



KANPUR DEVELOPMENT AUTHORITY KANPUR

TENDER DOCUMENT

VOLUME – I (Technical Bid)

NAME OF WORK : प्राधिकरण की मैनावती मार्ग स्थित के०डी०ए० ग्रीन्स योजना एवं शताब्दी नगर स्थित के०डी०ए० ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

YEAR 2026-27

EXECUTIVE ENGINEER



TENDER DOCUMENT VOLUME – I (TECHNICAL BID)

NAME OF WORK:- प्राधिकरण की मैनावती मार्ग स्थित के0डी0ए0 ग्रीन्स योजना एवं शताब्दी नगर स्थित के0डी0ए0 ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

Estimated Cost	:	Rs. 160.71 Lacs
Cost of Tender	:	Rs. 6000.00 + 1080 (18% GST) = 7080.00
Earnest Money	:	Rs. 3.22 Lacs
Time of Completion	:	36 Months
Validity of Tender	:	90 Days
Date of Receipt of Tender	:	25.05.2026 upto 17:00 PM
Date of Opening Tender	:	
1. Technical		26.05.2026 at 12:00 PM
2. Financial Bid		After Sanction of Technical Bid .



Name of the Work : प्राधिकरण की मैनावती मार्ग स्थित के0डी0ए0 ग्रीन्स योजना एवं शताब्दी नगर स्थित के0डी0ए0 ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

DETAILS OF THE COST OF TENDER DOCUMENT AND EARNEST MONEY ATTACHED

The tenderers shall have to pay the cost of Tender Document and Earnest Money Deposit (EMD) as per N.I.T. Through NEFT/RTGS only Payable in favour of F.C. Kanpur Development Authority in A/c No. 100037449266 IFSC Code: INDB0000041 INDUSIND BANK, Swaroop Nagar, Kanpur. The Scanned copy of NEFT/RTGS receipt with UTR No. certified by the same Bank must be enclosed along with the technical Bid.

SIGNATURE OF CONTRACTOR

IMPORTANT NOTICE

Mere issuance of tender papers does not confirm eligibility.

The eligibility will finally be decided based on the documents furnished by the tendered in their "PRE-QUALIFICATION BID".

Executive Engineer



NAME OF WORK: - प्राधिकरण की मैनापती मार्ग स्थित के0डी0ए0 ग्रीन्स योजना एवं शताब्दी नगर स्थित के0डी0ए0 ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनापॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

TENDER DOCUMENT

INDEX

S.No.	PARTICULARS	Page No.
	VOLUME – I (TECHNICAL BID)	
1.	Title Pages	1-3
2.	Index	4
3.	Instructions for the Bidders	5-6
4.	Submission of the Tender	7-8
5.	Eligibility	9-19
6.	E-Tender Notice	20-22
7.	General Conditions of work	24-27
8.	Special conditions of contract	28-36
9.	Appendixes "A" to "D"	37-40
10.	Annexure -1 & 2	41-42
	VOLUME – II (FINANCIAL BID)	
11.	Title Pages	43-44
12.	BOQ	45



INSTRUCTIONS FOR THE BIDDERS & SUBMISSION OF TENDER

A - INSRUCTIONS FOR THE BIDDERS

1. The tenderer shall bear all costs associated with the preparation and submission e-Tender. Kanpur Development Authority will in no case be responsible or liable for these costs, regardless of the conduct or outcome of the e-Tender.
2. The tender document is available on the website <https://etender.up.nic.in> to enable the tenderers to view, download the e-Tender document and submit e-Tender online upto the last date and Time mentioned in e-Tender notice. The tenderers shall have to pay cost of tender document and Earnest Money Deposit (E.M.D.) as per e-tender Invitation Notice through NEFT/RTGS only payable in favour of F.C. Kanpur Development Authority in A/C No 100037449266 IFSC Code : INDB0000041 INDUSIND BANK Swaroop Nagar, Kanpur. The Scanned copy of NEFT/RTGS receipt with UTR No Certified by the same Bank must be enclosed along with the Technical Bid. The cost of tender document will be non-refundable, without cost of tender document, tender will not be accepted.
3. The tenderer is expected to examine all instructions, forms, terms, specifications in the tender document. Failure to furnish all informations required as per the tender document or submission of e-tender not responsive in every respect will be at the tenderer's risk and may result in rejection of the said e-Tender.
4. At any time prior to the deadline for submission of e-tender, the department may, for any reason, whether at its own initiative or in response to a clarification requested by a prospective tenderer, modify the tender document by amendments. Such amendments shall be uploaded on the e-procurement website <https://etender.up.nic.in> through corrigendum and shall form an integral part of tender document. The relevant clauses of the tender document shall be treated as amended accordingly.
5. It shall be the sole responsibility of the prospective tenderers to check the website <https://etender.up.nic.in> from time to time for any amendment in the tender document. In case of failure to get the amendments, if any, the department shall not be responsible for it.
6. In order to allow prospective e-tender a reasonable time to take the amendment into account in preparing their e-tender, the department, at his discretion, may extend the deadline for the submission of e-tender.



Such extensions shall be uploaded on the e-procurement website <https://etender.up.nic.in>.

7. The bidder may furnish any additional information which he thinks is necessary to establish his capabilities to complete the envisaged work successfully. Bidder is however, advised not to furnish superfluous information. No information shall be entertained after submission of pre-qualification document unless it is called for by the Employer.
8. Any information furnished by the bidder found to be incorrect either immediately or at a later date, would render him liable to be debarred from tendering/taking up of work in Kanpur Development Authority. If such applicant happens to be enlisted contractor of any class in Kanpur Development Authority his firm shall be black listed from approved list of contractor.
9. Conditional tender will not be considered.
10. In case of proprietorship firm, an affidavit for declaration by proprietor should be submitted and all tender documents should be signed by the proprietor.
11. In case of partnership firm, attested copy of partnership deed should be submitted and all tender documents should be signed by any partner authorized by deed.
12. In case of company or Corporation, attested copy of Incorporation certificate with memorandum and articles of association should be submitted and all tender documents should be signed by any director or employee authorized by board resolution. Certified copy of such board resolution under common seal of company should be submitted.
13. In case of any other person (Other than mentioned in 10 to 12 above as applicable) authorized to sign the tender document, an authority letter along with documents mentioned in 10 to 12 above, as applicable, certifying his signature or power of attorney should be submitted.
14. Authority letter in original or attested by notary not more than Six months old, of the firm/tenderer in favour of the person, who has to sign the tender documents with telephone No. and complete postal address.



B - SUBMISSION OF TENDER

The Proposal shall be submitted in Two Parts in 2 (two) separate cover.

The two parts shall be:

Part 1: Technical Bid.

Part 2: Financial Bid.

The Technical Bid shall be placed in cover "Part-1 Technical Bid" followed by the name of the work and name/address of the applicant firm. Similarly, the Financial Bid shall be placed in a separate cover-2 clearly marked "Part-2: Financial Bid" followed by the name of the work and name/address of the applicant firm.

The cover containing "Part 1: Technical Bid" shall contain :

Cover-1 (Technical Bid)

- (i) The tenderers shall have to pay the cost of Tender Document and Earnest Money Deposit (EMD) as per N.I.T. Through NEFT/RTGS only Payable in favour of F.C. Kanpur Development Authority in A/c No. 100037449266 IFSC Code: INDB0000041 INDUSIND BANK, Swaroop Nagar, Kanpur. The Scanned copy of NEFT/RTGS receipt with UTR No. certified by the same Bank must be enclosed along with the technical Bid.
- (ii) Duly filled up Technical bid document appended with the tender.
- (iii) List of similar works satisfactory completed during the last five financial years and running projects. (Appendix-A)
- (iv) Proof of liquid assets duly certified by banker as per pre-qualification requirement. (Appendix-B)
- (v) ITR and Audited Balance Sheet with audit report duly counter Signed. by C.A for last three years clearly indicating turnover, TDS, Net worth . Form 26 AS issued by Income Tax Department will be



submitted for Turnover verification.

- (vi) List of technical staff with their qualification professional experience and length of the service with the firm . (Appendix-C)
- (vii) Original copy/Attested copy of partnership deed or sole proprietorship declaration or company's registration certificate / Board Resolution/ Memorandum & Articles of association.
- (viii) Authority letter, of the firm/tenderer in favour of the person who has signed the tender document with telephone no. and complete postal address.
- (ix) Certificate of registration for G.S.T. & Other Applicable taxes/ charges.
- (x) EPF and ESIC registration certificates along with copy of challan for month of latest month and copy of registration with CPWD/STATE PWD/PSU/Central and State Government under taking in appropriate class, if any.
- (xi) Joint Ventures are not allowed.
- (xii) An affidavit on Rs. 10 non Judicial stamp paper of non blacklisted by any departments of Gov/ Semi Gov department.

Cover -2 (Financial Bid)

- a) Price bid duly filled in all respects in the original tender document online.
- b) The Tenderers must read carefully every page of the scope of works, specifications, General Conditions and Special Conditions, Technical and Financial Bid and quoted their rates in annex B.O.Q. including all taxes, Levey, Royalty, Toll Tax etc and excluding G.S.T. which is payable extra as applicable.
- c) The Under taking regarding Proposal shall not be withdrawn within 90 days from the date of opening of the tender. (Annexure-I)



C . ELIGIBILITY:

Contractors registered in KDA as well as contractors not registered in KDA can participate in tenders. But once the tender is sanctioned, the tenderer, not registered in K.D.A, shall have to register in KDA as per rule.

1. The tenderers shall have to pay the cost of Tender Document and Earnest Money Deposit (EMD) as per N.I.T. Through NEFT/RTGS only Payable in favour of F.C. Kanpur Development Authority in A/c No. 100037449266 IFSC Code: INDB0000041 INDUSIND BANK, Swaroop Nagar, Kanpur. The Scanned copy of NEFT/RTGS receipt with UTR No. certified by the same Bank must be enclosed along with the technical Bid.

2. Tenderer should be a reputed maintenance agency having minimum 5 years experience in the field of Operation & Maintenance of Residential Premises in Govt./Semi Govt./Public/Private Residential Societies.

3. Experience Criteria: The tenderer must have completed:

- One Project of similar nature of at-least 80% of estimated amount of financial year in last 5 years.
- Two projects of similar nature of at-least 60% of estimated amount of financial year in last 5 years.
- Three projects of similar nature of at-least 40% of estimated amount of financial year in last 5 years.

However the similar experience should include all the aspects of Housekeeping- Security, Plumbing, Electrician, Lift Maintenance, Fire Maintenance etc. in same/different previous works.



4. *Joint Ventures are allowed to participate.*
5. *Experience certificate/Registered Agreement Document issued against the work has to be submitted as Proof of Experience.*
6. The value of completed works shall be brought to current costing level by enhancing at a simple rate of 7% per annum.
7. *The minimum cumulative financial turnover of any three years out of last five financial years (F.Y .21-22, 22-23, 23-24 .24-25 & 25-26) should not be less than one and half times of the bid value for annual operation & maintenance of one financial year .*
8. The contractor should have a minimum tangible Net worth of at least 25% of the bid value *for annual operation & maintenance of one financial year*. Net worth will mean value of Fixed Assets as per last audited Balance Sheet (after providing Depreciation) Plus Net Working Capital (current Assets minus current liabilities).
9. Liquid Assets should not be less than 15% of the Bid value.
10. All the above parameters have to be supported with the audited balance sheet certified by Chartered Accountant.
11. Bidder and any of its holding company, any of subsidiaries, group company, Parent company should not have been debarred/banned/declared ineligible or declared insolvent by any Institution/Financial Institutions, Banks etc.
12. The Bids not fulfilling the above conditions shall be summarily rejected and shall not be considered for any further evaluation.



D. Scope of Work

Brief Description of Residential Scheme

S.No	Type	Nos/Area
1	Total Area of Premises	45000 Sqm(Approx)
2	3 BHK	576 Nos (11/12/13 Floors)
3	2 BHK	552 Nos (12 Floors)
4	No Of Towers/ No of Blocks	10/24
5	Club House	1 Nos
6	Parks (Children Park/Central Park/Sports Park)	3 Nos

- (i) Commercial Offer shall be quoted on the basis of Comprehensive Monthly Material Charges including GST towards day-to-day maintenance, annual servicing, replacement of faulty parts/items, if any, including overhead profit" quoted by the bidder/agency. The bidders are advised to refer the prescribed Financial Bid Format carefully. These charges so quoted, shall remain fixed during entire period of the contract including extension, if any.
- (ii) The Contractor shall pay the wages, ESI, EPF, Bonus, gratuity as applicable from time to time relating to contractual personnel deployed in IFCI sites. IFCI shall have no liability in this regard.
- (iii) The rates of wages payable to the manpower falling in different skill-set deployed by the Contractor, will be reimbursed on actual, in reference to the notification published by the Ministry of Labour & Employment, Govt. of India, applicable from time to time for Building Operations.
- (iv) KDA reserves the right to alter 'Scope of Work' and/or modify the requirement of manpower at any stage during the contract with proportionate adjustments in monthly charges payable to the Contractor.

Common Areas: The common areas mainly include but not limited to Staircase of all Blocks, Corridors, Gardening and Horticulture, Lift Cars, Common/outer walls of all flats, Open/ Common Areas of Occupied Blocks, Lift Machine Rooms, Roads, Parking Areas, Pedestrian Path, Terrace of Blocks, Lawns, Drive-Ways, Roads, Water Tanks of all kinds, all Electrical Fittings, Pump House Room, Bore-well, DG Set Room, Security Guard Rooms, Boundary Walls and Fencing, Club House, Gym etc.

It is advised that the contractor may visit and inspect the site and ascertain the scope of work and no claim whatsoever shall be entertained on any account in future.

Total 24 lifts make Johnson/OTIS are installed and the maintenance of the same is in the scope of the contract.

The scope of work would include providing adequate man-power, materials along with general tools and tackles for the general and day-to-day maintenance of the flats, Common areas, common services, terrace and the mechanical/electrical equipment, etc. as mentioned above for entire premises.

The tube lights rod, bulbs, CFL, etc. as required in the occupied flats are out of the purview of this contract and shall be managed by the occupants themselves but the contractor's manpower will help to fix/install.

However, the manpower and consumables items of both Civil and Electrical or electromechanical maintenance of the common areas, common services, Club house, Security cabin, terrace, common water



supply and drainage line, etc. shall be taken care by the Contractor without any extra Cost.

The consumable items and the works are inclusive of the followings

Civil work- Cement, sand, aggregates, paints, gums, water proofing compound/ liquid, any other items as per the requirement, etc.

Plumbing work- Pipes, fittings, fixtures, any other items as per the requirement etc. However, the material cost towards CP fixtures would be reimbursed under submission of the original bills, challans, etc. and confirmation from the Association of Residents /Officers of KDA.

Waterproofing work- External water proofing in common areas including terrace, parapets, etc.

Painting Work- The patch painting works in common area are under the scope of the contract.

Electrical works- Tube lights, chock, starter, bulbs, CFL bulbs, electrical wiring, switch boards, MCB's, MCCBs, contactors, fuses, distribution boards, PVC pipes/conduit pipe, PVC tape, electric bell, repairing of ceiling fan, rewinding of ceiling fan etc., any other items as per the requirement etc. However, the tube lights rod, bulbs/CFL, etc. as required in the occupied flats are out of the purview of this contract.

AMC of Lifts/Fire System/Solar Water Heating System is under the scope of contract. However in case of damage to the systems due to external factors apart from annual maintenance, the material cost can be reimbursed under submission of the original bills, challans, etc. and confirmation from the Association of Residents/Officers of KDA.

Civil/ masonry work, plumbing/sanitary items, ground water drain slab, Electrical and electromechanical issues, including material and labour charges etc. as required for common areas, common services, occupied flats, street lighting, stairs, corridors, DG set room, pump house room, lift machine room, security guard rooms, boundary wall, Club House, terrace, etc. shall be taken care by the contractor by providing and supplying of manpower and materials, tools and tackles, etc. without any extra charges, as per KDA directions.

Dismantling, transporting, repairing, re-installation, servicing of existing electric equipment installed in Club House will be done by the contractor as and when directed by IFCI without any extra charges under the scope of this contract.

The contractor shall also supply materials and specific labour required for day-to-day maintenance work, i.e. diesel for DG Sets, water tanker charges as per requirement, after taking prior approval from KDA. Actual amount will be reimbursed to the contractor on submission of actual bills, challans, and other supporting documents, etc. on monthly basis.

The contractor shall ensure trouble free and smooth operation of the systems all the time. All complaints have to be attended to in minimum agreed time. However, in no case, it should not be more that 3 days. If any complain is not attended within three days, the reason for the same may be approved from KDA. If it is noticed that the contractor is deliberately avoiding or lingering any urgent repair causing any inconvenience to the residents of the colony/flats, the same shall be got executed at your risk and cost shall be recovered from the contractor's bill with the amount of the penalty. The penalty for delay in attend the complaint after three days would be Rs. 500/- (Five hundred) per day per complain and maximum Rs. 10,000/- per complain. In any cases, after 15 days delay of any complain, KDA will be at liberty to get the work done on its own and recover the entire costs incurred along with the penalty amount of Rs.10,000/- from contractor's monthly bills.

The contractor will provide comprehensive maintenance services and carry out day to day operations of the entire systems including generators, pumps, motors, bore wells, electric meters, underground/overheads cables, Lifts, Fire Systems, Solar Systems including supplying, fixing, installing of spare parts/materials/consumables i.e. electrical consumables like, tube lights, electronic chocks, electrical sockets, bulbs, switches, call bells, MCBs, MCCB connectors, cables and all other consumables/accessories connectors etc. as and when required, to ensure smooth, trouble free, and disruption free functioning of the systems. All the spare parts/ materials/ consumables etc. are to be of standard make and conforming to



ISI/BIS specifications. Make of consumable/replacement items shall be reputed make after due approval of KDA.

The contractor would have to maintain the records of manpower, complaint register, daily work diary, materials, services like Fogging, Pest Control, cleaning of vacant flats, etc. with confirmation of complaint rectification from the residents as per directions of Association of Owners/Officers of KDA.

The contractor shall provide special tools always in readiness so that break downs are attended to then and there on their occurrence.

Routine Preventive Maintenance Schedule: The Contractor would also prepare a Preventive Maintenance Schedule.

The contractor will maintain an inventory of critical spare parts /consumables and regularly used items etc. (at Signature Greens) for the purpose of corrective and preventive maintenance.

The contractor shall maintain adequate stock of frequently required spares/consumables for rectification works so as to ensure that the faults/defects, complains are rectified at the earliest.

Repairs to the buildings/ common areas/ open areas in the colony complex in the areas of civil, electrical, plumbing, carpentry, welding etc. as and when required is under the scope of this contract.

Operation and Maintenance/ rescue operations of lifts round the clock for lifts all the blocks

Operation & Maintenance of water pumps for drinking water, sanitary water and underground bore-well pumps round the clock in the Colony.

Daily Sweeping/ cleaning of common areas/ water rain lines, open areas of the flats/buildings including staircases and handrails etc.

Periodical cleaning of water tanks (underground/ overheads) at least 4 times in a year and sewer lines etc. Date of cleaning of water tank must be indicated in the respective tanks by panting with upcoming date for cleaning.

Collection & disposal of garbage from each flat every day.

Upkeep & development of horticulture in common areas/ open areas and providing seasonal plants (At least 200 nos. per year as directed and decided by KDA) & manure, mud, fertilizers and pesticides etc. as required for gardens/green belts.

Daily cleaning of guard room, electric room, DG Room, Pump room, common passage, staircase, terrace areas, etc. in all respect.

Liaison work with Jal Nigam, IGL, Fire station/ Police station/ KESCo/Nagar Nigam , AMC agencies/Service providers (Water purifier, Lifts etc.) of KDA Signature Greens for respective premises, Securities, Societies, etc. in regard to collection and depositing of bills and related complaints without any extra charges. Collection of Monthly Maintenance Charges from the Residents and deposit it in the identified Bank Account.

The Contractor has to depute a full time Supervisor at site with minimum 5 Years of experience in similar field as supervisor in operation and maintenance of Government, PSUs/Ifs/Banks/residential complex. The supervisor should be available at site from 9:00 AM to 8:00 PM all the days including Saturday, Sunday, Holidays. However, in case of weekly off and leave of the Supervisor the alternative suitable



person/Supervisor may be deploy by the contractor for smooth functioning of the contract and uninterrupted services. The supervisor should be the in charge from the Contractor's sides for the entire operation and maintenance services of the Colony, record keeping, monitoring, and execution of the works. Any local purchase and preparation and submission of bills may be arranged by the Contractor by his own establishment without disturbing the Supervisor at site. However, the Supervisor should always maintain the petty cash of minimum Rs.20,000/- at site for daily maintenance of the colony.

Arranging supply of diesel for DG sets and drinking water supply through tankers, whenever required, after taking prior approval from KDA. Payment shall be made directly to the water tanker supplier by KDA or through the contractor on reimbursable basis. However, the payment for diesel consumed in DG Sets would be made monthly as per the actual consumption based on reading as indicated by the flow meter. However, the register for water supply and Diesel consumption should by maintained and copy of the same should be submitted along with the bills and challans for reimbursement of the amount on monthly basis.

Liaison work with M/s. OTIS and M/s Johnson there is fault in the lifts.

Any special work that may be required for up-keep of the colony

The Contractor has to do liasioning work with respective contractors of EPABX & Intercom systems installed in the colony. In case of any trouble, the contractor has to lodge complaint with the vendors and follow-up till resolution of the problem.

In case of any obstruction of Pole lights in the night due to tree branches in the colony, the contractor has to resolve the same/cutting the tree if required with liasioning with local authorities/societies/RWA without any extra cost.

The contractor has to make arrangements for removing of extra root and tree branches near CI pipes/ building/ water tank/ terrace, etc. anywhere within the premises as and when required without any extra cost.

All the above services are required on 24 hours basis for 365 days a year including Sundays, Festivals, National Holidays/ Holidays without any overtime. If any weekly off provision of the workers/manpower engaged against the Contract, the Contract has to manage the same by providing additional manpower to maintain the minimum manpower as mentioned in financial bid all the time without any additional charges. However, KDA reserves the right to modify the man-power as per the site requirements. In such cases, the monthly charges would also be accordingly modified for the modified manpower on the basis of minimum wages only and other terms of the contract remain unchanged.

Annual servicing of HT/LT panels, AMF Panel, DG Sets, Solar Water Heater etc. are also to be got done from respective company's authorized service centre/dealers and spare parts are also to be supplied and installed by the authorized dealer. Prior intimation should be given to KDA/Association of Owners, before getting the above jobs and replacement of spares etc. The contractor should also submit list of spares replaced and complete report of the service provider. It will be the responsibility of the contractor to maintain adequate distilled water level in the batteries and keep them always suitably charged. Nothing shall be paid extra in this head.

The contractor should maintain proper entry and upkeep of relevant log books/registers as per statutory obligations in physical and shall also maintain complaints register, and work done/carried out reports to the satisfaction of IFCI. The same can also be maintained in soft

The contractor shall be responsible to follow Environmental (Protection) Act 1986, Environment (Protection) Rules, 1986 and maintain noise level as per standard. Further, the contractor shall be responsible to follow Hazardous waste (Management, Handling and Transboundary movement rules,2008),



take steps to handle hazardous waste management, selling/disposal of hazardous waste, maintenance of record of hazardous waste handled, packing, labelling and transport of hazardous waste ,reporting to state pollution control board in case of accident occurs while transportation, obtain no objection certificate from pollution control board, submit statutory/necessary compliance /annual returns/other obligations to state pollution control board on behalf of itself/IFCI. The contractor shall submit the necessary compliance certificate.

The contractor shall be responsible for disposal of batteries to dealer/manufacturer/registered recycler/importer/reconditioner or at the designated collection centers etc. as per provision under Batteries (Management and Handling) Rules, 2001 and any other applicable law. The contractor shall submit the necessary compliance certificate (as per annexure 13 attached).

All the systems/Equipment would be operated and maintained by the authorized personnel or agencies appointed/engaged by the Contractor. Due to any wrong operation or improper maintenance of any equipments, if any breakdowns occur in the system (s) or damage to the machinery(ies), the contractor has to repair/replace the damage equipment(s) for smooth operation of the systems.

After completion of the said contract period, it will be the responsibility of the contractor to depute his existing operational team at least 7 days and depute at least one representative for a minimum period of 30 days to explain about the installed equipment(s)/system(s) to the new contractor/agency.

KDA may ask the contractor to carry out any specific work/ installation of additional equipment's /accessories/up-gradation/modernization/replacement, as per requirement, which is not covered under the contract, on competitive prevailing market rates. Payment will be made separately on submission of bills for the said work. Otherwise, KDA may also engaged any other Contractor(s)/Service provider(s) for the same. In this regard, the decision of KDA shall be final.

Penalty: After completion of the contract, if the said work is awarded to another agency/firm/vendor, smooth handing over of entire system be done within 30 days in good working condition to next selected contractor. During the process of Handing Over-Taking Over, if any fault is observed by KDA/new contractor, the same should be rectified within 30 days period of identification of the issue/defect. If the defect is not rectified within 30 days than KDA shall be at liberty to deduct 0.25% of the contract value per week or part thereof delay up-to a maximum of further 2 months from contractor running /pending bills/security deposit. Thereafter, KDA shall be free to get the work done through another agency/firm and payment shall be recovered from contractor balance payments/security deposit and contractor will have no objection to such deeds.

Services required for O & M DG Sets:

The contractor is to provide operators for the operation of all the DG Sets and shall have to be available 24 hours a day 365 days a year. No overtime shall be payable. The weekly off of manpower would be managed by the Contractor without any extra payment.

The scope of work would also include daily cleaning of the DG set, AMF panels, emergency panels and fuel tanks.

The diesel and mobile oil for the DG sets shall be provided by the contractor. The cost of mobile oil is to be borne by the contractor. The contractor would maintain the following records and log books during the period of the contract:-

- i) Log books to be maintained individually for each DG Set. Daily and cumulative consumption of diesel and daily and cumulative running hours of operation of the DG Sets shall have to be incorporated in the log book entries. The cost of all registers and log books required shall be borne by the contractor.



B, & C Check maintenance of DG Sets (servicing, change of filters, change of oil, etc.), De-scaling of Heat Exchangers of DG Sets, Noise testing of DG Sets and other Maintenance job of DG sets (as and when due fall i.e. 1 year or 300 hours, whichever is earlier) is to be done from company's authorized dealer and including recommended parts/consumables oil etc. D-check of DG Set is also scope of the contractor at his own cost. The contractor will ensure satisfactory maintenance and operation of the DG Sets. The contractor will bear the cost of the materials/spares required for the satisfactory maintenance and operation of DG sets including routine and preventive maintenance checks. However, in case of major breakdown in the DG set, the same shall have to be got repaired through the authorized dealers at contractor's cost after taking prior approval from KDA. Further, if any test/Check will be required during the Contract period same may be taken care with rectify the issue by the Contractor without any additional cost.

Daily cleaning of DG Sets, AMF Panels, electrical normal & emergency panels & distribution boards etc. is covered in this contract for which no extra payment shall be made.

It would be the responsibility of the contractor to maintain adequate distilled water level in the batteries and keep them always at suitable charge level. No charges for the supply of distilled water shall be payable. It will be the responsibility of the contractor to ensure that the mobile oil is changed periodically as per the manufacturers recommendations, i.e. after every 300 hours of running of DG Sets or 1 year whichever is earlier for which the contractor will keep proper record in log book.

The workforce deployed by the contractor should be qualified and experienced. The services of the operator/ mechanic will be made available round the clock in three shifts of 8 hours each including Sundays and holidays without any overtime. KDA reserves the right to ask for change of any particular electrician/ mechanic if his services are not found satisfactory.

The contractor would be responsible to maintain the DG sets in good working condition on the auto, manual and test modes and leave the DG Sets normally on auto mode. The DG Sets shall be put to test run for at least five minutes every week in case of non-operation

In case of any breakdown in DG set, the standby arrangement shall be ensured by the contractor at his own cost, including providing and supply of additional DG set along with all necessary requirement to provide the power without any interruption.

It would be the responsibility of the contractor to keep adequate spares and special tools and tackles always in readiness (as per the manufacturers norms) so that breakdowns are attended to then and there on their occurrence.

The contractor shall inform KDA, the name and designation of the contact person for liaising the maintenance activities. All breakdowns shall be reported to KDA immediately and rectified without any loss of time. All breakdowns which involve the manufacturers shall be reported to them within two hours and rectified within the minimum possible time.

The contractor shall have to take full responsibility and compensate KDA for any loss/damage/breakdown caused to the installations due to negligence of their personnel.

The contractor shall maintain the following articles in all the DG Rooms:-

- i) Danger Signal Boards
- ii) Rubber Sheets
- iii) Fire Extinguishers (The fire extinguishers have to be refilled periodically as per requirements)

Pest Control Services:

The Contractor shall also provide pest control services as under:



1	Entire Premise	Spray and fumigation (Anti-Mosquitoes and other insects etc.)	DDVP/Baygon concentrate	Weekly
2	Entire Premise	Fogging (AntiMosquitoes & other insects etc.)	Canon (Lyndane)	Twice in a week
3	Entire Premise	Rat treatment	Zinc Phospate	Thrice in a month, placed with service cards as a record in plastic trays/plates
4	Entire Premise Drainage treatment of Common area	Spray (cockroaches & other insects etc.)	Chloropyrifas	Thrice in a month
5	Entire Premise along with Common area	Termite Treatment	Termite Oil/ any other approved chemical	On requirement basis.

The contractor would have to maintain the records of complaint register, daily work diary, materials etc. with confirmation of complaint rectification from the residents as per directions of officer of KDA.

The contractor shall provide special tools always in readiness so that break downs are attended to then and there on their occurrence.

Routine Preventive Maintenance Schedule: The Contractor would also prepare a Preventive Maintenance Schedule.

The contractor will maintain an inventory of critical spare parts /consumables etc. (at KDA Signature Greens premises) for the purpose of corrective and preventive maintenance.

The contractor shall maintain adequate stock of frequently required spares/consumables for rectification works so as to ensure that the faults are rectified at the earliest

If any minor structural civil work/modification/renovation is to be done in the flats/colony, KDA may ask the Contractor to carried out the same with proper quote/assessment etc., it will be carried out only after taking prior approval from KDA. Otherwise, KDA may execute the same through any other Contractor/Service provides. In such cases, the decision of KDA shall be final.

Repairs to the buildings/ common areas/ open areas in the colony complex in the areas of civil, electrical, plumbing, carpentry, welding etc.

Daily sweeping/ cleaning of common areas/ open areas of the flats/buildings including staircases and handrails etc.

Periodical cleaning of water tanks (underground/ overheads) at least 4 times in a year and sewer lines etc. Date of cleaning of water tank must be indicated in the respective tanks by panting with upcoming date for cleaning.

Collection & disposal of garbage from each flat every day.



Upkeep & development of horticulture in common areas/ open areas and providing seasonal plants & manure/mud etc. for gardens/green belts as per the decision of the KDA.

The contractor will maintain site office at place provided by KDA in Signature Greens compound. All the above services are required on 24 hours basis for 365 days a year including Sundays, Festivals, National Holidays/ Holidays without any overtime. If any weekly off provision of the workers/manpower engaged against the Contract, the Contract has to manage the same by providing additional manpower to maintain the minimum manpower as mentioned in financial bid all the time without any additional charges. However, KDA reserves the right to modify the man-power as per the site requirements. In such cases, the monthly charges would also be accordingly modified for the modified manpower on the basis of minimum wages only and other terms of the contract remain unchanged.

The contractor shall be responsible to follow Environmental (Protection) Act 1986, Environment (Protection) Rules, 1986 and maintain noise level as per standard. Further, the contractor shall be responsible to follow Hazardous waste (Management, Handling and Transboundary movement rules,2008), take steps to handle hazardous waste management, selling/disposal of hazardous waste, maintenance of record of hazardous waste handled, packing, labelling and transport of hazardous waste ,reporting to state pollution control board in case of accident occurs while transportation, obtain no objection certificate from pollution control board, submit statutory/necessary compliance /annual returns/other obligations to state pollution control board on behalf of itself/IFCI. The contractor shall submit the necessary compliance certificate

All the systems/Equipment would be operated and maintained by authorized personnel or agencies appointed/engaged by the Contractor. Due to any wrong operation or improper maintenance of any equipments, if any breakdowns occur in the system (s) or damage to the machinery(ies), the contractor has to repair/replace the damage equipment(s) for smooth operation of the systems.



List of Staff

Sr.No.	Cost Head	Description/Designation	Monthly Qty
1	Management Staff	Property Manager	1
		Shift Incharge	3
		Senior Executive-Safety/Security/Billing/ Helpdesk	1
2	Security Services	Security Guards-in-Gate/Out Gate/MS	8
		Security Guards-Basements	6
		Security Guards-Pheriphery Corners	6
		Security Guards- Roaming/Patrolling	3
		Security Guards-Patrolling/CCTV Surveillance	3
		Security Supervisor	2
3	Soft/House Keeping Services	Janitors - Pheriphery/Common Area Services	5
		Janitors-Basement/Parking Services	3
		Janitors-Floor common Area & Garbage collection/Chute Ops	12
		Janitors-Stilt/Stilt Area	4
		Horticulture & Gardening Team	2
4	Technical Services	Plumbers Common Area/Operation of Pumps	4
		Multi Skill Technicians/ Electrician-Common Area operation	2
		Fire/WTP/Solar-Heating Operations	2
5	Property Main Tools & Tackles/Consumables	Housekeeping Consumables	1
		Housekeeping Equipments	1
		Housekeeping Tools	1
		Housekeeping Chemicals	1
		Horticulture/Gardening Tools	1
		Horticulture/Gardening Chemicals	1
		Technical Tools & Tackles	1
		Pest Control Services (Pest/Fogging/Mosquito Spray etc.)	1
6	AMC	Lift (1728)	48
		Solar Water heating system/Electrical system and AMC of all types of pumps & Maintenance complete with all respect.	1

कार्यालय मुख्य अभियन्ता
कानपुर विकास प्राधिकरण, कानपुर।

पत्रांक : डी/24/मु0अ0/का0वि0प्रा0/2026-27

दिनांक : 12/5/26

ई-निविदा

कानपुर विकास प्राधिकरण में पंजीकृत/अपंजीकृत फर्मों से निम्नलिखित कार्यों हेतु टेण्डरिंग के माध्यम से ई-निविदा आमंत्रित की जाती है :-

क्र० सं०	कार्य का नाम	बी०ओ०क्यू० धनराशि (₹० लाख में)	धरोहर धनराशि (₹० लाख में)	निविदा मूल्य जी०एस०टी० सहित (₹० में)	कार्य पूर्ण करने की अवधि	निविदा डालने की अन्तिम तिथि एवं समय	तकनीकी बिड/निविदा खोलने की तिथि एवं समय	वित्तीय बिड खोलने की तिथि एवं समय	श्रेणी/जोन
1	2	3	4	5	6	7	8	9	10
1	किदवई नगर स्थित सजय वन के सौन्दर्यीकरण एवं मरम्मत, सुदृढीकरण का कार्य।	177.50	3.56	7,080.00	09 माह	10.06.2026 अपराह्न 5:00 बजे तक	11.06.2026 पूर्वाह्न 12:00 बजे	तकनीकी बिड स्वीकृति के बाद सूचित की जायेगी	बी (सिविल)
2	प्राधिकरण की मैनावती मार्ग स्थित के०डी०ए० ग्रीन्स योजना एवं शताब्दी नगर स्थित के०डी०ए० ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति एवं उक्त दोनों योजनाओं के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।	160.71	3.22	7,080.00	36 माह	25.05.2026 अपराह्न 5:00 बजे तक	26.05.2026 पूर्वाह्न 12:00 बजे	तकनीकी बिड स्वीकृति के बाद सूचित की जायेगी	बी (सिविल)
3	मामा तालाब, ग्राम मसवानपुर, कानपुर नगर में 100 के०एल०डी० क्षमता वाले सीवेज ट्रीटमेन्ट प्लान्ट (ईबीआर+एमबीआर+ओजोन+यूवी ट्रीटमेन्ट पर आधारित, ग्रिड से जुड़े सोलर से संचालित) का निर्माण एवं 05 वर्षों के लिए संचालन और रखरखाव का कार्य।	105.00	2.10	7080.00	06 माह	25.05.2026 अपराह्न 5:00 बजे तक	26.05.2026 पूर्वाह्न 12:00 बजे	तकनीकी बिड स्वीकृति के परचात	बी (सिविल)

नियम व शर्तें :-

- क्र०सं०-1,2 व 3 पर उल्लिखित कार्य की निविदा टू-बिड पद्धति (तकनीकी एवं वित्तीय) पर प्राप्त की जायेगी।
- क्र०सं०-1,2 व 3 पर अंकित निविदा में कानपुर विकास प्राधिकरण के अतिरिक्त उ०प्र० के समस्त विकास प्राधिकरण एवं आवास विकास परिषद में पंजीकृत टेकेंदार अपनी पंजीकृत श्रेणी की निविदा में भाग करने हेतु पात्र होंगे, किन्तु अन्य प्राधिकरणों/आवास विकास परिषद में पंजीकरण के आधार पर प्रतिभाग करने वाले निविदादाताओं को निविदा स्वीकृति की स्थिति में नियमानुसार कानपुर विकास प्राधिकरण में पंजीकरण कराना अनिवार्य होगा।
- क्र०सं०-1,2 व 3 पर उल्लिखित कार्य हेतु निविदाएं ऑन लाइन डालने हेतु निविदादाताओं के पास उ०प्र० इलेक्ट्रानिक्स कारपोरेशन लि० लखनऊ अथवा कन्ट्रोलर आफ सर्टीफाइंग अथारिटीज, भारत सरकार द्वारा नियुक्त सर्टीफाइंग अथारिटीज या उनके रजिस्ट्रिंग अथारिटीज में से किसी एक से निर्धारित शुल्क जमा करके प्राप्त डिजिटल सिग्नेचर सर्टीफिकेट होना अनिवार्य है।
- क्र०सं०-1,2 व 3 पर उल्लिखित कार्य हेतु निविदा प्रपत्र वेबसाइट <https://etender.up.nic.in> पर उपलब्ध है।
- कॉलम-4 में अंकित धरोहर धनराशि व कॉलम-5 में अंकित निविदा मूल्य को आर०टी०जी०एस० /एन०ई०एफ०टी० के माध्यम से प्राधिकरण के खाता संख्या 100037449266 आई.एफ.एस.सी. कोड-आई.एन.डी.बी. 0000041 इण्डसट्रिज बैंक, शाखा स्वरूप नगर, कानपुर में निविदा डालने से पूर्व जमा कराना अनिवार्य है, अन्यथा निविदा पर विचार नहीं किया जायेगा।

6. क्र०सं०-1,2 व 3 पर उल्लिखित कार्य हेतु निविदा प्रपत्र के साथ धरोहर धनराशि एवं निविदा मूल्य जमा कराये जाने सम्बन्धी यूटीआर की स्कैन्ड प्रति सम्बन्धित बैंक द्वारा सत्यापित कराते हुए अपलोड करना अनिवार्य है।
7. निविदा खोलने के दिन अवकाश की स्थिति में निविदा अगले कार्य दिवस में खोली जायेगी।
8. निविदादाता द्वारा आगणित दरों से निम्न निविदा डालने की स्थिति में परफारमेन्स गारन्टी एन०एस०सी०/एफ०डी०आर०/बैंक गारन्टी के रूप में निम्न नियम व शर्तों के अनुसार अनुबन्ध निष्पादन से पूर्व विभाग में जमा करनी होगी, जो वित्त नियंत्रक, कानपुर विकास प्राधिकरण के पक्ष में बन्धक होगी।
- (क) आगणन दर से 10 प्रतिशत तक निम्न निविदा डाले जाने पर।

- यदि निविदादाता/ठेकेदार द्वारा निविदा 10 प्रतिशत तक निम्न डाली जाती है, तो विशेष सचिव, लोक निर्माण अनुभाग-12 उ० प्र० शासन के शासनादेश संख्या 622/23-12-2012-2 आडिट/08टी०सी०-2 दिनांक 08.06.2012 के अनुसार 10 प्रतिशत निम्न तक 0.50 प्रतिशत प्रति 1 प्रतिशत कम दर पर तथा 10 प्रतिशत से अधिक निम्न दर पर 1.00 प्रतिशत प्रति 1 प्रतिशत कम दर पर अतिरिक्त परफारमेन्स आंकलित परफारमेन्स गारन्टी देय होगी, जो वित्त नियंत्रक, कानपुर विकास प्राधिकरण के पक्ष में बन्धक होगी। यह धनराशि अनुबन्ध निष्पादन से पूर्व विभाग में जमा करनी होगी।

- (ख) आगणन दर से 10 प्रतिशत से अधिक व 15 प्रतिशत तक निम्न निविदा डाले जाने पर।

यदि निविदादाता/ठेकेदार द्वारा निविदा 10 प्रतिशत से अधिक व 15 प्रतिशत तक निम्न डाली जाती है, तो विशेष सचिव, लोक निर्माण अनुभाग-12 उ० प्र० शासन के शासनादेश संख्या 622/23-12-2012-2 आडिट/08टी०सी०-2 दिनांक 08.06.2012 के अनुसार आंकलित परफारमेन्स गारन्टी का 02 गुना देय होगा तथा डिफेक्ट लायबिलिटी पीरीयड की अवधि 02 वर्ष होगी तथा परफारमेन्स गारन्टी तालिका अनुसार अवमुक्त की जायेगी।

क्रम सं०	वर्ष	जमानती धनराशि अवमुक्त किये जाने की सारणी	परफारमेन्स गारन्टी धनराशि अवमुक्त किये जाने की सारणी
1.	अन्तिम भुगतान का वर्ष	प्रथम 05 प्रतिशत	20 प्रतिशत
2.	अन्तिम भुगतान के पश्चात प्रथम वर्ष	निल	30 प्रतिशत
3.	अन्तिम भुगतान के पश्चात द्वितीय वर्ष	अन्तिम 05 प्रतिशत	50 प्रतिशत

- (ग) आगणन दर से 15 प्रतिशत से अधिक व 20 प्रतिशत तक निम्न निविदा डाले जाने पर।

यदि निविदादाता/ठेकेदार द्वारा निविदा 15 प्रतिशत से अधिक व 20 प्रतिशत तक निम्न डाली जाती है, तो विशेष सचिव, लोक निर्माण अनुभाग-12 उ० प्र० शासन के शासनादेश संख्या 622/23-12-2012-2 आडिट/08टी०सी०-2 दिनांक 08.06.2012 के अनुसार आंकलित परफारमेन्स गारन्टी का 02 गुना देय होगा तथा डिफेक्ट लायबिलिटी पीरीयड की अवधि 03 वर्ष होगी तथा परफारमेन्स गारन्टी तालिका अनुसार अवमुक्त की जायेगी।

क्रम सं०	वर्ष	जमानती धनराशि अवमुक्त किये जाने की सारणी	परफारमेन्स गारन्टी धनराशि अवमुक्त किये जाने की सारणी
1.	अन्तिम भुगतान का वर्ष	प्रथम 05 प्रतिशत	10 प्रतिशत
2.	अन्तिम भुगतान के पश्चात प्रथम वर्ष	निल	20 प्रतिशत
3.	अन्तिम भुगतान के पश्चात द्वितीय वर्ष	निल	20 प्रतिशत
4.	अन्तिम भुगतान के पश्चात तृतीय वर्ष	अन्तिम 05 प्रतिशत	50 प्रतिशत

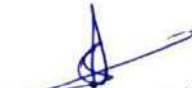
- (घ) आगणन दर से 20 प्रतिशत से अधिक निम्न निविदा डाले जाने पर।

यदि निविदादाता/ठेकेदार द्वारा निविदा 20 प्रतिशत से अधिक निम्न डाली जाती है, तो विशेष सचिव, लोक निर्माण अनुभाग-12 उ० प्र० शासन के शासनादेश संख्या 622/23-12-2012-2 आडिट/08टी०सी०-2 दिनांक 08.06.2012 के अनुसार आंकलित परफारमेन्स गारन्टी का 03 गुना देय


होगा तथा डिफेक्ट लायबिलिटी पीरीयड की अवधि 05 वर्ष होगी तथा परफार्मेन्स गारन्टी तालिका अनुसार अवमुक्त की जायेगी।

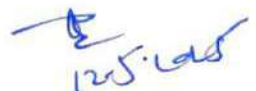
क्रम सं०	वर्ष	जमानती धनराशि अवमुक्त किये जाने की सारणी	परफार्मेन्स गारन्टी धनराशि अवमुक्त किये जाने की सारणी
1.	अन्तिम भुगतान का वर्ष	प्रथम 05 प्रतिशत	05 प्रतिशत
2.	अन्तिम भुगतान के पश्चात प्रथम वर्ष	निल	10 प्रतिशत
3.	अन्तिम भुगतान के पश्चात द्वितीय वर्ष	निल	10 प्रतिशत
4.	अन्तिम भुगतान के पश्चात तृतीय वर्ष	निल	10 प्रतिशत
5.	अन्तिम भुगतान के पश्चात चतुर्थ वर्ष	निल	15 प्रतिशत
6.	अन्तिम भुगतान के पश्चात पंचम वर्ष	अन्तिम 05 प्रतिशत	50 प्रतिशत

9. कार्यों पर जी०एस०टी० का भुगतान तथा अन्य करों की कटौती तत्समय प्रचलित नियमों के अधीन पृथक से अनुमन्य होगा।
10. निविदा सूचना में किसी भी प्रकार का संशोधन अथवा अतिरिक्त सूचना प्राधिकरण की वेबसाइट पर ही उपलब्ध रहेगी। इसके लिए समाचार पत्रों में कोई विज्ञापित प्रकाशित नहीं की जायेगी।
11. प्राप्त समस्त निविदाओं अथवा किसी भी निविदा को स्वीकृत अथवा अस्वीकृत करने का पूर्ण अधिकार समाध्यक्ष, कानपुर विकास प्राधिकरण में निहित होगा, जिसको किसी भी न्यायालय में चुनौती नहीं दी जा सकती है।



प्र० अधि० अभि० (जोन-1)


प्र० अधि० अभि० (जोन-2)


अधि० अभि० (जोन-4)


मुख्य अभियन्ता

प्रतिलिपि :- सहायक अभियन्ता (कम्प्यूटर) को इस आशय से कि उक्त निविदा सूचना को प्राधिकरण की वेबसाइट पर अपलोड कराना सुनिश्चित करें।


मुख्य अभियन्ता



E. GENERAL CONDITIONS OF WORK

ENTRIES IN TENDER

All entries by the Bidders should be in one ink and one hand/on prescribed bill of quantity only. Erasers and overwriting are not permissible. All corrections should be neatly written and signed by the Bidders. Rate should be written in figures as well as in words. *In case there is any variation, lower rate shall be treated as Tender rate.*

CONDITIONAL / INCOMPLETE TENDER

Conditional, incomplete, unsigned tenders will not be considered. Only those bidders who supply necessary proof/documents of possession of the required equipments in their bids should be considered as responsive for further evaluation.

ADDRESS OF CONTRACTOR

The contractor shall give his full permanent postal address. The postal receipt of the letters sent to him on this address shall be considered sufficient proof that they have been delivered to him.

ACCEPTANCE OF TENDER

Subject to conditions of bid document, the Employer will award the Contract to the Bidder whose Bid has been determined substantially responsive to the bidding documents and who has offered the lowest evaluated Bid price, provided that such Bidder has been determined to be (a) eligible and (b) qualified in accordance with the provisions of bid document.

AWARD OF CONTRACT

The bidder whose Bid has been accepted will be notified of the award by the department prior to expiration of the Bid validity period by cable, telex or facsimile confirmed by registered letter. This letter (hereinafter called the "Letter of Acceptance") will state the sum that the Employer will pay to the Contractor in consideration of the execution, completion by the Contractor as prescribed by the Contract (hereinafter and in the Contract called the "Contract Price").



The notification of award will constitute the formation of the Contract, subject only to the furnishing of a performance security in accordance with the provisions of Security money.

SECURITY MONEY

The Tenderer, whose tender is accepted will be required to furnish the amount by way of security deposit for the due fulfillment of the contract, as 10% of the Tender cost and this 10% amount shall be accepted as per special conditions of contract.

EXECUTION OF AGREEMENT

Successful bidder shall have to execute an agreement on stamp paper of value as applicable, through its authorized representative within a week from date of receipt of acceptance letter / work order. The Agreement will incorporate all agreements between the Employer and the successful Bidder. It will be signed by the Employer and the successful Bidder. Required stamp duty for the contract deed will be borne by the contractor.

RUNNING PAYMENTS

Contractor shall be entitled for payment running bills on monthly basis or a lesser period, if required, but not less than 10% of value of contract.

COPY OF CONTRACT

On request, the Executive Engineer may furnish the contractor with a copy of the contract.

EMPLOYMENT OF LABOUR

The contractor shall submit a daily report to the Engineer-in-charge regarding the total labour employed by him for the work and shall be bound to pay wages which shall not be less than the wages fixed under Minimum Wages Act.

EXECUTION

The contractor shall have to execute various item of works strictly according to the order and time schedule approved by the authority.



SUSPENSION OF WORK

The contractor on the written order of the Executive Engineer/Assistant Engineer shall suspend the progress of the works or any part thereof, for such time and in such manner as may be considered necessary and during such suspension shall properly protect and secure the work as far as necessary in the opinion of the Executive Engineer. Nothing extra shall be paid to the contractor if such a suspension is necessary for proper execution of the work by reason of weather or by some default of the contractor or necessary for safety of the work or any part thereof.

COMPLIANCE WITH LOCAL BYE LAWS

The contractor shall throughout the continuance of the contract and in respect of all matters arising out of performance thereof, conform with all required regulations and bye-laws of the local or other authorities which may be applicable to the works.

FIRST AID

At every work place there shall be maintained, in readily accessible place, first aid appliance including an adequate supply of sterilised dressings and sterilised cotton wool. The appliance shall be kept in good order and in large work place they shall be readily available during working hours.

DAMAGES BY RAINS, ACCIDENTS OR NATURAL CALAMITIES

No payment will be made to the contractor for damage caused by rains, accidents or other natural calamities during the progress of work. No claim whatsoever shall be entertained on this account.

The contractor shall be responsible for all injury to the work or workmen, to persons or things and for all damages to the structure.

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

The contractor shall effect the insurance necessary and indemnify the Employer entirely from all responsibility in this respect. The insurance must be placed with a company of repute with scope of insurance to include all damages or loss.



DEFAULT OF CONTRACTOR IN COMPLIANCE

Constant defiance of the instructions of Engineer-in-charge on the part of the contractor or his authorized agent will make the contract liable to be terminated.

ARBITRATION

All disputes or differences of any kind whatsoever which shall at any time arise between the parties shall after written notice by either party to the contract to the other of them and to the Employer hereinafter mentioned be referred for adjudication to a sole Arbitrator to be appointed as hereinafter provided

For the purpose of appointing the sole Arbitrator referred to above, the Employer will send within thirty days of receipt of the notice, to the contractor a panel of three names of persons who shall be presently unconnected with the organization for which the work is executed.

The contractor shall on receipt of the names as aforesaid, select any one of the persons named to be appointed, as a sole Arbitrator and communicate his name to the Employer within thirty days of receipt of the name. The Employer shall thereupon without any delay appoint the said person as the Sole Arbitrator. If the contractor fails to communicate such selection as provided above within the period specified, the competent authority shall make the selection and appoint the selected person as the Sole Arbitrator.

The award of the Arbitrator shall be final and binding on both the parties. The fees and other costs, if any, of the Arbitrator shall, if required to be paid before the award is made and published, be paid half and half by each of the parties.

SUB-LETTING

Sub-letting of work shall not be permitted.

ESCALATION

The rate quoted shall be FIRM throughout the tenure of the contract (including extension of time, if any, granted) and will not be subject to any fluctuation due to increase in cost of materials, labour, tax, octroi etc.



F. SPECIAL CONDITIONS OF CONTRACT

GENERAL

1. These special conditions shall be read in conjunctions with the General Conditions of the contract. Where the provisions of these Special Conditions are at Variance with the provisions of the General Conditions of the contract the provisions of these special conditions shall take precedence.
2. The Contractor is expected to be well conversant with the General Conditions of the contract approved by Govt. of U.P. applicable KDA, works which shall be part of the agreement.
3. The tenderer are advised to see carefully the site of work before actually submitting their tender. Any enquiry regarding this tender such as scope of works. Specifications etc. can be seen in the office of the E.E. /S.E./C.E. Kanpur Development Authority, Kanpur on any working day between 10:00 A.M. to 5:00 P.M.

TENDERER TO ENSURE AND NOTE

4. The tender should be submitted with the name of the work written on the prescribed cover as per directions given in instructions to the tenderers.
5. No page for the tender shall be removed and the entire set must be submitted, as it is, Failure to comply the instructions may result in the rejection of the tender.
6. No additions and alternations are permitted in the tender documents. If tenderer does so, the same shall not be considered and such tender is liable to be rejected.
7. Any tenderer no fulfilling all the conditions is likely to be rejected.
8. No refund of the cost of tender is claimable for tenders not accepted or for tenders not, submitted.
9. Contractor has to sign the agreement after submission of stamp paper within 07 days from the date of award of the work. In case of delay on the part of the contractor beyond 7 days, a penalty of Rs.5000/ per day will be imposed and shall be recoverable from contractor and will be deducted from any dues of Contractor.



EARNEST MONEY AND SECURITY DEPOSIT

10. The contractor shall have to deposit the required earnest money before the time of tender as mentioned in N.I.T.
11. If the contractor withdraws his offer/tender, or modified his offer/tender, before acceptance of the tender, his entire earnest money deposited at the time of tender, will be forfeited by Authority.
12. The contractor, whose tender is accepted, will be required to furnish the amount by way of security deposit for the fulfillment of the contract, as 10% of the tendered cost. Out of above 10% amount, 2% shall be deposit by way of RTGS in favor of FC KDA, Rest 8% amount shall be deducted from the running bills this amount can be pledged with Kanpur Development Authority in the form of FDR/other applicable Government Security/Bank Guarantee with the condition that the Bank Guarantee would the valid till scheduled completion period+ 1 years defect liability period+ 3 months and the Bank Guarantee is issued by Nationalized/ Scheduled Bank of Kanpur Branch would only be acceptable.

This 10% amount shall be accepted as follows:-

- 12.1 2% Earnest Money Deposit (EMD) deposited by the way of RTGS can be retained as part of Security Deposit. Contractor has liberty to replace this Earnest Money Deposit (EMD) deposited vide RTGS.
- 12.2 Balance 8% deduction will be made and held by the KDA by way of security deposit unless he/they have deposited the amount of security at the rate mentioned above in case or in the form of securities or Fixed Deposit Receipt of any 'Scheduled Bank/Nationalized bank' in India if the security is furnished in the form of Guarantee Bonds the Contractor undertakes to review and to furnish fresh guarantee to cover the period of time of extension. If any, failure on his part to do shall be considered as breach of contract and without prejudice to any other remedy provide in these conditions, the Engineer-in-charge shall have the right to withheld payments and deduct entire security amount from any money becoming payable to the contractor under this or any other contract the KDA. The bank guarantee shall be acceptable only if its validity is for completion period plus maintenance period+2 months as stipulated in contract and Bank Guarantee is issued by Nationalized/Scheduled bank issued for local branch of Kanpur.

The amount of the security money shall be refunded after twelve month of the date of completion of the work or after payment of the final bill, whichever is



later provided that in case the payment of final bill, is not made within twelve months of completion of the work 75% of the amount of the security money can be refunded with the prior approval of the authority next higher to the person accepting the contract on behalf of KDA.

All compensation or other sum of money payable by the contractor to KDA under the terms of this contract may be deducted from the sale of sufficient part of his security deposit, or from the interest arising therefore or from any sums which may be due to, or may become due to contractor by KDA on any account whatsoever, and in the event of his security deposit being reduced by reason of any such deduction of sale as aforesaid the contractor shall within ten days thereafter make good in cash or Government securities endorsed as aforesaid, any sum or sums may have been deducted from or raised by sale of his security deposit or any part thereof.

13. The successful tenderer shall submit Non-Judicial Stamp Paper Purchased only from treasury (as per stamp act and GO. dated -14-08-2002) of required value as per direction of E/I. for the execution of Contract Bond.
14. The earnest money deposited by the unsuccessful tenderer shall be returned only after the acceptance of the tender.
15. After the acceptance of the tender, the earnest money of the successful tenderer shall be converted into the Security Deposit.
16. The Security deposited shall be refunded to the contractor after expiry of twelve months from the actual date of completion of work only if no imperfections become apparent in the work during defect liability period.

REGARDING MATERIALS

17. All the materials and tools for the works shall be arranged by the contractor at his own cost.
18. All the material collected by the contractor during execution of work or otherwise shall be properly stacked and arranged as directed by the Engineer-in-Charge.

LABOUR REGULATIONS

19. The contractor will have to follow all existing rules and regulations of the Govt. and labour department regarding the labour employed by him without entitling him for any extra claim on this account.
20. The contractor shall be responsible for the damages done to any property of injury to any person whatsoever caused by him or any body in his



employment or caused in consequence of his work. He will indemnify and keep the Govt. indemnified against claims, demands, proceedings charges, Cost charges and expenses whatsoever in respect of or in relation to any such injuries or damage. The contractor shall take a necessary precautions for the safety of his employees on the work and shall comply with all applicable provision of safety laws and building codes to prevent accident or injuries to persons oh the work.

WORK TO BE DONE AS PER SPECIFICATIONS

21. The Bill of Quantities is to be read in conjunction with the Form of tender, drawings, conditions of contract, specifications as these documents are jointly explanatory and descriptive of the works included in contract. In case of contract amongst description of the items specifications, conditions and drawings, the following order of precedence shall be followed :-
 - a. Provision as per direction of items
 - b. Provision in special conditions of contract.
 - c. Provision in specifications
 - d. In absence of above the decision of Engineer-in-charge shall be final & binding.
22. All works under or in course of execution or executed in pursuance of the contract shall at all times be open to the inspection and supervision of the E/I and other authority officials at all times during the usual working hours all other times. If notice for the inspection of site by the E/I or any other official is given to the contractor should either himself be present to receive orders and instructions or contractors agent shall be considered to have the same force as if they had been given to the contractor himself. The contractor shall also provide all facilities necessary for inspection of the work by the E/I or their official for which no payment shall be made to the contractor. Engineer-in-charge KDA shall have the right to inspect the work and related documents either through their authorized officers or any agencies appointed for such purpose as and when the need is felt in order to assess the work progress, the quality of materials used in the constructions issued in pursuance of the above inspections.
23. In giving their rates the tenderer should take in to account all fluctuations of the market. As no claim shall be entertained on this account during the acceptance of the tender and currency of the contract.



24. The tendered rates shall be for all completed items of the work and shall include all quarry, royalties, testing, screening, tools and plants, railway freight; carriage of materials to site, stacking and removal charges of any rejected materials and municipal taxes, octroi etc. and all other taxes in force from time to time.
25. Tendered rates are inclusive of all taxes and levies payable under the respective statutes. However pursuant to the constitution (Forty Sixth Amendment) Act-1982 if any further tax or levy is imposed by state, after the date of receipt of tenders, and the Contractors there upon necessarily and properly pay such taxes / levies, the contractor shall be reimbursed the amount so paid provided such payment, if any, is not in the opinion of CE, (whose decision shall be final and binding) attributable to delay in executing of work within the control of the contractor.
 - a. The contractor shall keep necessary books of accounts and other documents for the purpose of this condition as may be necessary and shall allow inspection of the same by a duly authorized representative or as the Engineer in-charge may require.
 - b. The contractor shall within a period of 30 days of imposition of any further tax or levy Pursuant to the constitution (Forty Sixth Amendment) Act 1982 give a written notice thereof to the Engineer-in-charge may require.
 - c. No escalation on any account shall be paid.
26. Rates quoted shall be considered to be for all height unless specified otherwise.

PAYMENT

27. Any claim, during the period of contract will be submitted in writing within the currency of the contract bond failing which the claim shall not be entertained,
28. The contractor shall sign "No claim certificate" on running bills and in case of any claims or extra item he must mention the item and rate and Qty. specifically otherwise no claim shall be entertained later on. Payment of claim shall only be made as within decided by the competent authority in KDA



29. The contractor shall submit a certificate along with each bill that full labour payment has been made by the contractor till the end of the preceding month.
30. The provision of an item in the bill of quantities will not entitle payment for the same in case if forms part of any other item as per specifications, Special conditions of contract through the same may have not been specifically in the description of the item(s).
31. The contractor shall have to sign FARKHATI at the time of final bill.

ABNORMALLY HIGH / LOW RATES

32. In the case of abnormally low rated items, the minimum quantity stipulated in the agreement must be executed and no reduction in, quantity shall be allowed without prior approval of the competent authority.

CO-OPERATION WITH OTHER AGENCIES

33. The contractor shall not put hindrance to any person or to other Contractors authorized by the department to carry out works of any nature entrusted to them. The Contractor shall have to allow the other party to work and adjust his work accordingly and no claim shall be entertained on this account. In case of any dispute the decision of the E/I shall be final and binding upon all the parties concerned.
34. The contractor shall do his work in such a way that the work of other contractor is not hampered.

LIQUIDATED DAMAGES

35. If the contractor fails to complete the work on or before the date of completion as per the contract or on extended date of completion, he shall, without prejudice to any other right or remedy available under the law to the authority on account of such breach, pay as agreed liquidated damages at the rate of @ 1.5% per month (delay of work to be computed on per day basis) on the total value of the order subject to maximum of 10%.



MISCELLANEOUS

36. The normal working hours shall be from 8.30 AM. to 6.00 PM, and no work shall, be carried out on Sunday and on gazetted holidays without specific permission of the E/I. No claim whatsoever shall be entertained on this account.
37. In case of any dispute the decision at SE/CE Kanpur Development Authority shall be final and binding on the contractor.
38. No Claim for the interest will be entertained by the Kanpur Development Authority in respect of the deposits mentioned in the contract or in respect of any money or balance which may be in their hands owing to any disputes between the KDA and the contractor or in respect of any delay on the part of Kanpur Development Authority in making monthly payments or otherwise.
39. The contractor shall have to make arrangements at his own cost for temporary accommodation for the office staff and the labourers residence at the site of work. Suitable area of land shall be earmarked to contractor to put the labour camp. Contractor shall however be responsible to hand over the site to Kanpur Development Authority duly cleared from all encumbrance immediately after completion of work failing which completion certificate of the contract shall not be issued.

Executive Engineer (Zone-1)
KANPUR DEVELOPMENT AUTHORITY,
KANPUR



ADDITIONAL SPECIAL CONDITIONS FOR EXTERNAL ELECTRICAL WORKS

1. No extra cost for claim will be admissible for adopt in those special conditions/instructions mentioned in the following Paras. These conditions should be thoroughly studied and taken into account by the contractor while tendering and signing the contract agreement.
2. All works should be carried out as per latest U.P.P.W.D./C.P.P.W.D./U.P.P.C.L./KESCO specifications and relevant BIS standards laid down for external electrical works.
3. The Contractor must visit the site and office and understand the specifications of materials of the works.
4. The contractor shall only store such materials at site, which are to be used in the work. Materials which are not to be used in the work or material of inferior quality shall not be stored at site without the written permission of the E/I. KDA is not bound to provide free storage or place to the contractor. The Contractor shall have to make his own arrangement at his own cost.
5. The work shall be opened for inspection by the Technical Audit Cell or any inspecting authority constituted by the KDA and defects pointed out by them will have to be removed by the contractor at his own cost within maintenance period after the finalization of the bond, in case the contractor fails to rectify those defects, actions for recovery of amount required for rectification of these defects shall however be taken by the Authority.
6. The contractor may have to produce on demand by the KDA purchase vouchers, challans etc. from the principal manufacture or authorized dealer for verification of correct supply of material. The contractor will have to submit on demand the satisfactory. Test certificate of materials used in the works which shall be issued from the Principal manufacturer or dealer.
7. The Authority is not responsible for arranging any material whatsoever and the contractor will have to complete the work within specified time with specified material. The reason of non-availability of materials or delay in arrival of the consignment shall not be entertained is an excuse for extension of time for completion of work.
8. The successful tenderer / contractor will be fully responsible for any damage / accident caused by their labour any damage to third party or their property or KDA property during execution of work.



9. In case of any dispute arising in execution of the agreement the matter will be referred to the concerning SE/CE of the KDA for decision which will be final binding on the contractor.
10. The contractor shall not without the consent in writing of the concerned Executive Engineer of KDA sublet his contract than the raw materials.
11. The contractor shall at all provide sufficient notice and caution board, lights and watchman etc. protect, warn the public and guard the work at his own cost. Any damage or theft of line / substation material shall be the liability of the contractor who will replace, rectify all such items at his own cost.
21. The contractor will also maintain first aid box etc. at the site of the work and also follow the relevant regulations of the labour laws

CONTRACTOR

Executive Engineer(Zone-1)



APPENDIX 'A'

DETAILS OF WORKS COMPLETED DURING THE LAST FIVE YEARS / RUNNING AT PRESENT

Completed Work:-

S. No.	Name of work	Agreement amount (Rs. in Lacs)	Date of Start	Date of Completion	Actual Date of Completion	Remarks

Running Works:-

S. No.	Name of work	Agreement amount (Rs. in Lacs)	Date of Start	Date of Completion	Remarks

SIGNATURE OF CONTRACTOR



APPENDIX 'B'

This is to certify that dealings of M/s..... who have been dealing with us for lastyears are satisfactory. On the basis of information available with us we assess their Liquid Assets not less than Rs.Lacs.

SIGNATURE OF MANAGER OF THE BANK

Seal of the Bank

Date



APPENDIX 'C'

I/WeS/o
Partners/ Authorized person M/s
applicant of
for prequalification hereby declare that following person is in my / our regular
employment on the post and from the dates mentioned against them as per given
below :-

S.No.	Name and Address	Technical Qualification	Post. held regular	Date of Employment	Details of Experience
1.					
2.					
3.					
4.					
5.					
6.					
7.					
8.					
9.					

I / We understand that well experienced one graduate and one Diploma Holder of Civil Engineering as directed by E/I will have to be deployed by us on the work throughout in case we are instructed with execution of the work in question.

I / We further understand that in the even for non-presence of such Engineers the Kanpur Development Authority shall deduct @ Rs. 20000 (Twenty thousand) or Rs. 12000 (Twelve thousand) as the case may be, per month from our bills which will not be refundable.

I / We further understand that the decision of Engineer-in-charge of work regards to presence and / or absence of our Engineer from the work shall be final and binding upon us.

SIGNATURE OF APPLICANT

**SEAL
(NOTARY PUBLIC):**



APPENDIX 'D'

I/We S/o Shri

Applicant of or Partner(s)

Authorised person(s) of M/s

Applicant for pre-qualification for the above noted work in Kanpur Development Authority here by certify that I/We possess the following machinery, tools and plants, centering and shuttering, all in good working conditions.

Particulars of machinery Tools and plants, centering and shuttering	No.	Estimated cost (Rs.)	Approximate age in Years and months

I/We undertake that above machineries, tools and plants and centering and shuttering material will remain in good working condition and in useable form throughout the currency of work.

I / We further undertake, that if, there is any reduction in the equipment, below the limit required for per-qualification. I/We will inform Engineer- in-charge, Kanpur Development Authority to whom application for pre-qualification is being made, within 3 days of its occurrence and arrange to make it up within another one week, failing which, the KDA will be free to impose any penalty that it may deem fit, which will be final and binding upon me/us.

APPLICANT

SEAL

NOTARY PUBLIC

ON STAMP PAPER (Minimum denomination Rs. 10.00)



ANNEXURE-1

Tender invited by Chief Engineer Kanpur Development Authority, Kanpur(U.P.)
Tender Notice NoDated
Name of Tender Work :
.....

In consideration of the Kanpur Development Authority having treated tenderer to be an eligible person whose tender may be considered the tender & hereby agrees to the conditions that the proposals in the above invitation shall not be withdrawn within 90 days from the date of opening of the tender and also to the condition that in case after the tender as withdrawn his proposal within the stipulated period, the earnest money deposited by him shall be forfeited by the Kanpur Development Authority. I hereby agree to the effect that if subsequent to the submission of my tender, a modification is made by me in respect of contents of my tender which is not acceptable to the Kanpur Development Authority, it may be DEEMED as withdrawn of my proposal and consequently I am liable for action as above.

I abide by all the rules and regulations of Kanpur Development Authority, Kanpur.

Signed thisday of

Signed by

(seal of the firm)

Important Notice: This undertaking is to be signed by the contractor on stamp paper of Re. 10/- only. This is to be submitted along with the tender, failing which the tender is liable to be rejected. This undertaking shall be attested from Public Notary.



ANNEXURE-2

Information on Bid Capacity (works for which bids have been submitted and works which are yet to be completed) as on the date of this bid.

(A) Existing commitments and on-going works:

Description of works	Place & State	Contract No.	Name & Address of Employer	Value of Contract (RsCr)	Stipulated Period of Completion	Value of works* remaining to be completed (Rs Cr)	Anticipated date of completion
1	2	3	4	5	6	7	8

(B) Works for which bids already submitted:

Description of works	Place & State	Name & Address of Employer	Estimated value of works (Rs Cr)	Stipulated period of completion	Date when decision is expected	Remarks, if any
1	2	3	4	6	6	7

SIGNATURE OF CONTRACTOR



KANPUR DEVELOPMENT AUTHORITY KANPUR

TENDER DOCUMENT

VOLUME – II Financial Bid

NAME OF WORK : प्राधिकरण की मैनावती मार्ग स्थित के०डी०ए० ग्रीन्स योजना एवं शताब्दी नगर स्थित के०डी०ए० ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

YEAR 2026-27

EXECUTIVE ENGINEER



TENDER DOCUMENT

VOLUME – II

(FINANCIAL BID)

NAME OF WORK:- प्राधिकरण की मैनावती मार्ग स्थित के०डी०ए० ग्रीन्स योजना एवं शताब्दी नगर स्थित के०डी०ए० ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

Estimated Cost	:	Rs. 160.71 Lacs
Cost of Tender	:	Rs. 6000.00 + 1080 (18% GST) = 7080.00
Earnest Money	:	Rs. 3.22 Lacs
Time of Completion	:	36 Months
Validity of Tender	:	90 Days
Date of Receipt of Tender	:	25-05-2026 upto 17:00 PM
Date of Opening Tender	:	
1. Technical		26-05-2026 at 12:00 PM
2. Financial Bid		After Sanction of Technical Bid .



KANPUR DEVELOPMENT AUTHORITY

Bill of Quantities

Name of work: • प्राधिकरण की मैनावती मार्ग स्थित के0डी0ए0 ग्रीन्स योजना एवं शताब्दी नगर स्थित के0डी0ए0 ड्रीम्स योजना में तीन वर्ष के अनुरक्षण कार्य हेतु मैनपॉवर की आपूर्ति का कार्य एवं उक्त दोनों योजना के मुख्य द्वार पर सुरक्षा गार्ड की आपूर्ति का कार्य।

Sl. No.	Item Description	Quantity	Units	Estimated Rate in Rs. P	TOTAL AMOUNT Without Taxes in Rs. P
1	Mate/Supervisor (2 Nos per day)	2160.00	Nos	403.13	870760.80
2	Semi Skilled Labour/Mali (4 Nos per day)	4320.00	Nos	403.13	1741521.60
3	Plumber/Electrician (A Grade) (2 Nos per day)	2160.00	Nos	451.559333	975368.16
4	Sweeper (4 Nos per day)	4320.00	Nos	366.473666	1583166.24
5	Security Guard (12 Nos per day)	12960.00	Nos	403.12100	5224448.16
6	Maintenance of Lift (For Three Year)	10.00	Job	360000	3600000.00
7	AMC of Fire Fighting/ Solar water heating system/Electrical system and AMC of all types of pumps & Maintenance complete with all respect. (For Three Year)	1.00	Job	1800000	1800000.00
8	Material (For Three Year)	1.00	Job	96000	96000.00
9	Miscellaneous (For Three Year)	1.00	Job	180000	180000.00
Total					16071264.96