

**AIRPORTS AUTHORITY OF INDIA**  
**Chennai Airport, Chennai - 600 016**

TENDER REF. NO: AAI/CHN/CMD-III/2026/002

Date: 10/04/2025

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

**(Tender ID: 2026\_AAI\_274327\_1)**

1. Percentage rate e-tenders are invited through the e-tendering CPP portal by Senior Manager (Engg-Civil), Chennai Airport, Chennai - 600016, (Bid Manager) on behalf of Chairman, AAI from the eligible contractors for the work of **“Maintenance and repairs to Multi Level Car parking (MLCP) East & West at Chennai Airport, Chennai during the year 2026-27”** at an estimated cost of Rs. **84,74,200/-** (excluding GST) with completion period of **12 months including two months considered for rains.**

The tendering process is online at CPP-portal URL address **<https://etenders.gov.in/eprocure/app>** or **[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 in to the CPP-portal **<https://etenders.gov.in/eprocure/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 desk support](http://aai.aero/tender/e-tender/help%20desk%20support).

1. For any technical related queries please call the Helpdesk. The 24 x 7 Help Desk Number 0120-4711 508, 0120-4001 002, 0120-4001 005, 0120-6277 787. International Bidders are requested to prefix 91 as country code. Note- Bidders are requested to kindly mention the URL of the portal and Tender id in the subject while emailing any issue along with the Contact details. For any issues/ clarifications relating the tender(s) published kindly contact the respective Tender Inviting Authority.  
**Tel:** 0120-4711 508, 0120-4001 002, 0120-4001 005, 0120-6277 787  
**E-Mail:** [support-eproc@nic.in](mailto:support-eproc@nic.in)
2. For any Policy related matter/ Clarifications please contact Dept of Expenditure, Ministry of Finance.  
**E-Mail:** [coppp-doe@nic.in](mailto:coppp-doe@nic.in)
3. For any queries related to bid submission date extension, EMD, eligibility criteria, technical specifications etc. The bidder may please contact the concerned Bid Manager as mentioned in the tender document.
4. For any technical Issues/ Clarifications relating to the publishing and submission of AAI tender(s)
  - a. In order to facilitate the Vendors / Bidders as well as internal users from AAI, Help desk services have been launched between 0800-2000 hours for the CPPP under GePNIC <https://etenders.gov.in>. The help desk service shall be available on all working days (Except Sunday and Gazetted Holidays) between

0800-2000 hours and shall assist users on issues related to the use of central Public Procurement Portal (CPPP).

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

5. In case of any technical issues faced, the escalation matrix is as mentioned below:

SL No.	Support Persons	Escalation Matrix	E-Mail Address	Contact Numbers	Timings
1	Technical Help Desk Team	Instant Support	<a href="mailto:eprochelp@aai.aero">eprochelp@aai.aero</a>	<b>011-24632950</b> <b>Ext. 3512</b>	0800-2000 Hrs. (MON –SAT)
2	Mr. Gamit Vaibhav Manekji bai JE (IT)	After 4 Hrs. of issue	<a href="mailto:etendersupport@aai.aero">etendersupport@aai.aero</a> or <a href="mailto:vaibhav_g@aai.aero">vaibhav_g@aai.aero</a>	<b>011-24632950</b> <b>Ext. 3523</b>	0930-1800 Hrs. (MON –FRI)
3	Sh.Shripati Mishra, Sr. Manager (IT)	After 12 Hrs.	<a href="mailto:shripatim@aai.aero">shripatim@aai.aero</a>	<b>011-24632950</b> <b>Ext. 3509</b>	0930-1800 Hrs. (MON –FRI)
4	Sh. Sunil Kumar Jt.GM (IT)	After 24 Hrs.	<a href="mailto:sunil.km@aai.aero">sunil.km@aai.aero</a>	<b>011-24632950</b> <b>Ext. 3506</b>	0930-1800 Hrs. (MON –FRI)
5	General Manager(IT)	After 03 Days	<a href="mailto:gmit@aai.aero">gmit@aai.aero</a>	<b>011-24657900</b>	0930-1800 Hrs. (MON –FRI)

**\*The Helpdesk service shall remain closed on all Govt. Gazetted Holidays.**

6. The above-mentioned help desk numbers are intended only for queries related to the issues on e-procurement portal and help needed on the operation of the portal.

Tender processing fee of **Rs. 1180/- (i/c GST) Non-refundable** will be required to be paid online on CPP portal only.

Earnest Money Deposit (EMD) of **Rs. 2,54,226/-** (Rupees Two lakh fifty four thousand two hundred twenty six only) will be required to be paid online on CPP portal only.

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

**CRITICAL DATA SHEET:**

Publishing Date	10.04.2026 from 1200 hrs
Bid Document Download/ Sale Start Date	10.04.2026 from 1200 hrs
Clarification Start Date	10.04.2026 from 1200 hrs
Clarification End Date	16.04.2026 upto 1700 hrs
Bid Submission Start Date	10.04.2026 from 1200 hrs
Bid Submission End Date	30.04.2026 upto 1800 hrs
Bid Opening Date: Envelope-I	04.05.2026 at 1000 hrs
Bid Opening Date: Envelope-II	07.05.2026 at 1600 hrs (tentative)

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): -Bid containing following:

### A. Technical Bid containing the following: -

- i. Scanned Copy [in PDF Format] of Details of Payment made Online through CPP Portal towards Tender Processing Fee of Value Rs. 1180.00.
- ii. Scanned Copy [in PDF Format] of Earnest Money Deposit [EMD] of Value **Rs.2,54,226/-** made through Online payment through CPP Portal. FDR/BG/DD shall not be accepted.
- iii. Scanned copy of Tender Acceptance Letter on Bidder's Letter Head. Annexure -1
- iv. Scanned copy of Permanent Account Number (PAN) and GST Registration Number.
- v. Undertaking' for GST Registration on Bidder's Letter Head (as per Annexure –2)
- vi. Scanned copy of 'Undertaking' regarding Blacklisting/ Debarment on Bidder's Letter Head. Annexure -3.
- 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 shall submit scanned copy of 'Undertaking' on Company's Letter Head that I/ We will deploy sufficient plant and machinery as per the requirement of work in consultation with the Engineer-in-Charge (E-I-C) to achieve the milestones/targets and overall completion within the time period Annexure-4.
- xi. Bidders 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 tender is processed by a person other than proprietor.
- xii. PQ Performa duly filled.
- xiii. Scanned copy of Affidavit for Minimum wages (as per Annexure – D)
- xiv. Digitally signed Tender Document should be submitted.

### B. Qualifying requirements of contractors / tenderers containing the following:

- i. Should have successfully completed or substantially completed three works, each of Rs. **33,89,680/-** (Excluding GST) or two works, each of **Rs.42,37,100 /-** (Excluding GST) or one work of **Rs. 67,79,360/-** (Excluding GST) in single contract of similar nature of maintenance of buildings/general civil works during last 07 (seven) years ending last day of month previous to the one in which tenders are invited.

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

**Note:**

1. The Experience Certificates of works completed pre-GST era, Completion amount will be divided by 1.12 (to exclude pre-GST taxes) to make it at par with experience certificates of post GST era but excluding GST.
2. 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.
3. Experience gained by executing work on back-to-back contract/ Sub-contract basis is acceptable in the following conditions:
  - a. 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.
  - b. Payments received by second agency should be reflected in TDS certificates.
4. Experience gained in composite works for the specialized nature of works (List of Specialized Items / Jobs/ Works are mentioned at Para 35.3 of AAI Works Manual) 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).

5. Substantial completion shall be based on 80(eighty) percent of awarded cost or more value wise works completed under the contract.

**“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. **Tenderers showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a 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 **₹29,99,867/-** on construction works during last three years ending 31st March of the previous financial year. The Financial Information shall be submitted in the given format – **Form-B**. Tenderers showing continuous losses during the last three years in the balance sheet shall be summarily rejected.
- iii. The tenderer should have a minimum net worth of **₹12,71,130/-** issued by certified Chartered Accountants. The Certificate should be submitted in the given format- **Form-C**.

**\*For Start-ups bidders and Sub-contractors, for repair works estimated cost of upto Rs. 30 lakhs, the requirements regarding General Construction Experience, Particular construction Experience and Available Bid Capacity may not be insisted upon provided the bidders fulfil other criteria regarding Financial/ Personnel/ Equipment capabilities. However, to avoid overstretching of their resources, no such contractors may be allowed to hold more than 2(Two) contracts under relaxed credentials, at any given time.**

#### **Envelope- II: - The Financial e-Bid through CPP portal.**

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 the blue coloured (unprotected) cells 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 filename. If the BOQ file is found to be modified by the tenderer, the bid will be rejected.

#### **3. 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.

#### **4. Bid Submission: -**

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.**

5. 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.

6. Tenderer who has downloaded the tender from Central Public Procurement Portal (CPPP) website <http://etenders.gov.in/eprocure/app>, 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.

7. **Bids Opening Process is as below: -**

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

Envelope-I containing documents as per Para 2 (A) and (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 DATA 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).**

8. 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.
9. AAI reserves the right to disallow the working agencies 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 Airports Authority of India (AAI)/ Ministry of Civil Aviation (MoCA)/ Dept. of Expenditure (DoE), Ministry of Finance. **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 from tendering in AAI, including termination of the contract apart from any other appropriate contractual/legal action.**

10. Consortium/JV companies shall not be permitted.
11. Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.
- ~~12. 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.~~
13. Tenderers have to submit Unique Document Identification Number (UDIN) generated documents like Financial information (Turnover with loss/ profit), Net worth Certificate etc. as per NIT conditions duly certified by CA and having UDIN. The documents submitted by bidders without UDIN shall not be entertained.
14. 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)-Part (4) Vol -II dated 19.07.2024 is applicable.
15. 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 upto 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).
16. Under no circumstances bid procedure related queries shall be referred to the Independent External monitors (IEMS).
17. Pre bid conference and site visit is scheduled at 13/04/2026, 11.00AM to 1.00PM in the office of Senior Manager Engg.(C), Operational office, Airports Authority of India, CMD, Chennai International Airport, Chennai- 600 016, for clarifying issues and clearing doubts, if any, about the specifications/Terms of reference and other allied technical/commercial details of the work, services, plant, equipment and machinery etc.,.

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**Senior Manager (Engg-Civil)**  
**Chennai Airport, Chennai - 600 016**  
**(For and on Behalf of Chairman, AAI)**