



NBCC (INDIA) LIMITED
 (A GOVT. OF INDIA ENTERPRISE)
Central Procurement Group (CPG) Division
 NBCC Bhawan, 2nd Floor, Lodhi Road, New Delhi-110003.
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TENTATIVE/INDICATIVESCOPE OF WORK

Tender for "Construction/Rectification of Balance works/Left Out works of Leisure Valley-Verona Height on As is where is Basis at Plot No. GH – 02, Tech Zone- IV, Gr. Noida, (UP), pertains to Amrapali group of companies on Engineering, Procurement and Construction (EPC) Basis"

Brief of Project:

- a) **The Hon'ble Supreme Court of India has, in the matter of Bikram Chatter ji & Ors. Vs. Union of India & Ors. (Writ Petition (Civil) No. 940/2017) and by its order dated August 2, 2018, directed NBCC (India) Limited ("NBCC") to undertake completion of the stalled/incomplete projects of Amrapali Group of Companies at Noida & Greater Noida. Further, vide order dated 23.07.2019 Hon'ble Supreme Court has appointed Shri. R. Venkataramani, Sr. Advocate of Supreme Court as Court Receiver.**
- b) Amrapali has 15 (Fifteen) residential projects and 1 (One) commercial project, in Noida / Greater Noida region.

Scope of Work

1. In this project, there are total 4964 flats of different categories in 1B+2P+G+33 storeyed configuration as per Plan submitted/provided by Amrapali Consultant/Data & Details provided by Amrapali and all 4964 flats are under different stages construction as per the status enclosed in DPR. The no. of Under Construction units may vary/increase, the bidder has to execute the work of all the under construction units in the quoted cost. No extra payment shall be entertained in any case. Though, the Flats/Units details and other details along with the configuration of Flats/Units, etc. are mentioned in the DPR & drawings enclosed, but for ready reference of the bidder, the same are mentioned at the Page No. 03 & 04 of the DPR. The Salient Features & details of Social Infrastructure/Sports Facilities, etc. are mentioned in the DPR at page no. 01 and 28. However, work is to be executed as per Scope of Work, DPR

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along with design & drawings/specifications/brochure/site requirements, SCC and finally as per the direction of the Engineer In-charge.

2. The bidder has to construct & complete these 4964 Flats/Units of different categories/sizes including Basements, Podium, and Services etc. with all Social Infrastructure Facilities/ Community Centre/Club etc. if shown in drawings or based on the Data/Details then provided by Amrapali/ their Consultants/ as per the sanctioned or submitted Schemes to GNIDA. Club & Community Hall, Nursery School, Gymnasium, Swimming Pool, Kids Pool, Parks, Badminton Courts, Basketball Courts, Lawn Tennis Courts, Skating Ring, Amphitheatre, Meditation Centre, Children's Play Area, Jogging Track, Water Fountain, Party Lawn, Milk, Vegetable Booths as per mother diary requirements, Auto com Taxi Stand, etc. if shown in the drawings or if land area (open area) permits shall be provided as decided by the Engineer In-Charge. No sports equipment's are included in this scope except Badminton/Lawn Tennis/Basketball Courts, which have to be made complete in all respect, ready to Play. The entire work is to be executed based on the Data/Details then provided by Amrapali/ their Consultants/ as per the sanctioned or submitted Schemes to GNIDA, Joint Inspection Reports, Design & Drawings, Finishing Schedule, Specifications, Configurations, enclosed DPR/Project Report, etc. The bidder has to complete the works of all MEP services, Mechanical Ventilation, Firefighting, Fire Alarm, Internal/ External Common areas Lighting/Services, Electrical Works, ESS, all Essential Services, PHE, External Electrification, STPs, WTPs, Water Reservoirs/Tanks including Pumping Stations, network of Irrigation Lines, Drip Irrigation, roads, circulation/movement roads/areas, drainage, footpath, Hardscaping/Landscaping, Horticulture, water lines mains, water distribution, Entry/ Exit Check Posts with Boom barrier, all External work along boundary walls, Common areas CCTV with Command & control Centre at a suitable location, finishing, all other works if not mentioned herewith to complete the project in all respect along with all statutory approvals required for taking completion from the Gr. Noida Authority/any other concerned authority within the quoted cost. (Sizes/BUA/FAR/Non FAR etc. areas as mentioned in DPR/Drawings/Brochure may vary. The Entire work/areas to be executed as per areas DPR/Drawings/Brochure if not mentioned specifically etc. wherever it is more. The decision of Engineer In-charge in this regard shall be final.

3. Few Towers with Part basement, Part Podium & Part upper Floors etc. were already constructed and needs to be completed along with Non-Tower Basement/Podium & all upper Floors including Parapet wall, Mumties, Machine Rooms and Water Tanks including Flushing Tanks etc. along with Rectification/Strengthening/Retrofitting of any partly casted areas as per requirements. The bidder/agency can construct/complete the balance/partly casted portion/areas and also new areas where the work is yet to be started from Ground Level with the same Technology i.e Precast and/ or Cast in situ where the work was executed with Precast or cast in

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situ technologies respectively with AAC Block work in walls as the case may be and/or can adopt following new construction Technology for faster & quality construction:

- A. Aluminium Form Work shuttering (Mivan Shuttering) for speedier & quality Construction. However Basements may be constructed with Conventional Self Finished shuttering.
- B. Optional: All internal walls (Except Toilet Walls) may of 90 mm EPS Cement Solid Core Sand witches Panels with all Provisions of Conducting, Switch Boards/Panels/Pipingetc. as per the following specifications.

Internal Walls:

- a. Keeping in view of the Government directions and orders of Hon'ble courts to use Green building technology to save the environment with minimum use of water, avoidance of any waste generation and save time the construction of Internal walls shall be of EPS cement solid core sandwiches panels.
- b. The panels to be use for internal walls should have approval from Building Materials and Technology Promotion Council and as per the Schedule of Rates announced by the Central Public Works Department.
- c. These wall panels should be factory made, lightweight with tongue and groove system for easy installation. The solid core shall be of cement, EPS granule balls, fly ash and adhesives as bounding agent and the sides of the panels shall be covered with Calcium Silicate boards with minimum thickness of 5 MM.

Size of the Panels: Thickness: 90 MM, Height: 2440 MM, Width: 610 MM

Test: The panels should qualify in testing on following accounts:

| No. | Name of Test | Unit | Standard | Result |
|-----|----------------------------------|------|--|---|
| 1 | Fire Rating & Non Combustibility | / | BS 478 part 20/22; ASTM F 1939; IS 3346 1980; | A grade. Fire resistance: 3h |
| 2 | Shock Resistance | / | No cracks on panel surface after 5 times of impact Tests | No cracks |
| 3 | Flexural Bearing Capacity | / | ≥1.5 | No cracks when loaded 1.5 times of panel deadweight |
| 4 | Compressive Strength | MPa | ≥3.5 | 3.7 |
| 4 | Softening | / | ≥0.80 | 0.85 |

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| | | | | |
|----|------------------------|-----------------------|--|-----------------------------|
| | Coefficient | | | |
| 5 | Areal Density | kg/ m ² | ≤90 | 59 |
| 6 | Rate Of Water Content | % | ≤9 | ≤9 Less the better |
| 7 | Drying Shrinkage Value | mm /m | ≤0.6 | ≤0.6 |
| 8 | Hanging Force | / | Loading 1000N for 24 hours, no crack with width over 0.5mm on the panel Surface. | Loading 1000N no crack |
| 10 | Sound Insulation | dB | Not less ≤30 | 48 |
| 11 | Radioactivity | / | Internal irradiation index IRa≤1.0. External irradiation index Ir≤1.0 | Int. IRa≤1.0 Ext. Ir≤1.0 |

4. If any change required/revision of design & drawings, then the same must be got vetted by any of the IIT. If the bidder/Agency desires to continue with Precast Technology for the work already executed with Precast Technologies then they have to arrange/establish a Pre-cast factory at their own source & land. The Precast Production Facilities vis-à-vis Product must be certified by any Government Lab/IIT's etc.
5. Elevation of Precast & Cast in situ towers should be in Architectural Harmony. If agency/bidder has to convert Precast Towers in to cast in situ towers then the agency/bidder has to create a proper element to have a proper harmony in the elevation of the towers, etc. Elevation of the towers has to be approved by NBCC.
6. There is balance structure works of Flats/Units & other works etc. along with leakages, seepages, erosion of plaster, flooring, finishing in already executed works, external development, etc. which need to be rectified & completed within quoted/ agreed cost. The DPR, Status of work and drawings are enclosed with this tender document.
7. The tender is being called on as is where is basis & EPC mode on behalf of the Ld. Court Receiver appointed by the Hon'ble Supreme Court of India. The bidder must ensure utmost quality and timely completion of work to be executed at site in all respect and up to the satisfaction of NBCC/Ld. Court Receiver. The progress and quality of work shall be monitored by the Ld. Court Receiver. The project site shall be handed over to the bidder as it is/as is where is basis.

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8. The above scope of work is tentative/indicative & broadly defined however work is to be completed and rectified to make it complete in all respect to the entire satisfaction of NBCC Engineer In-charge/ Ld. Court Receiver and/or as per the Joint Inspection Report and Brochures and/ or Local bodies/Statutory Authority and/or any other concerned Authority.
9. The details of work viz. areas, no. of Flats/Sizes Social/Community/Club, Sports facilities etc. as mentioned above including open Parking, Basement including Tower/Non Tower Areas with all Drainages & Pumping for Drainage, all internal Common areas, Staircases/Power Back up with Dual metering, All Design & Drawings, RCC work- Design Mix Concrete, Foundations depending upon approved structural Design/Drawings, carrying Soil Bearing capacity, all internal/External Finishing including finishing at all levels, MEP/Fire Fighting/Fire Alarm, Mechanical Ventilations, ESS with DG Sets for Power Back including power back up for all internal/external common areas/street Lights, all Essential services to residential accommodations/community/Social infrastructures/ Basement, STP's, Water Tank/Reservoirs with Pumping stations, all external & internal electrifications, plumbing & sewerage works, sanitary/Water supply fixtures, Provision of Split/Window AC's with power points, call bells, Provision of intercom facility/point/lines in each Flat with the Entry/Exit Check Post, all electrical fixtures as per approved design & drawing in all internal Common areas roof/terrace, in all social/community & sports facilities, Basement, all external areas & street & Boundary Lights etc. with complete LED fittings & Fixtures of approved makes, External Electrifications, External development broadly includes Roads / Drains/ RWH/ Footpath, Horticulture /Landscaping /Hardscaping /Street Furniture where ever required, Irrigation Lines from STP with sprinklers & Irrigation Hydrants, Duel Piping for Flushing in Toilets with separate U/G & OH tanks in addition to Drinking & Fire water Tanks, Boundary wall, Entry & Exit Gates with Check Post with Boom Barriers & proper Lighting etc. along with Finishing Schedules are mentioned in Scope of work/ Drawings/Details/DPR/ Finishing Schedules/ Brochures and specifications etc. However broadly, the work if not mentioned elsewhere in the Tender Documents is as under;
- a. Basement for Parking & Services as per drawings, base to be design for RCC floors as per IRC to take heavy load/ truck/vehicle movement with approved Horizontal & vertical water Proofing for water tightness, VDF Flooring with all Fluorescent/ Self illuminating Paints marking in floors for car & scooter parking with numbers & Flat Nos. and also wall & column paintings with signage's arrows, traffic movement guidelines, Parking Nos., Mechanical ventilation, Fire Fighting & Fire alarms, Drainage with Pumps for drainage of RW etc., All Lightings with LED fixtures, All signage's, Ramps with Rolling shutters/ MS Doors with base flooring with VDF with natural Stone/ FRP cobbles strips, Lighting in Ramps etc.

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- b. All Community & Social infrastructures as shown in Revised submitted or sanctioned drawing with all common areas, etc. Staircases, Corridors, etc. Roofs shall be finishes as per Brochure/specifications attached/Finishing schedule/Drawings etc.
 - c. All External areas- Boundary Wall 5-6 ft Brick work in design with Plaster, 2 Ft M.S approved design Railings & over & above Concertina Coil as per CPWD specification/DSR items, CC Roads of required thickness & design to take the Load of Heavy Vehicle Movement with RCC/ Brick work Drains/RWH etc. The agency has to deploy Landscaping / Hardscaping / Horticulture Consultant for execution of work. STP's should be design with Primary & Secondary Treatment so that the treated water of good quality & odourless with BOD less than 5 be used in Flushing in all Toilets in addition to Irrigation etc.
 - d. Bidder/Agency has to take Drinking water, Power Connections & sewerage Connections, etc. if required from Local Authorities/GNIDA/Departments after payment of all statutory Charges/fees including requisite arrangements/laying of requisite Cables/Pipes & fixtures within the quoted cost. Hon'ble Supreme Court has directed these departments to provide these services without any hindrances.
 - e. The Bidder/Agency has to submit on completion all completion Drawings/Details/Certificates/License/NOC of Fire & ESS/DG Sets if required to GNIDA for Completion. The Bidder/Agency also on completion will submit As Built Drawings/ operation Manual/Certificates/License/NOC of Fire & ESS/DG Sets/Warrantees/Guarantees etc. along with 3 sets completion Drawings to NBCC.
10. Bidders are strongly advised to visit the site, its surroundings to assess and satisfy themselves about the working and other constraints at site, quantum of malba/earth in each and every part of the site/structure, rusted reinforcement/structure work, various damaged construction works and its rectification/redoing, quantum of barricading, approach roads to the site, availability of water & power supply, the physical status of project, remaining items of work to be completed, the quality of items executed viz. a viz. damaged part of work executed & the need to repair/reconstruction, if any, and any other relevant information required by them to execute complete scope of work.

The BOQ/Indicative items enclosed with the tender is purely indicative/ tentative and shall in no manner be construed to be information provided by NBCC to the bidder. The enclosed BOQ of any/all items may vary to any extent and the bidder shall have to strictly ensure completion of scope of work in all respects. The bidder shall be solely responsible/ liable to

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analyse the quantum of balance work to be executed at site on his own, in order to complete the work in all respects and thereafter submit his bid.

Notwithstanding anything to the contrary, mentioned anywhere in the tender documents, the bidder is liable to complete the work within the quoted cost and shall not be entitled to claim any extra cost over and above the quoted cost.

11. All the Civil/Structural work/Finishing/Public Health Engg./MEP works will be carried out as per latest CPWD specifications, latest BIS code, latest NBC guidelines, drawings/specifications as mentioned in the tender document or as per direction of Engineer In-Charge(EIC) shall be final.
12. RCC Work- All the balance RCC work of M25 Grade or as mentioned in drawing/details are to be manufactured in fully automatic batching plant and are to be transported at site for all leads by continuous agitated mixture including pumping of concrete. The TMT, reinforcement steel of grade FE 500D or more including good quality shuttering preferably water proof ply/aluminium shuttering/new M S shuttering are to be used.
13. Brick work/Block work-All the common burnt clay bricks of class designation 75 using a mix of 1:6/1:5 are to be used wherever mentioned.
14. AAC block works, wherever applicable, as per the detailed design drawings shall be done with latest CPWD specifications
15. Expansion joint- All expansion joint will be treated as per latest CPWD specifications.
16. Waterproofing- waterproofing in toilets & lift pits, other area will be done as per latest CPWD Specification.
17. Finishing work- Finishing work should be as per given finishing schedule/ drawings/ indicatives items and as per direction of Engineer In-charge.
18. Plaster Works- as per CPWD specification.
19. Chicken wire mesh of 150 mm wide of standard gauge fixed with M S nail extended with RCC works as per latest CPWD Specifications to be done.
20. Sunken Filling with Brick Bats as per site requirements and instructions of Engineer in Charge with water proofing & drain pipes.
21. Laminated flooring as mentioned in the brochures/specifications shall be provided within the quoted cost.
22. Mortice Lock set with cylinder for wooden door as per approved specification or directed by Engineer-In-Charge.

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23. Tower Bolts as per approved specification or directed by Engineer-In-Charge shall be provided.
24. Wooden work inside the flat shall be done as per the Brochure/Specification.
25. Aluminium structural glazing powdered coated of required shade with 50-60 microns and 50x50 sections or as per detailed design shall be executed at site from the approved list of makes.
26. Installation of UPVC Doors/Windows with frame as per drawing/as per the brochures/specification.
27. PVC rubber on door shutters required colour and shade, with necessary screws.
28. Earthings- All electrical installations, equipments shall have proper earthing as per the approved design.
29. Plumbing works- All plumbing works to be done.
30. Shafts- All the associated works of shafts shall be executed for successful commissioning of the project in all respects.
31. Kitchen shall be semi modular or modular as mentioned in Brochures/Joint Inspection Report/Drawings & Details elsewhere in Tender Documents.
32. Cup boards are to be provided if mentioned in Brochures/Joint Inspection Report/Drawings & Details elsewhere in Tender Documents.
33. RO shall be provided in each flat as per the direction of Engineer In-Charge within the quoted cost. All toilets shall be provided with Dual piping in flushing, for usage of STP treated water.
34. All Toilets shall be provided with Dual Flushing with Separate OH tanks connected to STP. STP shall be of design with BOD Primary & Secondary treatment for getting best results so that the treated water can be utilised in Toilets Flushing, Gardening & if required for Fire Fighting with BOD should not be more than 5 or as specified in tender documents/drawings.
35. Provision of Intercom for each unit/flat shall be provided within the quoted cost.
36. ESS should be designed with required DG sets for all essential services, common lighting, Lifts, Fire Fighting System, STP/WTP/Pumping Station etc. with Power Back-up to each Flat as decided by Engineer In-charge.

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37. The bidders are required to check the RCC & including steel reinforcement of incomplete/left out/partly casted RCC structure/members at a particular floor. There may be likelihood that steel reinforcement of incomplete/Partly casted structure element, where steel reinforcement is visible is rusted or its partly casted RCC work is not in sound condition or damaged, which is required to be retrofitted, strengthened by fresh reinforcement, casting fresh RCC within quoted cost. If during the course of contract, such defects/shortcomings are noticed, the agency/bidder is to take care including testing if required from NABL/Govt Labs/Institute for requisite rectification within the quoted cost.
38. The intending bidders are advised to visit the site and carry out comprehensive study of incomplete works to understand the extent/quantum of balance works and quote their bid accordingly. All the works which are not mentioned in the tender document but required to be executed for completion of the work in all respect shall be done by the bidder in the quoted cost
39. The Joint inspection report for the project is attached herewith. The pending works mentioned in the joint inspection report shall be rectified/completed in all respect within the quoted cost.

WORK ALSO INVOLVES FOLLOWING IN VERY BROAD TERMS:**A. CLEANING OF ENTIRE SITE, BARRICADING FOR CONSTRUCTION/PHASES OF CONSTRUCTION WITH ILLUMINATION & SIGNAGE'S AND CONSTRUCTION POLLUTION CONTROL.**

1. The bidder shall clean the entire campus including cleaning of basements, common areas, dewatering, removing of debris etc. complete in all respect so as to make the site ready for execution of work and proper housekeeping is to be done during the entire tenure/period of construction including the surrounding area.
2. The bidder has to barricade the complete area/site with MS Frame & GI profile sheets all-around as per the approved design and drawings. Outer Barricades (B/wall) will be 6 meters or as per NGT norms or as per Pollution department/board requirements/Norms. The internal barricading will be of 4 meters between the different phases of the project wherever required, as per the direction of Engineer In-charge.
3. The bidder shall comply all the norms of National Green Tribunal/ Central/State Pollution Control Board/Statutory bodies/ or any other concerned body during execution of work.

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4. Number of Anti-smoke guns, as deemed appropriate as per standard norms of the applicable construction authority, have to be installed to control the air quality within the construction site in the quoted cost.

B. BASEMENT/PODIUM:

1. Balance Structure Work including Non Tower Areas and Podium, Entry & Exit Ramps, staircases, etc.
2. The work of Basement & Community centre including podium, if any, shall be done/executed by the bidder in the quoted cost.
3. Basement of this Project is to be connected with the basement of adjoining Project under Construction or Completed. However, if required and as per direction of Engineer In-charge of NBCC, permanent wall will require to be constructed to separate these basements, the decision of Engineer In-charge in this regard shall be final. The bidder has to execute all the Structure/Finishing works and all balance works if separation wall is not required to be constructed, within the quoted cost. The temporary wall of RCC/Brickwork or MS Sections with Profile MS Sheets may also require to be constructed if the adjoining work has not been completed/started yet.
4. The basements will be laid with base concrete 1:4:8 with CC pavement of design concrete mix of RMC M25, RMC of required thickness as per approved design with required reinforcement shall be laid.
5. VDF Flooring of approved design, thickness, with Ramps as Cobble Stone/Fibre Mix Cobble stone Strips.
6. All basements Drainages with Precast heavy duty RCC perforated Covers to take loads of Four Wheeler/Cars/Jeep/Mini Trucks along with Sumps, Pumping with Pipe line for flow of water to external drains.
7. Repair & Rectifications of Existing Laid basement, Replacement or strengthening of existing Reinforcement after due testing.
8. Treatment or rectification of existing or laid Expansion Joints/Construction joints, all leakages, seepages to make it completely leak proof & dry.
9. All Electrical, Mechanical Ventilation, Fire Fighting & Fire Alarm, Plumbing, etc. works as approved Design & Drawing.
10. All Internal & External Waterproofing including Base, External Walls, Roof Top, below Roads/Footpath/Drainages/Landscape/Hardscape & other areas to make it complete water tight.

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11. Finish of Staircases from basement to Podium shall be as per finishing schedule/drawings or Kota stone flooring if not mentioned anywhere in tender Documents.
12. All Signage's including Direction Marking, Parking Marking, Floor Marking, Column Markings, Ramps, etc. along with Column painting up to 1.2 Meter or as mentioned elsewhere in these Tender Documents with self-reflecting Enamel paint.
13. Repair/Rectification/Relaying of any visible damaged Portion, Epoxy Paints as required above 1.2 Meters & Roof white wash or as directed by Engineer In-charge. All Finishing/Painting works to be started after complete Rendering/Repairing.
14. All Lifts Lobbies to be finished as mentioned in Design & Drawings/Specifications/Brochures, etc.
15. The work also includes execution of all electrical works, Fire alarm works, Fire Fighting works with Fire Doors along with required accessories/fixtures as per CPWD Specifications/Building bylaws & Local Bodies/State Govt. by Laws, design requirements, etc. Fire doors are to be provided as per drawings, latest NBC/ BIS/ CPWD norms.
16. All other works to make the basement fully operational for Residents with all statutory approval like Fire/Pollution and any other applicable approval, etc.

C. SUPER AREAS ABOVE BASEMENT-FLATS, COMMON AREAS, COMMUNITY/COMMERCIAL BUILDINGS & THEIR ROOFS etc.

Completion of incomplete/left over or damaged RCC, Brick work, Finishing, etc.-

1. Completion of Balance works which is not yet started or works which was started but not completed like RCC/PCC/Brickwork/Finishing/Steel Structure/Plumbing/Wood work/Hardware /Sanitary ware/Kitchen & Cup Boards work/Electrical works, etc. as per approved design/Drawings/Brochure/Joint Inspection Reports or as mentioned elsewhere in these Tender Documents.
2. All MEP Works including SITC of Lifts shall be done. If any MEP works or Structure/Finishing works are executed or incomplete to be completed, and all works shall be tested/checked & replaced if required (in case of already executed) and to be executed strictly under the guidance of NBCC Engineer In-charge.
3. There are few commercial areas/shops separately as per DPR/Drawings or at Basement, Podium, GF to Upper floor levels, which needs to be finished/completed/constructed including all Civil, PHE, MEP and all

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External Developments with Boundary Walls/Gates etc. where ever required are included in scope of work within quoted cost. The bidder/agency has to execute these works.

4. Water level Sensors are to be provided at Over Head tanks to switch on & off the water supply pumps at its Low levels & Full level, respectively. Pumps must be dry run proof to avoid its burning during the condition of empty UG tanks.
5. The Fire Fighting, Fire Alarm & Mechanical Ventilation work has to be completed in all respect. The bidder shall complete the above works to the entire satisfaction to local Fire Authorities. The bidder shall obtain Fire NOC after completion of work, only then the work is deemed to be completed.
6. On completion of work, the bidder has to provide the water connection, power connection, drainage/sewerage disposal connection inclusive of all materials & payments to concerned departments, etc. The work deemed to be completed on getting all these connections.
7. There are lot of left out works or incomplete or yet to be started civil-structural, finishing, flooring, painting works including railing, electrical, fire fighting, etc. are required to be done in all common areas. These works are to be completed within the quoted cost.
8. The Common area works also includes all electrical, Fire Alarm, Fire Fighting works, etc. with installation of Fire Doors along with accessories/fixtures as per CPWD Specifications/Building by laws & Local Bodies/State Govt by Laws, design requirements. These works are to be executed/ provided.
9. The internal works in Flats/all Social/Commercial Buildings also includes all electrical, Fire Alarm works, Fire Fighting with Fire Doors along with Accessories/Fixtures as per CPWD Specifications/Building By laws & Local Bodies/State Govt By Laws, design requirements. The same are to be executed/ provided. Inside the Flats, very minimal power LED bulbs are to be provided on all electrical Points including Power/Fan points/ Call Bell Points, etc.
10. The RCC Underground/Overhead water tanks for Drinking/Bathrooms/Fire & separate tank for Flushing shall be provided with censors as per the drawings.
11. Railing/Finishing/Electrification with Fixtures, Doors/Windows/ Fire Doors, etc. in all Staircases, Ramps shall be provided.
12. All works of façade as per the specifications/brochure and design & drawings shall be completed in all respect within the quoted cost.

13. All External Water Proof Textured Painting or as mentioned elsewhere in this tender Documents with at least 5/7 Years Guarantee/Warranty from the manufacturers shall be done.
14. There are left out or yet to be executed works of RCC, PCC, external plaster, internal plaster, flooring, finishing in common areas, staircases, roof treatment, parapet walls, electrical works, fire fighting, HVAC works, VDF, marking, painting, signages, internal lighting, boom barriers at entry/ exit gates, surveillance, Command & control centre, CCTVs, Boundary wall with 2 ft grill & concertina coil, External road – marking, speed breaker with DQ stone, drainage, horticulture, STP, drip irrigation system, overhead water tank, fire tanks, transformers, electrical substation, Power Back-up generator, street lights, rectification, repair, leakage/ seepage repair in existing flats including making good, dismantle/ rectified area with flooring & finishing & fresh coat of external/internal painting, etc., these works are to be completed within the quoted cost.
15. The signage boards should be placed on all the flats/units and also entrance of Each Towers/ Facilities as per design/specifications approved by the Engineer-in-charge.
16. All the statutory/ Noida Authority/ Greater Noida Authority/ State/ Central Government/ Municipal approvals required before construction, during construction and after construction shall be taken by the bidder at no extra cost. These approvals include fire approval, pollution approval, any other approval as applicable. On getting these approvals, the work is deemed to be completed. Any statutory fee required to be deposited to Noida Authority/ Greater Noida Authority/ any other authority shall be borne by the bidder.
17. There are various left over work in lift pits and machine rooms including plastering & finishing, etc., the bidder is required to complete all work in lift pits and machine rooms before erection of lifts as per laid down norm of lift pits within the quoted cost.
18. Parapet wall, roof treatment, Drainage, RWP, slopes or other works shall be completed in all respect within the quoted rate.
19. The bidder is required to handover the completed units/individual unit to Allottee-Buyers duly certified by Ld. Court Receiver/Ld. Court Receiver with due handing over, taking over note.
20. All common area & facilities are required to be handed over to nominated body by Hon'ble Supreme Court/Ld. Court Receiver along with total inventories in good condition.

**D. EXTERNAL CIVIL, MEP, DEVELOPMENTS,
LANDSCAPING/HARDSCAPING ETC.**

1. STPs, if constructed/ incomplete or not yet constructed, all the balance work/ all the works including Construction, water tightness, raising mains, connection, plumbing, storage of treated water, laying of irrigation lines are to be completed by bidder. Appropriate technology as mentioned in these tender documents to be adopted to ensure BOD as per the laid down specifications/norms.
2. All machineries required for running and operation of STP/drinking water, pump house including all electrical work are to be completed within the quoted cost.
3. Drinking water reservoir/storage tanks- UG(under-ground)/OHT(Overhead tanks), WTP, Pumping stations may be incomplete/defective /not constructed, required to be completed in all respect including provision of all Electrical, Mechanical system, Pumps & Motor, connection to OHT & other places within the quoted cost.
4. A check post is to be constructed at entry/exit points with Boom Barriers along with 5-6 feet Boundary wall with 2 feet MS Grills of approved design & drawings and 3 layers of concertina coil with complete round all around the campus is required to be completed & operational in all respect.
5. All Roads/Pavement in RCC M25 Design Mix Concrete with nominal or designed reinforcement, Drains with Slope towards Municipal/authority Drains/Disposal Points through Required numbers of RWH, Footpath, Landscaping/Hardscaping/Sports Facilities like badminton/tennis/basketball Courts, Children Play areas, Swimming Pool, Community Centres & other Social Infrastructures as per Drawings/Details/Tender Documents. Plantation of Trees along Boundary Wall, Irrigation Lines from STP with sprinklers/Irrigation Hydrants, External Fire Hydrants, all Street lights, Boundary wall Lights, all Common areas, Landscaping/Hardscaping areas Lighting, all External/Internal Common areas & Basement CCTV with Command/Control Centre at Check Post with sufficient nos. of LED Screens, Marking on Roads with self-reflecting Paint, Signages on Entrance of all Towers, Basement Entrance, all facilities/ Social Infrastructures signages and all other -places where signages are required etc.
6. Power Connection for the works as per applicable norms or as approved by the Concerned Authority (at Voltage Level of 132KV or 33KV or any other Voltage Level as approved by the concerned authority) shall be taken by the bidder/agency in the quoted cost. ESS of Approved Design Capacity or required as per the guidelines of Local Electricity dept./Concerned Authority/GNIDA/Noida Authority including their approval shall be installed by the bidder/agency along with subsequent complete

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distribution network for power supply and installation of requisite numbers & capacity of DG Sets (to be provided with Exhaust as per guidelines & design/requirement) considering Power Back up for each flat and for all facilities/Social Infrastructures & all essential services, common areas lighting, etc. as mentioned in Tender Documents/as decided by the Engineer In-Charge.

E. GENERAL WORKS

1. There are lot of construction debris lying in basements, upper floor, roofs and in open area which is required to be cleaned and disposed off as per Hon'ble Green Tribunal norms as per State/ Central Government.
2. The scope of work will also include execution of work as per specification as mentioned in brochure of the project which is attached herewith. However, richer specification & makes of material may be accepted as per decision of NBCC.
3. Being a EPC tender, the scope of work for design, drawings of any left out/Incomplete works including civil, architectural, bulk services, external development, external services which are not available, shall be within the scope of work of the bidder. The bidder has to appoint a consultant to prepare drawings of left out works and submit these drawings to NBCC before commencement of work. The drawings shall be as per latest NBC, latest BIS, and fire services guidelines.
4. All structural drawings & Facade drawings and Design Mix of Concrete etc. shall be got approved and vetted from any of the IITs at contractor's own cost. However all Civil and other Services Drawings like Ventilation, Fire Fighting, Drainage with RWH, ESS/DG Sets etc. shall be got vetted by from IITs/NITs/Govt. Engineering college prior to execution/ procurement. However, it does not imply that contractor absolves themselves from code provisions/statutory requirements.
5. All signages as per standard practice (suspended in basement, fixed on wall, ramps, flat no., floor no. signages for fire exits, escape route, entry direction signages) shall be provided of SS 304 grade as per approved design & drawings.
6. The Plant and Machinery lying at various sites of Amrapali are in the custody of NBCC as per the order of Hon'ble Supreme Court dated 11.09.2019. The Construction material, Plant & Machineries which are lying at site shall be used or sold/disposed off by the bidder on as is where is basis. The details are enclosed with the tender document. The total amount of Construction materials, Plant & Machineries lying at site is Rs. 1,56,15,000/. NBCC does not have any ownership paper of these Plant & Machineries lying at site. The Recovery against the lying Plant & Machineries shall be done in 4 equal instalments in the first 4 Running

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Account bills of the bidder. Also, if there are any other materials which are not mentioned in the enclosed list but lying at the site shall also be used or sold/disposed off by the bidder and suitable recovery shall be made as per the direction of Engineer In-charge. Any other plant & machineries and materials lying at site or stores within the site premises, and not mentioned in this tender, such usable materials, etc. shall be handed over to the bidder after due valuation by the approved valuers and recovery shall be done in 4 equal instalments from the first 4 Running Account bills of the bidder. This materials, if in good shape, shall be utilised by the agency during the construction of the project after due approval of the Engineer In-charge.

7. The bidder has to do operation of services, housekeeping, watch & ward till taken over by the Ld. Court Receiver/ a body as appointed by Hon'ble Supreme Court whichever is earlier or a maximum for 03 months from the date of completion of each phase/project. However, the extension of operation of services, housekeeping, watch & ward if required over and above 03 months from the bidder/contractor, shall be reimbursable to the bidder/contractor on actual basis as per the direction of the Ld. Court receiver.
8. DLP shall be one year from the date of completion of each phase/project as per the scope of works after due intimation to the Ld. Court Receiver. The bidder has to depute sufficient manpower round the clock for one year of defect liability period.
9. Any rectification / demolition / reconstruction / repair in already executed work to make the work as per Tender provisions shall also deemed to be included in lumpsum cost quoted by the bidder and nothing extra shall be paid to the bidder on the above account.
10. The work involves Extensive Anti termite treatment in complete campus in all areas including areas of Landscaping/Plantation to make it Termite Proof.
11. While quoting for the tender, the bidder shall include the cost of works needed to be redone and also for the cost of replacement of defective fittings / fixtures if any.
12. Incomplete buildings/sites shall be handed over to bidder "as existing on site i.e. on as is where is basis" for the entire completion as shown in drawings and specified in these tender documents to the entire satisfaction of NBCC/ Ld. Court Receiver. The quantum of works executed in these buildings and the extent of work done given in tender documents is just for the guidance of bidder(s). The actual quantities required to be executed for completion of the entire work shall be worked out by the bidder on his own before quoting his rates. Bidder(s) are advised to make prior visit to the site of work to see the various

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stages of works at which these incomplete buildings are left and ascertain on their own the quantum of work involved for the entire completion of works as shown on drawings and specified in these tender documents in a workman-like manner and standard engineering norm to the entire satisfaction of NBCC. However, the bidder's quoted lump sum rates shall be deemed to include for all the elements required for entire completion of the works after making himself aware about the scope and specifications of work to be carried out in incomplete buildings including rectification of the defective work and other factors having bearing on the execution of work to the entire satisfaction of NBCC in conformity with the specifications contained in these tender documents and as shown in the drawings. The bidder shall be deemed to have visited the site and considered all the specifications, drawings and other provisions mentioned in these tender documents, which have a bearing on the pricing and quote his rates accordingly. The bidder shall be deemed to have visited the site before quoting his rates irrespective of the fact whether the bidder physically visits the site or not before submission of quoted tender. No claim what so ever shall be entertained at any stage of any misunderstanding or otherwise on this account and the bidder shall have to complete all the work required for completion of the work in all respect up to the satisfaction of the Ld. Court Receiver appointed by Hon'ble Supreme Court/ NBCC.

13. It is apprehended that certain defects might have developed with the passage of time in the partially executed work in the incomplete buildings. Therefore bidder(s) are advised to make prior visit to the site of work in order to ascertain the nature and type of defects existing in the incomplete buildings and also to ascertain the quantum of work involved in rectifying these defects in order to complete the work in workman-like manner and standard engineering norms in conformity with the particular specifications contained in these tender documents and all as shown on drawings to the entire satisfaction of NBCC before submission of their quoted tender. Bidder's quoted lump sum rates for the completion of incomplete works shall be deemed to include for the cost of rectification of all the defects as existing at site to the entire satisfaction of NBCC, the bidder shall be deemed to have visited the site and considered all the defects as existing at site in these tender documents, which have a bearing on the pricing and quoted his rates accordingly irrespective of the fact whether the bidder actually ascertained the scope of work involved for rectification of the defects or not prior to submission of his tender. No misunderstanding or otherwise on this account shall be entertained at a later date.
14. The reinforcement already incorporated in works but not concreted at site or lying at site will be cleaned with wire brushes to remove rust and protective slurry of cement to be applied as approved by NBCC before placement of forms. Where reinforcement is rusted beyond repair the same will be replaced as per direction of NBCC. The decision whether

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the steel needs replacement or otherwise can be used in the work shall be taken by NBCC and shall be final and binding.

15. The bidder has to execute the balance/left out/ new works related to lifts in all the towers in all respect to make the lifts functional and up to the satisfaction of Engineer In-charge of NBCC.
16. All the rectification/ balance works/ left out works such as seepage & leakage in existing structure along with required coats of paint shall be done in the quoted/agreed price.
17. Any defect in the Expansion joints has to be repaired wherever required in the quoted cost.
18. Dual Source Meter/Dual Metering System shall be provided/installed as per applicable standard and/or as approved by the State/Local Power Authority/ Noida Authority/Gr. Noida Authority/any other concerned Statutory Authority.
19. Works of Water Treatments Plant and Sewage Treatment Plant, etc. shall be completed to make in functional up to the satisfaction of Engineer In-charge of NBCC.
20. All left out works in under construction flats is to be done to make them complete in all respect.
21. There are heavy seepages & leakages in the basements, superstructures, shafts, walls, etc. The bidder has to rectify all the said defects along with water proofing up to the satisfaction of Engineer In-charge of NBCC including rectification/ balance works/ left out works of eroded plaster and paintings.
22. Complete project including basement, roof, common areas etc. has to be cleaned immediately after award of work.
23. All works of façade as per the specifications shall be completed in all the towers and other areas.
24. All the works associated to the external & internal electrification including substation, DG sets, electrical panels, transformers, automatic change over system, etc. shall be completed in all respect in the quoted cost. Setting up arrangement, such as land fill, or any civil work associated with such mentioned bought out items shall be a part of the EPC scope and all such works are to be carried out within the quoted cost.

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25. All works pertaining to fire fighting system, fire alarm, smoke detector, rising mains, distribution system, pumps, motors, sprinklers, water tanks, etc. shall be executed in the quoted price.
26. All the works of mechanical ventilation system has to be done to make it operational up to the satisfaction of Engineer In-Charge of NBCC within the quoted cost. The Fans should be AMCA certified for Sound & Performance.
27. Any other work, wherever required, related to the project, if required to be executed shall be done by the bidder to make the premise good for habitation with in quoted/ agreed price.
28. Since the project is monitored by the Hon'ble Supreme Court, the bidder has to depute a safety consultant/agency from NBCC's empanelled safety consultants for strict monitoring and ensuring the safety during the execution of work within the quoted cost.
29. The time line is essence of project and continuous monitoring shall be done by all concerned including Ld. Court Receiver/Hon'ble Supreme Court or their appointed Committee.
30. The Bidder has to construct temporary walls in the basements between the project phases of MS Profile sheet as per directions of Engineer - In charge. Once the works are completed, the same temporary walls are to be removed and made in RCC/brick wall/ block work, if required, for successful handing over of the premises.
31. Parking is to be marked as ECS in Basements as well as open/silt parking as per approved plan along with signage of parking vis-à-vis allotted flat no., road signage, to be marked by the bidder. Basement parking management plan is within the scope of the EPC bidder and this shall include necessary way finding, signages at ground level, basements level, including marking of individual car park at each slot designated to the apartment.
32. Other facilities like Water Treatment Plant, pumping station, rain water harvesting, guard room, MEP services, Entry/ Exit etc. including Landscapes/Plantations/Tree species and green area has to be developed by the bidder as per by-laws of Noida/Gr. Noida Authority and as per approved layout/plan and specifications within quoted cost.
33. The bidder shall have to do the complete internal and external painting of entire project within the quoted cost. Colour of external painting/texture may vary from the existing one and it is to be done as per the direction of Engineer In-charge. No extra claim pertains to the painting works shall be entertained.

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34. Any Specifications/Description of items/ratings/ capacities of components/ equipments mentioned anywhere in this tender document may vary/ modify/enhance as per approved design, requirements and for completion of project in all respect. The bidder shall execute all the work as directed by the Engineer In-charge within the quoted cost. No extra claim shall be entertained.
35. The bidder shall execute the work of VDF flooring in the basements wherever the flooring is left out/or not done including marking, painting, signages, CCTV cameras, Lighting, drainage, etc.
36. The drawings submitted in Hon'ble Supreme Court are available in the office of Executive Director (Engg), New Moti Bagh complex, New Delhi. The bidder can see and take copy of the same, if required from the above mentioned office.