


**Basic Details**

<b>Organisation Chain</b>	Airports Authority of India  Northern Region - AAI  AMRITSAR - AAI  ENGG ELECT-AMRITSAR - AAI		
<b>Tender Reference Number</b>	AAI/CHD OTB/Engg. (E)/ASTI/VRV/NIT-01/2026-27		
<b>Tender ID</b>	2026_AAI_276332_1	<b>Withdrawal Allowed</b>	Yes
<b>Tender Type</b>	Open Tender	<b>Form of contract</b>	Item Rate
<b>Tender Category</b>	Works	<b>No. of Covers</b>	2
<b>General Technical Evaluation Allowed</b>	No	<b>ItemWise Technical Evaluation Allowed</b>	No
<b>Payment Mode</b>	Online	<b>Is Multi Currency Allowed For BOQ</b>	No
<b>Is Multi Currency Allowed For Fee</b>	No	<b>Allow Two Stage Bidding</b>	No

**Payment Instruments**

Online Bankers	S.No	Bank Name
	1	SBI Bank

**Cover Details, No. Of Covers - 2**

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical	.pdf	AS PER NIT
2	Finance	.xls	AS PER NIT

**Tender Fee Details, [Total Fee in ₹ \* - 1,180]**

<b>Tender Fee in ₹</b>	1,180		
<b>Fee Payable To</b>	Nil	<b>Fee Payable At</b>	Nil
<b>Tender Fee Exemption Allowed</b>	No		

**EMD Fee Details**

<b>EMD Amount in ₹</b>	5,15,000	<b>EMD Exemption Allowed</b>	No
<b>EMD Fee Type</b>	fixed	<b>EMD Percentage</b>	NA
<b>EMD Payable To</b>	Nil	<b>EMD Payable At</b>	Nil
<b>BG Required</b>	No		
<b>Minimum Direct EMD Payment in ₹</b>	0.00		

[Click to view modification history](#)
**Work /Item(s)**

<b>Title</b>	Provision of VRV / VRF type AC system in Aviation Security Training Institute (ASTI) at OTB Chandigarh along with AICMC for 08 Years (After 02 Years of DLP)		
<b>Work Description</b>	Provision of VRV / VRF type AC system in Aviation Security Training Institute (ASTI) at OTB Chandigarh along with AICMC for 08 Years (After 02 Years of DLP)		
<b>Pre Qualification Details</b>	Please refer Tender documents.		
<b>Independent External Monitor/Remarks</b>	NA		
<b>Show Tender Value in Public Domain</b>	Yes		
<b>Tender Value in ₹</b>	1,71,40,793	<b>Product Category</b>	Electrical Works
		<b>Sub category</b>	NA
<b>Contract Type</b>	Tender	<b>Bid Validity(Days)</b>	90
		<b>Period Of Work(Days)</b>	90
<b>Location</b>	ASTI, OTB, CHANDIGARH	<b>Pincode</b>	160003
		<b>Pre Bid Meeting Place</b>	NA
<b>Pre Bid Meeting Address</b>	NA	<b>Pre Bid Meeting Date</b>	NA
		<b>Bid Opening Place</b>	AAI, MOHALI
<b>Should Allow NDA Tender</b>	No	<b>Allow Preferential Bidder</b>	No

**Critical Dates**

<b>Publish Date</b>	02-May-2026 05:15 PM	<b>Bid Opening Date</b>	25-May-2026 10:00 AM
<b>Document Download / Sale Start Date</b>	02-May-2026 06:55 PM	<b>Document Download / Sale End Date</b>	23-May-2026 06:55 PM
<b>Clarification Start Date</b>	02-May-2026 06:55 PM	<b>Clarification End Date</b>	08-May-2026 06:55 PM

<b>Bid Submission Start Date</b>	02-May-2026 06:55 PM	<b>Bid Submission End Date</b>	23-May-2026 06:55 PM
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<b>Tender Documents</b>				
<b>NIT Document</b>	<b>S.No</b>	<b>Document Name</b>	<b>Description</b>	<b>Document Size (in KB)</b>
	1	Tendernotice_1.pdf	NIT - Provision of VRV / VRF type AC system in Aviation Security Training Institute (ASTI) at OTB Chandigarh along with AICMC for 08 Years (After 02 Years of DLP)	784.10
<b>Work Item Documents</b>	<b>S.No</b>	<b>Document Type</b>	<b>Document Name</b>	<b>Description</b>
	1	Tender Documents	DNITASTIVRV.pdf	TENDER DOCUMENT
	2	BOQ	BOQ_322827.xls	BOQ
				<b>Document Size (in KB)</b>
				10903.66
				376.50

<b>Auto Extension Corrigendum Properties for Tender</b>		
<b>Iteration</b>	<b>No. of bids required for bid opening a tender</b>	<b>Tender gets extended to No. of days</b>
1.	2	7
2.	2	7

<b>Bid Openers List</b>			
<b>S.No</b>	<b>Bid Opener Login Id</b>	<b>Bid Opener Name</b>	<b>Certificate Name</b>
1.	rajivsng@aai.aero	Rajiv Kumar Singh	RAJIV KUMAR SINGH
2.	preetib@aai.aero	Preeti Beniwal	PREETI BENIWAL
3.	anilchauhan@aai.aero	Anil Chauhan	ANIL KUMAR CHAUHAN
4.	amit.kumar@aai.aero	Amit Kumar	AMIT KUMAR

<b>Tender Properties</b>			
<b>Auto Tendering Process allowed</b>	No	<b>Show Technical bid status</b>	Yes
<b>Show Finance bid status</b>	Yes	<b>Stage to disclose Bid Details in Public Domain</b>	Technical Bid Opening
<b>BoQ Comparative Chart model</b>	Normal	<b>BoQ Compartive chart decimal places</b>	2
<b>BoQ Comparative Chart Rank Type</b>	L	<b>Form Based BoQ</b>	No

<b>TIA Undertaking</b>			
<b>S.No</b>	<b>Undertaking to Order</b>	<b>Tender complying with Order</b>	<b>Reason for non compliance of Order</b>
1	<a href="#">PPP-MII Order 2017</a>	Agree	
2	<a href="#">MSEs Order 2012</a>	Not Applicable	WORKS CATEGORY

<b>Tender Inviting Authority</b>	
<b>Name</b>	AGM (Engg. Elect.), AAI
<b>Address</b>	AGM (Engg. Elect.), Airports Authority of India, Chandigarh- 160003

<b>Tender Creator Details</b>	
<b>Created By</b>	Preeti Beniwal
<b>Designation</b>	AGM Engg Elect.
<b>Created Date</b>	02-May-2026 04:43 PM



Ref. No.:- AAI/CHD/Engg. (E)/ASTI/VRV/NIT-01/2026-27

Date: 02.05.2026

## **NOTICE INVITING e-TENDER (2 BOT – 2 Envelope Open Tender)**

(Tender ID :- 2026\_AAI\_276332\_1)

- 1) Item Rate/ ~~Percentage rate/ EPC~~ e-tenders are invited through the e-tendering on CPP Portal by AGM (Engg. Elect.), Airports Authority of India, Chandigarh (Bid Manager) on behalf of Chairman, AAI from the eligible contractors for the work of **“Provision of VRV / VRF type AC system in Aviation Security Training Institute (ASTI) at OTB Chandigarh along with AICMC for 08 Years (After 02 Years of DLP)”** at an estimated cost of **Rs. 1,71,40,793.00 (excluding GST)** {SH-I: VRV/ VRF System Rs. 102.55 Lakhs + SH-II: Electrical Works Rs. 19.90 Lakhs + SH: III : AICMC cost for 08 years Rs. 48.96 Lakhs} (excluding GST) with completion period of **03 months for SITC work and 96 months (i.e. 08 years)** for All-Inclusive Comprehensive Maintenance Contract (AICMC) after DLP period.

The tendering process is online at CPP Portal URL address <https://etenders.gov.in/eprocure/app/> / [www.aai.aero](http://www.aai.aero). Prospective Tenderers may download and go through the tender document.

Prospective Tenderers are advised to register themselves at CPP-portal, obtain ‘Login ID’ & ‘Password’ and go through the instructions available in the Home Page after log into the CPP portal <https://etenders.gov.in/> e-procure/app or [www.aai.aero](http://www.aai.aero). They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days’ time. The tenderer may also take guidance from AAI Help Desk Support through path [aai.aero/tender/e-tender/help](http://aai.aero/tender/e-tender/help) desk support.

For any technical related queries please call the Help desk. The 24X7 Help Desk details are as below:

Tel: 0120-4711508, 0120-4001002, 0120-4001005, 0120-6277787

E-mail: [support-eproc@nic.in](mailto:support-eproc@nic.in).

International bidders are requested to prefix 91 as country code.

Tenderers are requested to mention the URL of the Portal and Tender ID in the subject while emailing any issue along with the contact details.

Before submitting queries, bidders are requested to follow the instruction given in “Guidelines to Bidders” and get their computer system configured according to the recommended settings as specified in the portal at “System Settings for CPPP”.



For any further technical assistance with regard to functioning CPP portal the tenderer may contact to the following AAI help desk numbers on all working days only between-

Sl. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings*
1	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950 Ext. 3512	0800-2000Hrs. (MON – SAT)
2	JE (IT)	After 4 Hrs. of Issue	etendersupport@aai.aero or vaibhav_g@aai.aero	011-24632950 Ext. 3523	0930-1800Hrs. (MON – FRI)
3	Sr. Manager (IT)	After 12 Hrs	shripatim@aai.aero	011-24632950 Ext. 3509	0930-1800Hrs. (MON – FRI)
4	Jt. GM (IT)	After 24 Hrs.	Sunil.km@aai.aero	011-24632950 Ext. 3506	0930-1800Hrs. (MON – FRI)
5	General Manager (IT)	After 03 Days	gmit@aai.aero	011-2465790	0930-1800Hrs. (MON – FRI)

\*The help desk services shall remain closed on all Govt. Gazetted Holidays.

In case of technical support regarding e-tender portal, if the AAI Help Desk is non-responsive, the Bid Manager may be contacted as below on all working days from 09:30 hrs. to 18:00 hrs.

Name : Smt. Preeti Beniwal  
Designation : AGM (Engg.-Elect.)  
Telephone No. : 0172-2242404  
E-mail ID : hodelectrical@chial.org

**All bid procedure related queries be referred to HELP DESK as above and then to Bid Manager only.**

**If the bidder has any query related to the Bid Document of the work, they should use ‘Seek Clarification’ on CPP portal to seek clarifications. No other means of communication in this regard shall be entertained.**

Tender Processing Fee of **Rs. 1,180.00 (i/c GST)**, non-refundable will be required to be paid online through SBI payment Gateway Integrated / mapped with CPP Portal only.

The Earnest Money Deposit (EMD) is **Rs. 5,15,000/-** will be required to be paid online through SBI payment Gateway Integrated / mapped with CPP Portal only.



- 2) Following 2 envelopes shall be submitted through online at CPP-portal by the tenderer as per the following schedule:-

**CRITICAL DATE SHEET**

Publishing Date	Date 02.05.2026
Bid Document Download / Sale Start Date	Date 02.05.2026 from 1855 hrs.
Clarification Start Date	Date 02.05.2026 from 1855 hrs.
Clarification End Date	Date 08.05.2026 upto 1855 hrs.
Bid Submission Start Date	Date 02.05.2026 from 1855 hrs.
Bid Submission End Date	Date 23.05.2026 upto 1855 hrs.
Bid Opening Date (Envelope- I)	Date 25.05.2026 at 1000 hrs.
Bid Opening Date (Envelope- II)	To be intimated through CPP portal
Tender Processing Fee (To be paid online through CPP Portal)	Rs. <b>1,180/-</b> (i/c GST) Non-refundable
Earnest Money Deposit (EMD) (To be paid online through CPP Portal)	<b>Rs. 5,15,000/-</b>

**Note: If the bidder has any query related to the Bid Document of the work, they should use 'Seek Clarification' on CPP portal to seek clarifications. No other means of communication in this regard shall be entertained.**

**Envelope-I (Technical Bid and Pre-qualification): -**

**A) Technical Bid containing the following -**

- i. Scanned Copy of Tender Processing Fee paid online.
- ii. Scanned Copy of EMD paid online.
- iii. Scanned copy of Permanent Account Number (PAN) and GST Registration Number.
- iv. Scanned copy of Bid Acceptance Letter on Bidder's Letter head (As per Annexure- I).
- v. Scanned copy of "Undertaking" regarding Blacklisting/Debarment on Bidder's Letter Head (As per Annexure- II).
- vi. Scanned copy of 'Undertaking' regarding deployment of sufficient plant and machinery on Bidder's Letter Head (As per Annexure- III).
- vii. Scanned copy of Form- A details of similar works completed during last seven years supported with completion certificate issued by client.
- viii. Scanned copy of Form- B – Financial information.
- ix. Scanned copy of Form – C – Net worth.
- x. Bidder other than propriety firm shall submit, scanned copy of authorization letter/power of attorney along with copy of certificate of incorporation of the company under companies Act showing CIN/LLPIN/name of Directors of the company & copy of Board Resolution regarding authority to assign power of Attorney.  
Proprietary firm shall submit scanned copy of Authorization letter/power of attorney only if the bid is processed by a person other than proprietor.
- xi. Copy of Work Experience documents along with Completion certificates, Award Letters and Schedule of Quantities (SOQ) of requisite value as given below.
- xii. MII Declaration by bidder for compliance of order on Restriction under Rule 144 (xi) of the General Financial Rules (GFRs)-2017 on letter head of the company in the format as given in Form -J in bid documents (Annexure- IV (A & B)).



**B) Qualifying requirement of contractors /bidders containing the following:-**

i. Should have successfully completed or \*substantially completed three works, each of **Rs. 48,97,868.00 (Excluding GST)** or two works, each of **Rs. 61,22,335.00 (Excluding GST)** or one work of **Rs. 97,95,736.00 (Excluding GST)** in single contract of similar nature of “**SITC of HVAC or VRV/VRF System**” during the last seven years ending on last day of month previous to the one in which bids are invited. (i.e. **30.04.2026**).

The details of similar works completed during last seven years in the given format- Form-A with supporting documents issued by client.

**Note:-**

- a) ~~The Tenders invited for Annual Rate Contracts for O&M/ AMC/ CMC works, agency having experience of completed AMC contract of more than one year shall be counted for the value of work for a completed one year on pro-rata basis. However, the agency who has completed one year of work in running AMC contract of more than one year, may be counted for the value of work for a completed one year on pro-rata basis.~~
- b) Experience gained by executing work on back-to-back contract /sub-contract basis is acceptable in the following conditions:
- Work should be actually executed by the second agency (sub-contractor) with due concurrence of the owner as tripartite agreement/ written approval. It should be backed by valid agreement and experience certificate.
  - Payments received by second agency should be reflected in TDS certificates.
- c) Experience gained in composite works for the specialized nature of works were executed by main contractor either by in-house expertise & experience or by engaging the specialized agencies with the approval of main client as per contract conditions. In such cases, main contractor as well as specialized agency both get the experience certificate for the same work from their respective client(s) i.e. main contractor for composite work along with specialized works from owner and specialized agency for specialized work(s) from the main contractor.

In this situation, the experience certificate of either specialized agency or main agency having in-house expertise & experience, who has actually executed the specialized work(s), shall be considered for Technical /Pre-qualifying criteria in similar specialized nature of work(s).

- d) Substantial completion shall be based on 80 (eighty) per cent (value wise) or more works completed under the contract. Substantial completion should not be defined in terms of percentage completion. rather it should be based on functional consideration. Certificate for 'substantial completion' of project/work/asset should contain two parts. Part -1 shall contain 'financial value of work done' and part-11 shall contain 'certificate of functional completion of project/work/asset'.

“The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover- I / Technical bid)”.

Client certificate for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion of work. **Bidders showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a UDIN generated certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.**



- ii. Should have average Annual financial turnover of **Rs 43,34,613.00** during last three years (FY 2022-23, 2023-24 & 2024-25) previous financial year. The Financial information shall be submitted in the given format- Form- B with valid UDIN. Bidders showing continuous losses during FY 22-23, 23-24 & 24-25 in the balance sheet shall be summarily rejected.
- iii. The bidder should have a minimum net worth of **Rs. 18,36,701.00** Issued by certified Chartered Accountants for the FY 2024-25. The certificate should be submitted in the given format- Form- C with valid UDIN.
- iv. The documents submitted by bidders without valid UDIN shall not be accepted /entertained.  
Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on the CPP portal (Online payment copy for Tender Processing Fee and EMD is required to be submitted)

### 3) Envelope-II: - The Financial e-Bid.

- All rates shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the tenderers. Tenderers are required to download the BOQ file, open it and complete with their respective financial quotes and other details (such as name of the tenderer). No other cells should be changed. Once the details have been completed, the tenderer should save it and submit it online, without changing the file name. If the BOQ file is found to be modified by the tenderer, the bid will be rejected.
- **The rate for SH: III i.e. AICMC work - will be self-quoted based on prefixed percentage (%) as per the quoted rate for the SITC items of SH- I.**

### 4) Refund of EMD:

EMD deposited by all the bidders except the confirmed lowest bidder shall be returned within one week from the date of opening of the financial bid. EMD of the successful bidder shall be returned on receipt of Security Deposit equivalent to EMD amount/ performance bank guarantee.

- 5) The tenderer shall submit their application only at CPP Portal: <https://etenders.gov.in/eprocure/app>. Tenderer/Contractor are advised to follow the instructions provided in the tender document for online submission of bids. Tenderers are required to upload the digitally signed file of scanned documents as per Para 2. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document.  
Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.
- 6) Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.
- 7) Tenderer who has downloaded the tender from CPP Portal, shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited and tenderer is liable to be banned from doing business with AAI.



**8) Bids Opening Process is as below: -**

**Envelope-I (Technical bid and Pre-qualification):**

- Envelope-I containing documents as per Para 2 (A, B) (uploaded by the tenderers) shall be opened on date & time mentioned in Critical data Sheet.
- If any clarification is needed from the tenderer about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP portal, if required. The tenderer shall upload the requisite clarification/documents within time specified by AAI, failing which it shall be presumed that bidder does not have anything to submit and bid shall be evaluated accordingly.
- The intimation regarding acceptance/rejection of their bids will be intimated to the tenderers through CPP portal.

**Envelope-II (Financial Bid):**

Envelope-II containing financial bid of the tenderers found to be meeting the technical criteria and qualifying requirements shall be opened on date & time mentioned in CRITICAL DATE SHEET. (In case the date and time for opening of Envelope-II (Financial Bid) is required to be changed, the same shall be intimated through CPP Portal).

- 9) AAI reserves the right to accept or reject any or all applications without assigning any reasons. AAI also reserves the right to call off tender process at any stage without assigning any reason.
- 10) AAI reserves the right to disallow the working agencies from participating in the tender process whose performance at ongoing project (s) is below par and usually poor and has been issued letter of restrain/Temporary or Permanent debarment/black listing by any department of AAI.
- 11) AAI reserves the right to verify the credential submitted by the tenderer at any stage (before or after the award the work). If at any stage, any information /documents submitted by the applicant is found to be incorrect/false or have some discrepancy which disqualifies the tenderer then AAI shall take the following action:
- a) Forfeit the entire amount of EMD submitted by the tenderer.
  - b) The tenderer shall be liable for debarment for a period upto two years (or upto date amendment) from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.
- 12) Consortium/JV companies shall not be permitted.
- 13) Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.
- 14) Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC / NSIC / KVIC / KVIB / Directorate of Handicraft and Handloom etc., to be given as per the provisions of Public Procurement Policy for MSEs order 2012 with up to date amendments, shall be applicable for tenders of supply/services and shall not be extended to construction work. This work fall under category of “Works”, hence, Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC / NSIC / KVIC / KVIB / Directorate of Handicraft and Handloom etc is not applicable.



- 15) Tenderers have to submit Unique Document Identification Number (UDIN) generated documents like Financial information (Turnover with loss/ profit), Net worth Certificate, TDS certificate for works from non Govt./non-PSU organization etc. as per NIT conditions duly certified by CA and having UDIN. The documents submitted by bidders without valid UDIN shall not be entertained.
- 16) Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India, issued Public Procurement (Preference to Make in India), Order 2017 vide OM No. P-45021/2/2017-PP(BE-II) dated 16.09.2020 is applicable.
- 17) Requirement of registration by the Bidder from a country sharing land border with India based on order No. F No. 6/18/2019-PPD dated 23/07/2020 of Government of India, Ministry of Finance, Department of Expenditure (Public procurement Division) with up to date amendments, regarding restriction under Rule 144(xi) of the General Financial Rules (GFR) 2017 shall be applicable. Bidder shall submit scanned copy of 'Undertaking' on Company's letter head in this regard. (Annexure- LBS).

AGM (Engg. Elect.)  
For and on Behalf of Chairman, AAI