_ having its office at \_\_\_\_\_ herein after referred to as Developer which expression shall include his heir, executor, administrator and assignees) of the other part.

Whereas The Employer is Desirous of below mentioned work:

#### **PART-A (BLOCKS B & C) COMPRISING OF 144 INCOMPLETE DWELLING UNITS OF TYPE-II & TYPE-III (STILT+9):**

To Complete all the balance civil and electrical works including installation & commissioning of 8 Lifts (4 Lifts of 8 Passengers & 4 Lifts of 13 Passengers), Upgradation of STP, Fire Fighting Works, Providing & Commissioning of 630 KVA CSS & 1 DG Set of 160 KVA Capacity for Blocks-B & C, Comprising of Total - 144 Dwelling Units.

#### **PART-B (BLOCKS A, D, E & F) COMPRISING OF READY TO MOVE 39 DWELLING UNITS & OTHER ALLIED WORKS:**

To do the External Repainting of Blocks A, D, E & F and have to maintain the single colour scheme of the Project, repairing & repainting in the Common area of these blocks wherever it may be required, re-carpeting & beautification of approach road with main gate redevelopment, park area redevelopment, Providing and enhancing facilities like Gymnasium and other possible amenities in Community Centre to make it functional, Light Enhancement in the Project etc.

#### **PART-C (BLOCKS A, B, C, D, E & F):**

To Sell all the (144 + 39) Total 183 Dwelling Units mentioned above in Part-A & B on behalf of IRWO in "Rail Vihar" Goner Road, Village-Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan)".

#### **DETAILED SCOPE OF WORK FOR PART-A, B & C ARE AS BELOW:**

##### **PART-A (BLOCKS B & C) COMPRISING OF 144 INCOMPLETE DWELLING UNITS**

- a. To complete all the balance Civil and Electrical works (internal and external) including finishing, etc. related to Blocks B & C only.
- b. Providing, Installation, Testing & Commissioning of 4 Nos Lifts of 8 Passenger each & 4 Nos Lifts of 13 Passenger each in Blocks B & C only.
- c. Up gradation of STP (Sewerage Treatment Plant) from 70 KLD to 140 KLD (Mechanical and Electrical parts only)

**Note:-** All type of released material will be the property of Developer.

- d. To complete all the Fire Fighting works related to Blocks B & C .
- e. Providing, Installation, Testing & Commissioning of 630 KVA CSS (Compact Substation) related to Blocks B & C only.
- f. Providing, Installation, Testing & commissioning of 1 No DG Set of 160 KVA of Make (Kirloskar, Cummins, and Ashoka Leyland) related to Blocks B & C only.
- g. Liaisoning with the state and concerned authorities for any type of NOCs etc. related to Blocks B & C only.
- h. Electrical items include internal wiring with circuit wiring and 4 x 10 sq mm plus 2 x 4 sq mm sub mains wires with 2 No's 2.5 sq.mm wires for DG backup, switches, regulator, etc and sheet along with all accessories, MCBs, ELCBs, Meter Board and all external electrification i.e. Feeder Pillar, Common Feeder Pillar, LT and HT cables as per CTL approved.
- i. To get released 1300 KW sanctioned electrical load from the JVVNL and extend the electrical load of common areas for Blocks B & C only.
- j. The Developer will have to sell and ensure that the buyers deposit entire sale proceeds with IRWO of all the 144 dwelling units within contract period i.e. 36 months.
- k. Developers will have full rights for Marketing/Advertisement of project for sale of dwelling units. The advertisement material shall be got approved from IRWO.
- l. The developer will have to do all the balance works of finishing such as Flooring, water supply & sanitary fittings, Electrical works, Doors/Windows, white washing, painting, external painting with Texture Paint, etc to make the blocks namely B&C occupational, as per their own specifications, but should not be inferior to the existing specifications & scope of works already constructed in 4 blocks (A, D, E & F) by IRWO.
- m. Developers shall ensure that there is no disturbance to the existing occupants of the society during the construction.
- n. The developer can improve the existing common areas of the colony as per their plans and no additional charges/cost shall be paid/reimbursed by IRWO for such expenses.

**PART-B (BLOCKS A, D, E & F) COMPRISING OF READY TO MOVE 39 DWELLING UNITS AND OTHER ALLIED WORKS:**

- a. External Repainting of Blocks A, D, E & F to maintain the Single Colour Scheme of the whole project. Colour scheme of project have to be got approved from IRWO.
- b. Repairing & Repainting in the Common Area of These Blocks Wherever It May Be Required.
- c. Re carpeting & Beautification of Approach Road with Main Gate Redevelopment.

- d. Park area Redevelopment such as all-round footpath, plantation, boundary wall etc.
- e. Construction of one swimming pool of minimum size 5mtrX12mtr Along with all associated works and accessories.
- f. Providing and Enhancing Facilities like Gymnasium (As per the list attached) and Other Possible Amenities in Community Centre to Make It Functional (50 chairs of approved quality, 2 tables of size minimum 1.83 mtr x0.90 mtr).
- g. Light Enhancement in the Project by providing additional street lights.
- h. The above list is for guidance and the Developer can improve the existing common areas and internal finish of Du's if required to handover to the purchaser of the colony as per their own plans duly approved by IRWO. No additional charges/cost shall be paid/reimbursed by IRWO for any such expenses.
- i. The Developer will have to sell and ensure that the buyers deposit entire sale proceeds with IRWO of all the 39 Dwelling Units within prescribed time period i.e. 18 months.

The above list is for guidance and the Developer can improve the existing common areas of the colony as per their own plans. No additional charges/cost shall be paid/reimbursed by the conditions set-forth herein (hereinafter referred to as the said conditions) and the rates therein set-forth amounting to the sum of Rs. \_\_\_\_\_ (Rupees \_\_\_\_\_ only) hereinafter referred to as "the said contract amount".

And whereas the developer has deposited with IRWO the sum of Rs. 10,00,000/- (Rupees Ten lacs Only) as the earnest money which shall become part of the security deposit to be retained until the expiry of the defect liability period for the due observance and performance of this contract.

**Now it is hereby agreed as follows:**

1. In consideration of the said contract amount to be paid at the times and in the manner set-forth in the said conditions, the Developer shall, upon and subject to the said conditions execute and complete the work within time schedule as in Schedule-C from the date of the commencement of the work.
2. The commencement of work will be taken as the date of issue of the letter of award.
3. The developer clearly understands that the time is the essence of the contract, and a penalty will be imposed as prescribed earlier for delay in execution of the works.
4. Parties hereto shall respectively abide by submitting themselves to the conditions and perform the agreement on their part respectively in such conditions contained.
5. Tender conditions signed by bidder at the time of bidding shall form an integral part of this agreement

As witness our hands this day \_\_\_\_\_ of \_\_\_\_\_, 2025.

**1. SIGNED BY THE SAID**

**2. SIGNED BY THE SAID**

**IRWO (First Party)**  
**Indian Railway Welfare Organisation**

**DEVELOPER (Second Party)**

In the presence of  
Address:

In the presence of  
Address:

IRWO

**SECTION-5****SPECIAL CONDITIONS OF CONTRACT**

5.1 The “Rail Vihar” Jaipur, Phase-III is a multi-storeyed project of Total-261 Dwelling Units, consisting of 6 Blocks namely as A, B, C, D, E & F out of which 4 blocks namely A, D, E & F are already completed, but the finishing works of Blocks namely B & C consisting of Total 144 dwelling units {72 Dwelling Units of Type-II (S+9) and 72 Dwelling Units of Type-III (S+9)} along with other allied works are to be completed as mentioned in the Scope of work. The Completion certificate of all the blocks of Total-261 Dwelling Units have already been obtained by IRWO from the competent authority.

5.2 The details of Dwelling Units covered in this tender are as under:

Sr. No.	Type of Dwelling Units and number	Area of each DU's	Total SBUA (Super Built up area) of all DU's	Rate Per Sq. Ft. (To be Quoted by Tenderer)	Cost of Car Parking Type-II (Open) Type-III (Covered) Type-IV (Covered)	One Time Maintenance Fund	Depreciation Reserve Fund
<b>PART-A (BLOCKS B &amp; C) 144 DWELLING UNITS</b>							
1	Type-II 72 Nos	1047 Sq. Ft	75,384 Sq. Ft	(To be quoted by Tenderer)	Rs. 1,12,000/-	Rs. 200/- Per Sq. Ft of SBUA (Super Built up area)	Rs. 30/- Per Sq. Ft of SBUA (Super Built up area)
2	Type-III 72 Nos	1643 Sq. Ft	1,18,296 Sq. Ft	(To be quoted by Tenderer)	Rs. 2,24,000/-	Rs. 200/- Per Sq. Ft of SBUA (Super Built up area)	Rs. 30/- Per Sq. Ft of SBUA (Super Built up area)
<b>PART-B (BLOCKS A, D, E, F) 39 DWELLING UNITS</b>							
1	Type-III 06 Nos	1643 Sq. Ft	9,858 Sq. Ft	(To be quoted by Tenderer)	Rs. 2,24,000/-	Rs. 200/- Per Sq. Ft of SBUA (Super Built up area)	Rs. 30/- Per Sq. Ft of SBUA (Super Built up area)
2	Type-IV 33 Nos	2130 Sq. Ft	70,290 Sq. Ft	(To be quoted by Tenderer)	Rs. 2,24,000/-	Rs. 200/- Per Sq. Ft of SBUA (Super Built up area)	Rs. 30/- Per Sq. Ft of SBUA (Super Built up area)

**\*Notes:**

- One time Maintenance Fund and Depreciation Reserve Fund are the funds which goes towards the corpus and this fund will be transferred to RWA for incurring the expenditures at a later stage as and when required. So, this will be a corpus available with RWA and this is not the cost of the Dwelling Unit.

- ii. The Parking Charges, DRF, One time maintenance is to be paid to IRWO separately by the Buyer. The Developer has to quote rates for DU Cost only (excluding parking charges, DRF, one time maintenance charges etc).
  - iii. Allotment of Covered Parking or Open Parking will be done by IRWO in consultation with the developer as per already available parking plan.
  - iv. Allottee will have to pay additional maintenance charges @ Rs. 2/- per Sq.ft of total SBUA per month initially for the period of one year for maintenance of the common areas.
- 5.3 The developer will have to do all the balance works of finishing, etc. to make the Blocks namely B & C occupational, as per their own specifications, but should not be inferior to the existing specifications of works already constructed in 4 blocks (A, D, E & F) by IRWO. Items of complete civil, electrical and other allied works with its specifications and approximate quantities are enclosed herewith as Annexure-1 to 10,13. These are for guidance only for the developer to ensure that they have to execute at least all these works. (The list of works is not exhaustive and are the minimum works required to be completed)
- 5.4 The developer shall not be allowed to change the name of the project.
- 5.5 The developer will have to advertise the project for sale of these 183 dwelling units, through his professional sales team at his own cost.
- 5.6 The buyers of Dwelling Units have to apply to IRWO as per IRWO General Rules. Buyers can however approach IRWO only through the developer. No funds can be collected by the Developer directly from the buyers of the dwelling Units.
- 5.7 **Payment & Sell Schedule:** The developer will get the payments stage wise from IRWO for each dwelling unit sold as procedure mentioned in following paras.
- (i) The developer shall raise the bill fortnightly and IRWO will pay the same within a week. The Payment plan and terms and conditions of the payments can be decided by the developer for each individual buyer and the same shall be informed to IRWO for issue of Allotment letter. The first 40% of the total DU cost as accepted by IRWO will be treated as IRWO's share (including Booking Money) will be retained by IRWO. Any further payment received from the buyer of the Dwelling Unit will be transferred to the developer till the share of the developer is achieved. After paying the dues of the developer, the balance payment received from the buyer of the Dwelling Unit will be retained by IRWO as its balance 60% share.

**Example:**

Suppose a Dwelling Unit is sold for Rs 70 Lacs by the developer and the IRWO's share as quoted in this bid for this type of Dwelling Unit is Rs 50 Lacs.

Buyer will give Rs. 2 Lacs to IRWO as booking amount and booking letter will be issued by IRWO.

Depending upon the payment schedule as decided by the developer for this particular Dwelling Unit, the next Rs. 20 Lacs (40% of Rs. 50 Lacs minus the booking amount) to be received from the buyer of the Dwelling Unit will be retained by IRWO.

Next Rs. 20 Lacs (share of the Tenderer in the total cost of the Dwelling Unit) to be received from the buyer of the Dwelling Unit will be transferred by IRWO to the developer.

Next Rs. 30 Lacs to be received from the buyer of Dwelling Unit will be retained by IRWO.

- (ii) After payment of booking amount, the balance amount of instalments will be decided in equal instalment as agreed between buyer and developer with respect to the time allotted.
  - (iv) The developer should sell the entire inventory of Part-B i.e. 39 Dwelling Units within 18 months from the date of issue of LOA. The total amount of the complete selling price of minimum 30 DU's out of 39 DU's shall have to be received by IRWO within 18 months from the date of issue of LOA. The booking of balance DU's also have to be deposited with IRWO within 18 months of issue of LOA. However, balance instalments of the DU's for which only booking amount has been paid to IRWO, full amount of these balance DU's booked has to be deposited with IRWO within a grace period of 3 months i.e. within 21 months of issue of LOA. In case of failure of depositing any payment with IRWO within the time frame as mentioned above, the amount will have to be deposited by the allottee / developer with interest @ 12 % per annum. In case the delay in depositing the amounts is abnormal, IRWO reserves the right to cancel the allotment as per Clause 13.3 of General Rules of IRWO.
  - (v) The developer should sell the entire inventory of Part-A i.e. 144 Dwelling Units within 36 months from the date of issue of LOA, so that the entire amount is received by IRWO within 36 months. In case, developer is not able to sell all 144 DU's within stipulated 36 months, it is mandatory to ensure that full amount of at least 115 DU's is received by IRWO within 36 months. The booking of balance DU's shall also have to be done within 36 months of issue of LOA. However, balance instalments of the DU's for which only booking amount has been paid to IRWO within 36 months of issue of LAO, the entire amount of the sale proceeds of these DUs will have to be deposited with IRWO within a grace period of 3 months ie. Within 39 months of issue of LAO. In case of failure of depositing any payment with IRWO within the time frame as mentioned above, the amount will have to be deposited by the allottee / developer with interest @ 12 % per annum. In case the delay in depositing the amounts is abnormal, IRWO reserves the right to cancel the allotment as per Clause 13.3 of General Rules of IRWO.
- 5.8 Letter of award (LOA) by IRWO shall be binding on the successful Tenderer, hereinafter called as 'Developer'.
- 5.9 On acceptance of tender, the Developer is required to submit a Performance Guarantee in the form of an irrevocable bank guarantee or Fixed Deposit in favour of 'IRWO' amounting to Rs. 25,00,000/- (Rupees Twenty Five Lacs only). The Developer shall submit the PG within 15 days of issue of Letter of Award (LOA). However, in case not submitted within 15 days, an interest @ 12% Per annum for each day of delay shall be charged provided PG is submitted within 45 days of the date of issue of LAO, failing which the LOA will be Cancelled and earnest money deposited will be forfeited.

- 5.10 Signing of the Agreement shall have to be done within 15 days after the PG has been deposited by the developer. Earnest money deposited by the successful Tenderer shall form a part of the performance guarantee.
- 5.11 The Performance guarantee shall be released within 30 days, subject to receipt of full amount payable to IRWO from the sale of 183 dwelling units and on successful compliance of all the terms and conditions of the contract agreement by the developer.
- 5.12 All the drawings of the project i.e. structural, Architectural, site plan approved by the competent authority, etc. are available with IRWO. Tenderer shall have access to these documents.
- 5.13 Tenderer are also required to visit the site and satisfy themselves with regard to the present status and condition of the site. Project in charge of IRWO/Jaipur, Sh. Amit Malhotra (Mobile No. 8360533633) is available at site for site visits and the Developers can contact him in this regard. No dispute/ queries with regard to the condition of the project shall be entertained after award of the work to the Developer.
- 5.14 The developer shall be given a time period of 1 (one) month from the date of issue of LOA (D) by IRWO for completing all the formalities related to start of development works called as Mobilization period but this will include the overall completion period.
- 5.15 No expenditure, in any form shall be incurred by IRWO on any activity related to the project development works and it shall be the sole responsibility of the Developer to complete the works and handover the units to the individual buyers.
- 5.16 IRWO will not pay any brokerage to the Developer or incur any type of expenses for marketing of dwelling units. All the activities and expenses for sale and marketing of dwelling units shall be done by the developer. The developer shall be free to decide the prices of units and sell units at the rates as decided by him.
- 5.17 The Maintenance/Defect Liability period for the complete works undertaken by the developer shall be 12 months starting from the date of possession to be taken over by allottee or as certified by the IRWO.
- 5.18 On completion of works, the individual dwelling units shall be handed over by the developer to the respective allottee individually in presence of IRWO's engineer/ authorized representative. One key of all the unsold Dwelling Units shall always remain with IRWO, till possession to the allottees.
- 5.19 The developer should inform IRWO's General Rules to the purchasers of Dwelling Units for compliance.
- 5.20 The developer shall follow the General Conditions of Contract of IRWO available on IRWO's website [www.irwo.net](http://www.irwo.net).
- 5.21 The approach road to the project "Rail Vihar" Jaipur, Phase-III is presently on lease. Tenderer shall have no liability towards the lease charges of this land and this will be entirely borne by IRWO.



- 5.22 **Sample Dwelling Unit** : To determine the acceptable standard of workmanship, the developer shall execute a sample Dwelling Unit (one of each Type as decided by the Engineer) completing all items of works and services such as walls, floors, roof, plastering, joinery including fittings, sanitary fittings, plumbing, electrification, painting, entire kitchen and bathroom fittings, doors, windows, wood works and pelmets etc. in all respects within 12 months from the date of issue of LOA.
- 5.23 It will be the responsibility of the developer to get required approvals from concerned Central Government/State Government/Local Authorities for executing the work at site and on its completion etc. and also Fire NOC after completing Fire fighting works. Similarly, the approvals from the local authority will be obtained by the developer after installation and commissioning of lifts. The Safety Certificate from the Lift Inspector/competent authority will also have to be obtained by the developer after executing works. The rates quoted for IRWO's share of the total sale consideration of any Dwelling Unit shall cover all expenses to be borne for obtaining all the required approvals for execution of work.
- 5.24 Developer has to Develop additional facilities in the common areas like Swimming Pool, additional street lights, Footpath in lawn area etc. this shall be only executed after getting the necessary approvals (if required) from the competent authority. IRWO shall agrees to such proposals if found suitable and feasible. Any Govt. fees to be paid for such facilities will be borne by IRWO. IRWO shall however not be responsible for any delay in approvals by the concerned authorities and the developer has to manage the approvals timely. No extension of time shall be granted on this account.
- 5.25 The developer can use the water/power connection already available at site, but the developer has to pay for using these services to IRWO as per usages based on the prevalent rates. Separate meters shall be installed for this purpose by the developer.
- 5.26 If at any stage the contract gets terminated due to default of the developer, the work executed by the developer till that stage will not be paid back to the Developer (As this is not an item rate contract) and the entire assets at that stage shall be property of IRWO. No Compensation shall be paid to the Tenderer in lieu of works executed by the Tenderer till that stage.
- 5.27 The Ownership of Dwelling Units and all the assets at site shall continue to remain with IRWO at all stages.
- 5.28 No price variation / compensation shall be entertained by IRWO in case of delays by the developer on completion of works by the developer timely for any reasons even if it was beyond the control of the developer.
- 5.29 In case the developer fails to abide by the conditions of contract, IRWO reserves the right to terminate the contract.

## **SECTION-6**

### **SETTLEMENT OF DISPUTES**

#### **6. Conciliation and Arbitration:**

##### **6.1 Conciliation**

- 6.1.1 It is a term of this contract that Arbitration of disputes shall not be commenced unless an attempt has first been made by the parties to settle such disputes through mutual settlement / conciliation.
- 6.1.2 If the Developer is not satisfied with the settlement by the IRWO on any matter in question, disputes or differences, the Developer may refer to the Managing Director IRWO in writing to settle such disputes or differences through conciliation/arbitration provided that demand for conciliation or arbitration shall specify the matters, which are in question or subject of the disputes or differences as also the amount of claim, item wise. Only such disputes or differences in respect of which the demand has been made, together with counter claim of IRWO shall be referred to Conciliator or Arbitrator as the case may be and other matters shall not be included in the reference.
- 6.1.3 The Managing Director of IRWO may decide to appoint a person as Conciliator or Arbitrator as the case may be.
- 6.1.4 If one or more Conciliator(s) appointed as above refuse/refuses to act or arbitrarily withdraw from his/ their office as Conciliator or vacates his/their office or offices or is/are unable or unwilling to perform his/ their functions as Conciliator(s) for any reasons, whatsoever or dies or in the opinion of Managing Director, IRWO fails to act without undue delay, the Managing Director IRWO shall appoint new Conciliator(s) in his/their place. Such a reconstituted tribunal may, at its discretion, proceed with the reference from the stage at which it was left by the previous Conciliator(s).
- 6.1.5 The demand for conciliation is subject to Arbitration and Conciliation Act, 1996 and the rules there under and any statutory modification thereof shall apply to the Conciliation proceedings under this clause.

##### **6.2 Arbitration**

- 6.2.1 In the event of any dispute or difference between the parties hereto during 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 to which the parties may claim to be entitled to, then the disputed matters may be referred to arbitration, as per procedure laid down below:
- (i) The demand for arbitration shall specify the matters which are in question, dispute(s) or difference, in respect of which the demand has been made, shall be referred to arbitration and other matters shall not be included in the reference.

- (ii) Demand for arbitration must be raised within a period of 2 months of the cause of the dispute having arisen, otherwise either party shall lose its rights to claim arbitration.
- (iii) In case where the developer has signed the final bill with “No Claim Certificate”, the matter will not be referred to arbitration and in such cases, it will be a term of the developer that there is no arbitration clause at all.

6.2.2 The Arbitral Tribunal shall consist of a panel of three arbitrators. MD/IRWO will appoint two arbitrators, one IRWO nominee and other from among the developer's nominee. Developer can recommend his nominee either from approved panel of IRWO or approved panel of Indian Council of Arbitrations (ICA) within 30 days from the date of dispatch of approval of written and valid acceptance of demand for arbitration by the MD/IRWO.

If developer wants to choose his nominee from IRWO panel, IRWO will send a panel of at least four (4) names of retired Railway Officers empanelled to work as Arbitrator within 30 days from the day when a written and valid demand for arbitration is received by MD/IRWO. The developer will be asked to suggest to MD/IRWO at least 2 names out of the panel for appointment as developer's nominee within 30 days from the date of dispatch of the request by IRWO. The MD/IRWO shall appoint at least one out of them as the developer's nominee within 30 days from the receipt of the names of developer's nominees. The IRWO panel shall be provided free of cost to the contractor.

If developer wants to choose his nominee from Indian Council of Arbitrations (ICA) panel, developer will send at least 2 names of arbitrators from the ICA panel for appointment as developer's nominee within 30 days from the date of dispatch of the request by IRWO. The MD/IRWO shall appoint at least one out of them as the developer's nominee within 30 days from the receipt of the names of developer's nominees. Nomination and appointment of arbitrators from ICA panel shall be as per the ICA rules for Domestic Commercial Arbitration and amended time to time.

Some General Guidelines of ICA Rules for Domestic Commercial Arbitration are as under:

- i. Developer 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 outlining the nature and quantum of the disputes.
  - b. A copy of the relevant contract and any supporting documents.
  - c. A copy of the notice intimating the other party of the initiation of arbitration proceedings, with proof of delivery (if any).
- iii. Ad-hoc appointment fees for the nomination and appointment of arbitrators shall be as per the ICA rules for Domestic Commercial Arbitration and revised from time to time and shall be submitted along with the request.

- 6.2.3 Two selected arbitrators are free to select presiding arbitrator (3<sup>rd</sup> arbitrator) within thirty (30 days) from the date of their appointment. The presiding arbitrator may be selected from approved panel of IRWO or approved panel of Indian Council of Arbitrations (as per mutual agreement), which will be approved by MD/ IRWO. The 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.
- 6.2.4 If one or more Arbitrator(s) appointed as above refuse(s) to act as arbitrator(s), withdraw from his office as Arbitrator or vacates his/their office or is/are unable or unwilling to perform his/their function as Arbitrator(s) for any reasons, whatsoever or dies, or in the opinion of Managing Director fail(s) to act without undue delay, the Managing Director shall appoint new Arbitrator / Arbitrator(s) to act in his/their place in same manner in which the earlier Arbitrator(s) has been appointed. Such a re-constituted Tribunal may, at its discretion, proceed with the reference from the stage at which it was left by the previous Arbitrator(s).
- 6.2.5 The demand for Arbitration is subject to Arbitration and Conciliation Act, 1996 amended up to date and the rules there under and any statutory modification thereof shall apply to the Arbitration proceedings under this clause.
- 6.2.6 The language of proceedings, documents or communication shall be in English and the Awards shall be made in English in writing. The Conciliator/Arbitrator shall give the award which shall state item wise the sum awarded and the reasons upon which it is based. The analysis and the reasons shall be detailed enough so that award could be inferred there from.
- 6.2.7 The Conciliator/Arbitral Tribunal shall record day to day proceedings. Those proceedings shall normally be conducted on the basis of documents and written statement.
- 6.2.8 The conciliation /arbitration proceedings shall be held at a place decided by the Conciliator/ presiding Arbitrator.
- 6.2.9 The fees and other charges of the Conciliator/Arbitrator shall be as per the norms decided by Indian Railways from time to time and shall be shared equally between IRWO & developer.
- 6.2.10 The minimum qualification of Conciliator/Arbitrator shall be graduate in Engineering. He may be a retired officer with a minimum of 20 years of experience of working in Government Sector as an Engineer. He should be clear from the vigilance angle and should be a person with a reputation of high technical ability and integrity. Also, he would not have associated with the contract to which the disputes pertain.
- 6.2.11 It is a term of this contract that the developer shall not approach any Court of law for settlement of such disputes or differences unless an attempt has first been made by the parties to settle such disputes or differences in accordance with the provisions of clause.

6.2.12 Obligations of IRWO and developer shall not be altered by reasons of Conciliation/Arbitration being conducted during the progress of works. Neither party shall be entitled to suspend the work on account of conciliation/arbitration nor shall payments to the developer continue to be made in terms of contract.

6.2.13 The award of Conciliator /Sole Arbitrator/Arbitral Tribunal unless challenged in the Court of Law shall be binding on all parties.

### **6.3 Award**

Conciliator(s) / Arbitrator(s) shall give the award which shall state item wise the sum awarded and reasons upon which it is based.

### **6.4 Jurisdiction**

All disputes arising out of or relating to the Contract shall be deemed to have arisen in Delhi and only courts having jurisdiction over Delhi shall determine the same.

**PRICE TENDER**

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

Date:

**Reference: Tender No. IRWO/JAIPUR/ Phase-III, dated: 12-12-2025.**

The following rate is offered for the complete work as mentioned below by the under signed.

**PART-A (BLOCKS B & C) COMPRISING OF 144 INCOMPLETE DWELLING UNITS OF TYPE-II & TYPE-III (STILT+9):**

To Complete all the balance civil and electrical works including installation & commissioning of 8 Lifts (4 Lifts of 8 Passengers & 4 Lifts of 13 Passengers), Upgradation of STP, Fire Fighting Works, Providing & Commissioning of 630 KVA CSS & 1 DG Set of 160 KVA Capacity for Blocks-B & C, Comprising of Total - 144 Dwelling Units.

**PART-B (BLOCKS A, D, E & F) COMPRISING OF READY TO MOVE 39 DWELLING UNITS & OTHER ALLIED WORKS:**

To do the External Repainting of Blocks A, D, E & F and have to maintain the single colour scheme of the Project, repairing & repainting in the Common area of these blocks wherever it may be required, re-carpeting & beautification of approach road with main gate redevelopment, park area redevelopment, Providing and enhancing facilities like Gymnasium and other possible amenities in Community Centre to make it functional, Light Enhancement in the Project etc.

**PART-C (BLOCKS A, B, C, D, E & F):**

To Sell all the (144 + 39) Total = 183 Dwelling Units mentioned above in Part-A & B on behalf of IRWO in "Rail Vihar" Goner Road, Village-Siroli, Sector-37, Jagatpura, Jaipur (Rajasthan)".

Sr. No.	Description of Work	Amount in Rs. in numeric and Words (Per Sq. Ft of the SBUA)
(i)	<p><b>IRWO's share of the Total Cost at which the Dwelling Unit (excluding Parking Cost, One Time Maintenance Fund &amp; Depreciation Reserve Fund) will be sold.</b></p> <p><b><u>PART-A (BLOCKS B &amp; C) along with PART-C</u></b>  <b>For 72 Dwelling Units of TYPE - II (2 BHK) with 1047 Sq. Ft each Super Built up area (SBUA)</b>  <b>Total Super Built up area (SBUA) = 75,384 Sq. Ft</b>  <b>Rates to be quoted for per Sq. Ft of SBUA</b></p>	

Sr. No.	Description of Work	Amount in Rs. In numeric and Words (Per Sq. Ft of the SBUA)
(ii)	<p><b>IRWO's share of the Total Cost at which the Dwelling Unit (excluding Parking Cost, One Time Maintenance Fund &amp; Depreciation Reserve Fund) will be sold.</b></p> <p><b><u>PART-A (BLOCKS B &amp; C) along with PART-C</u></b>  <b>For 72 Dwelling Units of TYPE - III (3 BHK) with 1643 Sq. Ft each Super Built up area (SBUA)</b>            Total Super Built up area (SBUA) = 1,18,296 Sq. Ft            Rates to be quoted for per Sq. Ft of SBUA</p>	
(iii)	<p><b>IRWO's share of the Total Cost at which the Dwelling Unit (excluding Parking Cost, One Time Maintenance Fund &amp; Depreciation Reserve Fund, Additional maintenance charges) will be sold.</b></p> <p><b><u>PART-B (BLOCKS A, D, E &amp; F) along with PART-C</u></b>  <b>For 06 Dwelling Units of TYPE - III (3 BHK) with 1643 Sq. Ft each Super Built up area (SBUA)</b>            Total Super Built up area (SBUA) = 9,858 Sq. Ft            Rates to be quoted for per Sq. Ft of SBUA</p>	
(iv)	<p><b>IRWO's share of the Total Cost at which the Dwelling Unit (excluding Parking Cost, One Time Maintenance Fund &amp; Depreciation Reserve Fund, Additional maintenance charges) will be sold.</b></p> <p><b><u>PART-B (BLOCKS A, D, E &amp; F) along with PART-C</u></b>  <b>For 33 Dwelling Units of TYPE - IV (4 BHK) with 2130 Sq. Ft each Super Built up area (SBUA)</b>            Total Super Built up area (SBUA) = 70,290 Sq. Ft            Rates to be quoted for per Sq. Ft of SBUA</p>	

Tenderer signature with Seal

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

Signatures of Tenderer (Developer)

**ANNEXURE - 1**

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.)
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 cleftory 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 marked, 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 Aluminium 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 complete 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, fumed 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	Provid 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 laminated with white 0.16 mm thick fire retardant 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 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		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 metres 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	
			Total amount(In Rs).			

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					
a		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 35 mm thick including ISI Marked stainless stell butt hinges with necessary screws					
a		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. 10.10.25)	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 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					
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	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					
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 masornry 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 metres 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 prelamenated 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	
			Total amount(In Rs).			

**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 separte 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 straded 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,Cablle 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 separete 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 separete 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 Microprocessor 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=Icu MCCB with thermal 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 connection for body		
(iii)	Making connection of incoming & outgoing cables		
(iv)	Final commissioning		
3	<b>LIFT PANEL</b>		
	Supply , handling, re-handling, installation, testing, and commissioning of <b>lift panel</b> fabricated 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 gland 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 requred 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 requri 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 arrangemnent 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 Suaitable 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 assessories motor of required capacity pressure gauge on delivery line with isolation cock level controller to control the level of sump automaticatly . 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 / cm <sup>2</sup> 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 no 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 by pass) 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		
	Filtration Rate 15000 L/SQM/HR		
	Flow rate:8 M3/hr		
14.2	Activated Carbon Filter	SET	1
	Test pressure :5.5 Kg/Sq.cm		
	Filtration 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 alarm 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 INSTALLATION 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 protrcted 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 standbys ) 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 $I_{cu}=I_{cs}$		
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 $230 \pm 10\%$ 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 $415 \pm 10\%$ 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)	1No. 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			
Details of 630KVA Compact Sub-Station and Related electrical works			
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 comparmtent & 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 resign).		
(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 , armoured , PVC sheathed <b>cable of size 3x150 sqmm</b> , 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 materials.	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 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

Electrical D.G.Set			
Details of 160 KVA D.G.SET and Related electrical works			
Item No	Description of work	Unit	Approx QTY.
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

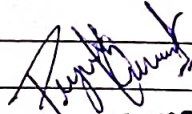
Reg. No (Issued by CTP RAJ.): - CTP Raj. /Architect/2021/96

Date – 20.12.2023

अनुसूची-5

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



Date – 20.12.2023

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 <ul style="list-style-type: none"> <li>Ramp</li> <li>Toilet</li> <li>Car Parking</li> <li>Lifts</li> </ul>	As per approval	As per approval Ramp slope Toilet	
16	Cut-Out/Open to Sky/Shfts	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

Date – 20.12.2023

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 J Architect/2021/96  
CA/2013/59085

Date – 20.12.2023

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