

NATIONAL INSTITUTE OF TECHNOLOGY, ARUNACHAL PRADESH, YUPIA, Pin-791112

(Established by MHRD, Govt. of India)

Website : www.nitap.in, Fax No: (0360) 2284972

E-Mail: nitarunachal@gmail.com / admin@nitap.in

Ref. No : NIT/AP/PUR-73/2017-18

Date :24/11/2017

TENDER NOTICE

Director, NIT, Arunachal Pradesh is please to invites Sealed Tenders from the interested parties for providing ready built Bungalow (Type – VIII) at the following locations in Itanagar, preferably situated at ground/first floor, having proper approach road, entrance, with adequate parking facilities.

SI No	Preferable location	Carpet area required(sq. feet)	Rate per month
01	Itanagar	520 sqm Type – VIII Building	One lakh only

1. Interested parties should send their proposal in a sealed cover addressed to the Assistant Registrar (Acad & Admn), NIT, Arunachal Pradesh, Yupia, Papum Pare, Pin 791112 by sent under Register Post / Speed Post or by-hand with in 15days from the date of Advertisement.

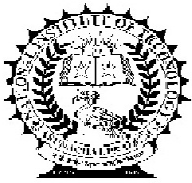
Specifications which may be referred to:

- i) General Instructions and Terms & Conditions of this contract: Annexure I
- ii) Requirements and facilities to be provided by the bidder: Annexure-II
- iii) Formats of Technical Bid : Annexure-III (with Undertaking)
- iv) Format for Financial Bid: Annexure-IV
- v) Declaration: Annexure-V
- vi) Tender acceptance letter : Annexure-VI

2. The Proposal should be submitted in two parts. The first part should be the "Technical Bid" which should contain technical parameters like Address of the building, Carpet area as well as built up area, design of the premises, availability of parking space, air conditioning standards, year of construction etc. The Second part should be the "Financial Bid" which should indicate the rent proposed to be charged and the other financial terms and conditions. Both these bids should be in separate sealed envelopes and the envelopes should clearly indicate on the top "Financial bid/ Technical bid" as the case be. Both these envelopes should be kept in another sealed cover mentioning clearly "Tender for Director's Bungalow for NIT, Arunachal Pradesh".

3. Earnest Money Deposit (EMD) or bid security of Rs. 2% of the rate quated, shall be submitted by bidders in the form of Account Payee Demand Draft in favour of DIRECTOR, National Institute of Technology, Arunachal Pradesh drawn on SBI, Nirjuli (Code-9535). The Hard Copy of original documents in respect of Earnest Money, must be delivered to Assistant Registrar (Acad & Admn), NIT, Arunachal Pradesh, Yupia, Papum Pare, Pin 791112 on or before Technical bid opening date/time as mentioned below in critical date sheet. Tenders will be treated as non-responsive and will be rejected, at the initial stage itself, if hard copy of EMD is not received on or before opening of Technical Bid.

4. The Critical Dates for the Tender Submission and processing are as under –



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Publishing Date	24/11/2017
Bid Submission End Date	14/12/2017
Technical Bid Opening Date	15/12/2017
Financial Bid Opening date (Those bidders who have qualified in the Technical Bids)	15/12/2017

5. Quoted price should be all inclusive of GST

6. No advance payment is admissible.

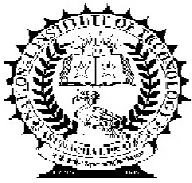
7. Other Rules are GFR of Govt of India

8 In the event of any of the above-mentioned date being subsequently declared as a holiday / closed day for this office, the tenders will be opened on the next working day at the scheduled time.

(Sri Taba Tadhe Goyang)

Assistant Registrar (Acad & Admn)

NIT, Arunachal Pradesh



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ANNEXURE-I

GENERAL TERMS AND CONDITIONS:

1. The Technical Bid should be accompanied by the following documents:

- i) Location Map.
- ii) Copy of agreement for acquisition of property.
- iii) Approved plan of the offered premises with exact measurement for carpet area.

2. The premises offered should be in ready condition and the owners of the premises will have to hand over the possession of premises within 05 days after acceptance of their offer. The offer should be valid for a minimum period of 24 months from due date of opening the tender. It may be noted that no negotiations will be carried out except with the lowest tender and therefore most competitive rates should be offered.

3. In case of re-hiring, the revision of rent by more than eight per cent (2%) per annum is permissible if the revised rent is within the FRC/RRC range.

4. Offers received from Public sector units/Government bodies would be given preference. No Earnest Money Deposit will be given by the department to the owner offering the premises. Tenders received after the due date and time for whatever reason, shall not be entertained and this office shall not be responsible for any loss or delay in delivery of tender documents.

5. The building should have running water supply & preferably assured power back-up and on continuous basis.

6. Bonafide owners of premises who possess free hold title on the said premises and who can in law let the premises to the Department are only invited to participate in the tender. Tender from intermediaries or brokers will not be entertained.

7. The premises offered should consist of the minimum amenities/ facilities as mentioned in Annexure-II enclosed to this tender notice.

8. The premises offered should have construction approvals from all Central / State Government Department as may be necessary by the local authorities.

9. The Owner would be required to get the premises insured against all types of damages due to various causes during the entire period of rent contract.

10. All the common amenities available in complex shall be made available to officers of GST in that complex.

11. The legal owner of the building should provide adequate parking for Govt./Visitors vehicle.



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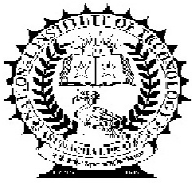
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12. The legal owner will undertake to carry annual repairs and maintenance every year and any repairs connected with the basic structure on the suggestion of the NIT, Arunachal Pradesh.
13. In case of high-rise building, provision of lift is essential with assured power backup.
14. The Building space should have electric fixture like fans, tube lights, switches, power points of ISI/BIS specifications. The space offered should be free from any liability and litigation with respect to its ownership.
15. There should be separate provision of toilets for ladies and gents with sanitary and water supply installation on each floor.
16. The building should be secure enough to protect the Government Servant.
17. Finalization of rent based on location and quality of construction is subject to certification of CPWD / hiring committee and also subject to final approval and sanction by Government of India, as per rules framed in this regard.
18. All the details and documents mentioned in the tender form must be submitted. A tender having incomplete details / documents are liable to be rejected. The tenderer, before submitting the tender should satisfy himself about correctness and authenticity of the details and documents submitted. Submission of wrong details / documents would render the tender invalid.
19. The owner should make available the building for inspection by the officers of NIT, Arunachal Pradesh after the opening of the technical bid/s.
20. The period of lease should be minimum for duration of 24 months.
21. The Authority of NIT, Arunachal Pradesh, reserves the right to amend these terms and conditions as it deems necessary.
22. Participation in the tender does not entail any commitment from Authority of NIT, Arunachal Pradesh. The Authority of NIT, Arunachal Pradesh reserves the right to reject any / all offers, including that of the lowest tenderer without assigning any reason.

The above conditions may be relaxed due to administrative reasons in appropriate case. The terms & conditions mentioned from Sr. No. 1 to 22 will constitute the technical specification. The rent demanded per square feet of the carpet area will constitute the Financial Bid. The rent offered should be inclusive of property tax, or any other tax required to be paid by the property owner/s. The lease shall be for a minimum period of 24 months subject to the conditions as may be prescribed by the government from time to time.



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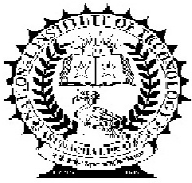
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**ANNEXURE-II
(FACILITIES REQUIRED TO BE PROVIDED BY THE OWNER)**

01	Building must be 520sqm with all facilities as per Type-VIII
02	There should be provisions for 24 hours, Electric and Water supply
03	There should be proper road approach and entrance to the proposed building.
04	The building should be in a ready-to-use condition with electricity, water, lifts, sewerage, firefighting equipment and adequate toilet facilities.
05	The electric power available should be indicated
06	Facility for installing generators
07	The Building must have well-furnished furniture, TV, Curtains, bed Air Conditioner, Almirah, Dining Table, Chair, Table, Study Table, Computer Table, Internet Connectivity etc.



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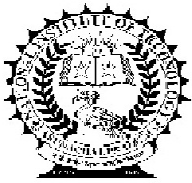
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ANNEXURE-III (TECHNICAL BID)

TECHNICAL BID SHOULD INTER-ALIA CONTAIN DETAILS AS FOLLOWS:

01	Full particulars of the legal owner of the premises Name : Telephone: E- mail Address : PAN No. : Aadhar No. The location and address of the proposed premises :
02	Full particulars of person(s) offering the premises on rent/ lease and submitting the tender.
03	Status of the applicant with regard to the premises offered for hiring (To enclose power of attorney also if the applicant is other than owner)
04	Type of building - commercial or residential
05	Complete Address and location of the building. Details of the Accommodation offered for rent (viz. carpet area, no. of floors, floor wise area) (Certificate to be enclosed)
06	Detailed approved plan of the accommodation
07	Date of Construction
08	Exact carpet area
09	Exact built up area
10	Numbers of Bed Rooms with toilet / without toilet offered
11	No. of floors in the building
12	Distance from nearest railway station / bus stand/stop and name of the railway station / bus stand/stop
13	Other facilities and amenities available with the building
1415	Type, model, company and no. of lifts available / carrying capacity to be provided
16	Parking space available for department area and to specify how many nos. of vehicles can be parked
17	Whether accommodation offered for rent is free from litigation including disputes with regard to ownership, pending taxes / dues or like (To enclose copy of Affidavit from owner or Power of Attorney holder).
18	Whether running water, drinking and otherwise, available round the clock. Whether sanitary and water supply installations have been provided for?
19	Whether separate electricity source having sufficient installed capacity has been provided for?
20	Sanctioned Electricity load
21	Whether building has been provided with fans in all rooms or not (If yes, give the no. of fans floor wise)



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22	Details of power back up facility / ground space for installing Generator
23	Details of Fire Safety Mechanism, if any
24	Specify the lease period [minimum 24 months and provision for extension]
25	The charges for maintenance of air-conditioning equipment, if centralised and lifts as the case may be
26	Charges for parking space.

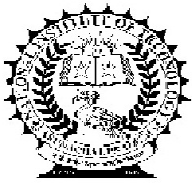
I/We son/daughter of, have gone through the various terms and conditions mentioned in the tender documents and I/we agree to abide by them. I/We _____ solemnly declare that, to the best of my knowledge and belief the information given above and in the enclosures accompanying it is correct complete and truly stated.

Date : _____

Place : _____

Signature of legal Owner/ Power of Attorney Holder:

With seal



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ANNEXURE-IV

(FINANCIAL BID) FINANCIAL BID SHOULD INTER ALIA CONTAIN DETAILS AS FOLLOWS

SI No	Items	Details	
01	Name and Address of the applicant with phone Nos. and email ID's		
02	Status of the applicant with regard to Building/ Accommodation offered for hire by the owner of power of Attorney Holder.		
03	Full particulars of the owner :		
04	Name :		
	Address :		
	Telephone Nos./Mobile Nos./Email ID		
	Business :		
	Residential :		
	Tele Fax No. :		
	PAN Card (Photo copy) :		
	Aadhar Card (Photo copy):		
	E-mail:		
05	Complete details of the building viz. Complete Postal address of the location	Rate Rs./ sq.ft. of carpet area	Total Rs.
06	Rent in Indian Rupees per month per square feet of the carpet area as mentioned in Technical Bid. The rent will be subject to issue of Fair Rent Certificate by CPWD as per procedure laid down by the Govt. and it will be applicable for the leased period of three years. All corporation taxes, cess or any other tax applicable are to be borne by the landlord. The electricity and water bills as per actual consumption to be borne by the Department. Service Tax will be borne by the tenant as applicable.		
07	Any other conditions having financial implications relevant to the offer of the building. To give details if applicable.		



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Note: The Financial Bid should include –

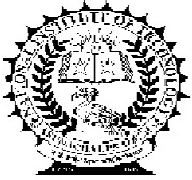
1. The rent proposed to be charged per sq.ft. on the basis of carpet area which should be inclusive of all costs of services.
2. The charges for the maintenance (Civil, electrical, plumbing)
3. The charges for the maintenances of the air-conditioning equipment if centralized and lifts.
4. The charges for parking space.
5. The charges for security.
6. Taxes and duties, to be paid to various authorities.

Date : _____

Place : _____

Signature of legal Owner/ Power of Attorney Holder:

With seal



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**ANNEXURE-V
DECLARATION**

I / We, have read and understood the detailed terms and conditions applicable to the subject offer as supplied with the bid documents and agree to abide by the same in totality. It is hereby declared that the particulars of the buildings etc. as furnished against the individual items are true and correct as per my / our knowledge and belief and in the event of any of the same being found to be not true, I / We shall be liable to such consequences / lawful action as the Department may wish to take.

Date : _____

Place : _____

Signature of legal Owner/ Power of Attorney Holder:

With seal



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Annexure-VI

TENDER ACCEPTANCE LETTER (To be given on Company Letter Head)

No : _____

Date: _____

To,
The Assistant Registrar (Acad & Admn)
National Institute of Technology, Yupia
Papum Pare, Arunachal Pradesh - 791112

Sub: Acceptance of Terms & Conditions of Tender.

Tender Reference No: _____

Name of Tender / Work: - _____

Dear Sir,

1. We have downloaded / obtained the tender document(s) for the above mentioned 'Tender/Work' from the web site(s) namely: _____ as per your advertisement, given in the above mentioned website(s).
2. We hereby certify that I/We have read the entire terms and conditions of the tender documents from Page No. to (including all documents like annexure(s), schedule(s), etc.), which form part of the contract agreement and I / we shall abide by the terms / conditions / clauses contained therein.
3. The corrigendum(s) issued from time to time by your department/ organization too have also been taken into consideration, while submitting this acceptance letter.
4. We hereby unconditionally accept the tender conditions of above mentioned tender document(s) / corrigendum(s) in its totality / entirety.
5. We do hereby declare that our Firm has not been blacklisted/ debarred by any Govt. Department/Public sector undertaking.
6. We certify that all information furnished by the our Firm is true & correct and in the event that the information is found to be incorrect/untrue or found violated, then your department/organisation shall without giving any notice or reason therefore summarily reject the bid or terminate the contract, without prejudice to any other rights or remedy including the forfeiture of the full earnest money deposit absolutely.

Yours' faithfully,
(Signature of the Bidder, with Official Seal)

PRESS BRIEF NOTE

Subject: New Plinth Area Norms- for General Pool Residential Accommodation (GPRA) to be constructed for Central Govt. Employees and its applicability to all Govt. Departments

Ministry of Urban Development (MOUD) is the Nodal Ministry for providing houses under General Pool Residential Accommodation (GPRA) to be constructed for Central Govt. Employees all over India. The present Plinth area Norms had been fixed in 1987 by Ministry of Urban Development for Type I to Type VI catering to the needs of the Govt. employees at that time and has not been revised since then. However the lifestyle has changed drastically since then, therefore need was felt to revise these plinth area norms specifications keeping in mind modern household gadgets like refrigerator, washing machine, microwave, AC's etc., Car parking requirements instead of Scooter/Cycle have also increased manifold.

New trend of multistoried construction in place of Low rise construction, because of scarcity land, resulting in space crunch for certain facilities like clothes drying space. Hence a separate balcony for drying of wet clothes in the form of utility balcony has been provided in all the categories of houses in the revised plinth area norms for Type-I to Type-VIII qtrs. **The Comparison between Existing Plinth Area Norms & New Plinth Area Norms 2012 is as under:**

New Plinth Area Norms for Dwelling Units from Type- I to Type-VI and new Plinth Area Norms for Type -VII & Type VIII Quarters to be constructed for Central Govt. Employees in General Pool and its applicability to all Central Govt. Ministries / Departments shall be as per Table below:

Type	Eligibility as / Grade Pay / Fixed Pay	Area	Unit Area (Main)	Stairs/ Circulation	Balcony	Utility area / Balcony	Cycle/Scooter shed/ Garage	Remarks
			Sq. m.	Sq. m.	Sq. m.	Sq. m.	Sq. m.	
Type- I	Rs. 1300 - 1800	Existing	34.00	5.0	7.45	NIL	2.50	Cycle shed -100%
		New	40.80	7.00	6.50	2.50	As /Parking Norms	
Type- II	Rs. 1900 - 2800	Existing	45.00	5.0	7.45	NIL	2.50	Cycle shed -100%
		New	54.00	7.00	6.50	2.50	As /Parking Norms	
Type- III	Rs. 4200 - 4800	Existing	55.75	5.00	7.45	NIL	4.20	Scooter shed - 100%
		New	63.00	7.00	6.50	3.50	As /Parking Norms	
Type- IV		Existing	83.60	5.5	7.60	NIL	4.20	Scooter shed - 100%
Main Unit Servant Qtr-1	Rs. 5400 and above	New	86.00 17.00	7.00	12.00 2.50	3.50	As per Parking Norms	Servant room shall be part of the house without provision of separate staircase.

									however Kitchenette & toilet be provided within the unit area specified for servant room.
Type- IV (Special)	Existing	111.48	6	8.52	NIL	4.20	Additionally covered parking space as per local master plan norms subject to minimum one car per quarter will be provided		
Main Unit Servant Qtr-1	New	106.00	7.00	12.00	3.50	As per Parking Norms	Servant room shall be part of the house without provision of separate staircase, however Kitchenette & toilet be provided within the unit area specified for servant room.		
	Existing	17.00	6.00	2.50	NIL	20.90			
Type- V	Existing	139.35	4.50	9.85	NIL	Garage - 75%	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DUs * Nos. of Quarters - 1 Nos. for TypeV		
Main Unit Servant Qtr-1	New	Rs. 7600 and above	145.00	7.00	12.00	4.50	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DUs * Nos. of Quarters - 1 Nos. for TypeV		
	Existing	21.50	7.00	3.50	NIL	Garage - 75%			
Type- VI	Existing	203.50	7.00	21.50	NIL	Garage - 75%	Independent Servant Quarter having Room, Kitchen, Toilet and separate staircase being shared by two DUs * Nos. of Quarters - 1 Nos. for Type VI		
Main Unit Servant Quarter-1	New	Rs. 10000 and above	203.50	7.00	21.50	4.50	As per Parking Norms		
	Existing	21.50	7.00	3.50	NIL	Garage - 75%			
Type- VII	Existing	There are no norms for multi-storied buildings.							

UNIT DESIGN FOR TYPE-VIII QRTS. (TYPICAL)

AS PER NEW NORMS

