

**AIRPORTS AUTHORITY OF INDIA**  
CORPORATE HEADQUARTERS,  
DIRECTORATE OF ENGINEERING-ER  
OLD RD BUILDING,  
SAFDARJUNG AIRPORT, NEW DELHI

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

**Tender Ref. No.: AAI/CHQ/EDENGG-ER/BIRPUR/2026**  
**(TENDER ID: 2026 AAI 270167 1)**

1. EPC e-tenders are invited through the e-tendering CPP Portal by Senior Manager (Engg-C), AAI, O/o E. D. (Engg.)-ER, 2<sup>nd</sup> Floor, Old RD Building, Safdarjung Airport, New Delhi 110003, (Bid Manager) on behalf of Chairman, AAI from the eligible contractors for the composite work of ***"Development and Upgradation of Existing Airport at Birpur for Code-2B Type of Aircraft. SH: Construction of Pre-Fab Steel Structure Terminal Building, Pre-Engineered ATC Tower, Pre-Engineered Fire Station and other associated Buildings at Birpur Airport on EPC Mode."*** at an estimated cost of **Rs. 36.38 Crores** (excluding GST) with completion period of **15 months** (including 02 months considered for rain) having DLP of **24 months** after actual date of completion of work.

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' and '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 [www.aai.aero/tender/e-tender/help desk support](http://www.aai.aero/tender/e-tender/help%20desk%20support).

- (i) For any technical related queries please call the Helpdesk. The 24 x 7 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"**.

- (ii) For any further technical assistance with regard to functioning of 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<br>Ext. 3512 | 0800-2000 Hrs. (MON – SAT) |
| 2       | JE (IT)                  | After 4 Hrs. of Issue | etendersupport@aai.aero or vaibhav_g@aai.aero | 011-24632950<br>Ext. 3523 | 0930-1800 Hrs. (MON– FRI)  |
| 3       | Sr. Manager (IT)         | After 12 Hrs.         | shripatim@aai.aero                            | 011-24632950<br>Ext. 3509 | 0930-1800 Hrs. (MON– FRI)  |
| 4       | Jt. GM (IT)              | After 24 Hrs.         | Sunil.km@aai.aero                             | 011-24632950<br>Ext. 3506 | 0930-1800 Hrs. (MON– FRI)  |
| 5       | General Manager (IT)     | After 03 Days.        | gmit@aai.aero                                 | 011-24657900              | 0930-1800 Hrs. (MON–FRI)   |

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

Tender processing fee of **Rs. 5,900/-**(i/c GST), **non-refundable** will be required to be **paid online on CPP portal only**.

Earnest Money Deposit (EMD) of **Rs. 109,14,000/-** will be required to be paid online on CPP portal;

or

EMD may be submitted in the form of Insurance Surety Bonds or Bank Guarantee (including e- Bank Guarantee) from any of the Scheduled Commercial Bank (i.e. Indian or Foreign Banks included in the Second Schedule of Reserve Bank of India Act,1934 excluding Co-Operative/Regional Rural Banks).

The bank details for submission of Bank Guarantee (PBG/BG-SD/FBG) are as follows:

**CORPORATE NAME** : **AIRPORTS AUTHORITY OF INDIA**  
**BANK NAME** : **ICICI BANK**  
**IFSC CODE** : **ICIC0000007**  
**BG ADVISING MESSAGE** : **IFN760COV (BG ISSUE)**  
: **IFN767COV (BG AMENDMENT)**  
**UNIQUE IDENTIFIER CODE (7037)** : **AAICORHQ**

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

**CRITICAL DATE SHEET**

|     |   |   |                          |
|-----|---|---|--------------------------|
| 1.  | Publishing Date   | : | 10.03.2026               |
| 2.  | Bid Document Download/<br>Sale Start Date   | : | 11.03.2026 from 0930 hrs |
| 3.  | Clarification start date  | : | 11.03.2026 from 0930 hrs |
| 4.  | Date of pre-bid conference for clarifying issues and clearing doubts about the specifications/ terms of reference     | : | 25.03.2026 from 1530 hrs |
| 5.  | Clarification end date  | : | 06.04.2026 upto 1800 hrs |
| 6.  | Bid submission Start Date   | : | 11.03.2026 from 0930 hrs |
| 7.  | Bid submission End Date   | : | 23.04.2026 upto 1800 hrs |
| 8.  | Last date and time of submission of original Insurance Surety Bond / BG against EMD, if not paid online on CPP Portal | : | 28.04.2026 upto 1600 hrs |
| 9.  | Bid Opening Date (Envelope-I)   | : | 29.04.2026 at 1100 hrs   |
| 10. | Bid Opening Date (Envelope-II)  | : | 12.05.2026 at 1500 hrs   |

**Note: -**

- i) Bidders or their official representative may attend pre-bid conference at **Mediation Hall, Air India Building, near Jor Bagh Metro Gate No.3, New Delhi-110003** on date mentioned in the critical date sheet above 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.*
- ii) 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.*

All queries raised by bidders shall be categorized with reference to the relevant clause or provision of the tender document, clearly indicating the page number. A sample format for compiling and submitting replies is provided below:

| Sr. No. | Tender Page No. | Clause No. & Provision | Query raised | Clarification / Reply |
|---------|-----------------|------------------------|--------------|-----------------------|
|         |                 |                        |              |                       |

*iii) Under no circumstances bid procedure related queries shall be referred to the Independent External Monitors (IEMs).*

**Envelope-I (EMD, if not paid online on CPP Portal, Technical Bid and Pre-qualification):**

**- Bid containing following:**

**A. EMD, if not paid online on CPP Portal:**

- i) Scanned copy of Insurance Surety Bond (as per **Annexure A, A1, A2 & 2C**) / BG against EMD with copy of the SFMS (Structured Financial Messaging System) BG confirmation message sent by the BG issuing bank to ICICI bank, **if EMD not paid online on CPP Portal (as per Annexure-1 & 2B & 2C)** along with letter of undertaking (**as per Appendix-2**).

**B. Technical Bid** containing the following: -

- i) Scanned copy of Tender Acceptance Letter on Bidder's Letter Head. (**As per Annexure 3**).
- ii) Scanned copy of Permanent Account Number (PAN) and GST Registration Number.
- iii) Undertaking for GST Registration (**As per Annexure 4**)
- iv) Scanned copy of 'Undertaking' regarding Blacklisting/ Debarment on Bidder's Letter Head as per format at **Annexure-5** of Tender Document.
- v) Scanned copy of Form-A i.e. **Annexure -6** of Tender document - details of similar works completed during last seven years supported with completion certificate issued by client
- vi) Scanned copy of Form-B i.e. **Annexure -7** of Tender document - Financial Information (Turnover).
- vii) Scanned copy of Form-C i.e. **Annexure -8** of Tender document – Net Worth.
- viii) Scanned copy of Signed Integrity Pact as per **Annexure-9**.
- ix) 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.

Tenderer shall submit scanned copy of 'Undertaking' on Company's letter head as per format at **Annexure- 10**.

- x) Bidders other than proprietary 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.

- xi) CERTIFICATE FROM STATUTORY AUDITOR / COST AUDITOR/ COST ACCOUNTANT/ PRACTICING CHARTERED ACCOUNTANT REGARDING REQUIREMENT OF LOCAL CONTENTS **(As per Annexure-11)**
- xii) 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. Undertaking regarding requirement of local content **(As per Annexure-12)**
- xiii) 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-14)**.
- xiv) Form of undertaking from Foreign/Indian parent/principal company firm **(as per Annexure-15)**
- xv) For determining eligibility of tenderer in terms of experience certificate, completion cost shall be considered exclusive of GST, ESI, PF and AICMC cost. The Bidder shall give undertaking mentioning whether the GST/Pre-GST Taxes, ESI & PF are included in the completion cost or not in the client completion certificate, if included, the bidder shall mention the percentage/ break up cost of these components **(as per Annexure 16)**.

In case of non-submission of required undertaking/not providing details of related components, then AAI shall determine GST/Pre-GST Taxes, ESI & PF components as per CPWD / AAI guidelines amended from time to time and shall carry out further evaluation accordingly.

- xvi) Scanned copy of Minimum annual value of general construction work (**as per Annexure-17**)
- xvii) PQ Performa duly filled.

**C. Qualifying requirements of contractors / tenderers containing the following:**

Tenderer should have successfully completed or substantially completed **three works**, each of **Rs. 14.56 Crores (excl. GST)** or **two works**, each of **Rs. 18.19 Crores (excl. GST)** or **one work of Rs. 29.11 Crores (excl. GST)** in single contract of **\*similar nature** of work **on EPC Mode/Turn Key (Design & Build) Basis** during last 07(seven) years ending last day of month previous to the one in which tenders are invited **i.e. 28.02.2026**.

The details of similar works completed during last 07(seven) years shall be submitted in the given format- Form-A i.e. **Annexure-6 of Tender Document** with supporting documents issued by client.

\*Similar nature of work means **Composite work of Centrally Air- conditioned Buildings of Airport Terminal Buildings, 5 Star Hotels, Underground Metro Terminals, Shopping Malls, Business / Commercial Complexes, Super / Multi-specialty Hospitals, Institutional Buildings, Indoor stadium, Corporate Office Buildings. (The composite work includes components of Civil Building works, Electrification and E& M services like Fire Alarm/Fire Fighting, HVAC.)**

Tenderers not having the work experience on **EPC Mode/Turn Key (Design & Build) Basis** as above but having requisite work experience as stated above in other modes of tenders, shall also be allowed to participate if they meet the following conditions:

Tenderers should have either in-house facility of design/ drawing or should associate architect/designer firm. The design consultant of successful bidder shall be finalized as per the methodology for selection of design consultant mentioned in **Annexure-26**.

**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. *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.*

3. *Experience gained in composite works for the specialized nature of works (List of Specialized Items / Jobs/ Works as mentioned at **Annexure-18 and at Schedule D: Annex I (Part-VI)**) 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).*

4. ***Substantial completion shall be based on 80(eighty) percent (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-I shall contain 'financial value of work done' and part-II shall contain 'certificate of functional completion of project/work/asset'.***

As the tender is being invited on **EPC Mode/Turn Key (Design & Build) Basis by AAI.**

Change of the associated architect/designer firm will normally be allowed only once, that too under exceptional circumstances with the prior approval of AAI. The architect/designer firm can be substituted subject to the condition that the new architect/designer firm meets the qualification and experience criteria. A compensation of **0.1% of the contract amount or Rs. 10.00 Lacs whichever is higher** shall be imposed for any such change to act as deterrent. No extension of time shall be considered for change of architect/designer firm.

**"The value of executed works and consultancy (design/drawing) 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 (Envelope - 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 annualized average financial turnover of **Rs. 12.88 Crores** on construction works during last three years ending 31st March of previous financial year i.e. 31.03.2025. The Financial Information shall be submitted in the given format **Annexure-7**.

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 **Rs. 5.46 Crores**, issued by certified Chartered Accountants. The Certificate should be submitted in the given format- **Annexure-8**.

iv) Minimum annual value of general construction work – the tenderer should have achieved minimum annual value of general construction/ engineering work of **Rs 58.21 Crores** (as certified by Chartered Accountant and at least 50 (fifty) percent of which is from Engineering (Civil/Electrical/Mechanical as relevant to the work being procured) construction works) carried out in any of the year during last five (05) years, ending 31<sup>st</sup> March of 2025. **(as per Annexure-17)**

**(Financial turnover and net worth of Associated Architect/Designer Firm is not required).**

**Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on the CPP portal.** If EMD not paid online on CPP Portal, Original/Hard Copies of Insurance Surety Bond/BG against EMD is required to be submitted/sent to the **Senior Manager (Engg-C), Airports Authority of India, O/o Executive Director (Engg.)-ER, 2<sup>nd</sup> floor, Old RD Building, Safdarjung Airport, New Delhi-110003**, on or before date & time mentioned in CRITICAL DATE SHEET. The bidder, whose Insurance Surety Bond/ BG against EMD are not received by the date & time mentioned in critical data sheet, then their tenders will be liable to be rejected. Any postal delay will not be entertained.

**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 tenderer is liable to be banned from doing business with AAI.

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

**Envelope-I [EMD (if not paid on line on CPP Portal), Technical bid and Pre-qualification]:**

Envelope-I containing documents as per Para 2 (A), (B) and (C) as applicable (uploaded by the tenderers) shall be opened on date & time mentioned in CRITICAL DATA SHEET.

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.**

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 any department of Airports Authority of India (AAI). AAI reserves the right to verify the credential submitted by the tenderer at any stage (before or after award of 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, Financial data (works done during last 5 financial years), 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) dated 16.09.2020 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 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- 14).**
- 16.** The bidders shall sign a declaration under the officials Secret Act, 1923 for the purpose of maintaining secrecy of the tender documents, drawings or other records connected with the work awarded to them. The unsuccessful bidders shall return all the drawings provided to them.

BID MANAGER

**Senior Manager (Engg. - C)**  
Airports Authority of India  
O/o ED Engg. – ER, CHQ,  
2<sup>nd</sup> Floor, Old RD Building,  
Safdarjung Airport,  
New Delhi-110 003