

**NAME OF WORK: HIRING OF ACCOMMODATION FOR  
CISF BARRACKS IN AND AROUND 06 KM RADIUS OF  
JAMMU AIRPORT.**



# **TENDER DOCUMENT**

**AIRPORTS AUTHORITY OF INDIA  
CIVIL AIRPORT, JAMMU - 180003**



No.: AAI/Jammu/Engg-C/CISF -Accom./2024-25

Date:

### **NOTICE INVITING TENDER**

1) Sealed Tenders are invited by Asstt. Gen. Manager (Engg.-Civil), Airports Authority of India, Civil Airport, Jammu – 180003 (Bid Manager) on behalf of Chairman, AAI from the eligible bidders for the work of “**Hiring Accommodation for CISF Barracks in and around 6.00 km radius of Jammu Airport**” for a period of **03 Years (Extendable further for a period of 2 years based on the same terms & conditions and satisfactory performance)**.

- Tender document may be downloaded from AAI website <https://www.aai.aero>
- Tender processing fee of **Rs. 1180/- (i/c GST)** Non-refundable will required to be paid online in the below mentioned account of AAI.
- Earnest money of **Rs.1,00,000/- (Rs. One lakh only)** is required to be deposited online in the below mentioned account of AAI.
- **Bank details:**  
Branch:- State bank of India, Shastri Nagar, Jammu  
Account Name:- Airports Authority of India  
Account No. 31302019260  
IFSC Code:- SBIN0011857

|  |  |
|--|--|
| Tender document fee                        | 1180/-   |
| Last date and time of Sale of tender       | Document may be downloaded through AAI web site. |
| Last date and time of Submission of Tender | 28.08.2024 upto 1500 hrs                         |
| Date and Time of opening of Technical bid  | 29.08.2024 at 1500 hrs                           |

Tenders received after the due Date/Time will be summarily rejected.

**Note: 1. Agencies having 80% of total required area ready for possession, at the time of submission of the quotation, are eligible for opening of the financial bid.**  
**2. Agencies having area less than 80% shall not be entertained for opening of financial bid**



## 2. MODE OF SUBMISSION OF TENDERS

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

### A. Technical Bid containing the following:

- i) Copy of receipt of Tender fee payment.
- ii) Copy of challan / receipt of Earnest money paid.
- iii) Unconditional Acceptance of Terms and Conditions of the NIQ duly signed and Stamped in the prescribed format given in Annexure-II.
- iv) Self-attested copy of Permanent Account Number (PAN).
- v) Undertaking to obtain GST registration number within 01 month of award of work.
- vi) Self-attested copy of Revenue documents of the property such as Ownership documents, revenue map, copy of mutation etc.
- vii) Self-attested copies of the plan drawing of all floors and layout plan of the property mentioning constructed area of each floor and open area of the property.
- viii) Brief Detail of the property as per annexure - I
- ix) Bidders other than proprietor shall also be eligible to participate subject to submission of valid special power of attorney. Special Power of attorney for this purpose shall be valid till the period of contract.
- x) Agency has to submit the Undertaking regarding constructing/providing the additional area i.e. 20% of required area within 02 months after award of work, to match the total constructed area as per BOQ.

### Envelope –II :- Financial Bid.

- i) The Financial bid in the prescribed format given in Annexure-III must be sealed in Envelope “B”.
- ii) Both the Envelopes ‘Envelope-A’ & ‘Envelope-B’ are to be sealed in another Envelope marked ‘Master Envelope’.
- iii) The Master Envelope should be super scribed Notice Inviting Tender for “**Hiring Accommodation for CISF Barracks in and around 6.00 km radius of Jammu Airport.**”

- Note:**
1. *Cutting or overwriting if any must be signed and stamped by the person sign the Tender.*
  2. *Financial Bid will be opened in respect of only those firms who qualify the technical Evaluation.*
  3. *The bidder is not permitted to put any remarks / conditions (except unconditional rebate on quoted rate, if any) in / along with Quotation enclosed in technical/ Price Bid.*
  4. *Bidders or their representatives duly authorized in writing for the purpose may remain present at the time of opening the sealed tenders.*



3. In case the lowest tendered amount of two or more contractors is same, then such lowest contractors will be asked to submit revised offer. The lowest tender shall be decided on the basis of revised offer.
4. EMD of unsuccessful bidders shall be returned after opening of financial bid while EMD of successful bidder shall be returned after taking possession of the premises successfully by the CISF or after 03 months from the award, which ever is earlier.
5. A bidder should quote the rate in figures as well as in words. The total amount also shall be written both in figures as well as in words. In case of any ambiguity, the amount quoted in words will be taken as final for bid evaluation.
6. The Bid shall remain valid for a period of 90 days from the date of opening of Tender.
7. A bidder shall submit the Tender which satisfies each and every condition laid down in this notice, failing which, the Tender will liable to be rejected.
8. The Tenders duly filled may be forwarded by Speed Post / Registered post / courier or in person and should reach this office before the stipulated time. Tenders received after the due date and time shall not be accepted. The bidder should check deliverability of Courier Service at Jammu Airport before dispatch or else Indian Post may be used. The address of the office is as follows:

O/o The Airport Director,  
Kind Attn: Asstt. GM (Civil),  
Airports Authority of India,  
Civil Airport,  
Jammu, 180003  
Contact No. : 8559858255

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. Tenders, in which any of the particulars and prescribed information are missing or are incomplete, in any respect and/or prescribed conditions are not fulfilled, shall be considered non-responsive and are liable to be rejected.

AGM (Engineering-Civil)  
Airports Authority of India,  
Civil Airport Jammu



## GENERAL TERMS & CONDITIONS

### 1. **Constructed area:**

Constructed area means total roof area excluding Chajjas, projections and open balconies but i/c the thickness of the wall.

### 2. **Payment terms:-**

- A The payment shall be made to the agency on Monthly basis in month end, after the production of bill, subject to satisfactory performance and compliance of all applicable statutory requirements.
- B The payment will be released only after submission of valid GST number registration by the agency.
- C Income Tax or any other tax applicable shall be governed by the Government policies and be deducted at source at the rate in force at the time of payment. In case of any such deduction, the necessary certificate in due shall be provided by AAI.
- D No advance rent is payable to the owner by the AAI as a matter of policy.

### 3. **Award & Agreement of Contract:**

AAI at its sole discretion awarding the Contract and AAI may also at its sole discretion to terminate contract. Agreement shall be made on Rs. 100/- stamp paper. The cost of the stamp paper shall be borne by the agency.

### 4. **Renewal of the Contract:**

AAI reserves the right to extend the contract before the expiry of contract if required.

**The period of contract shall be of 03 yrs from the date of possession of the property. The contract may be renewed or extended further for period of 02 yrs with mutual consent of the property owner and AAI, on the same terms and conditions as contained in the agreement. Extension if not agreed by the parties than property shall be vacated by the tenant.**

### 5. **Termination of Contract:**

The Contract can be terminated either by AAI or agency with **prior notice of 06 (six) month**. However, AAI reserves the right to terminate the contract without any notice period due non-compliance / mis-conduct if any noticed.



6. **Price:**

- a) The rate shall be quoted for the area specified as per the BOQ format in the Financial bid (Cover no:2). No Deviation in the given format is acceptable. The rate quoted per month shall be inclusive of all statutory levies but excluding GST.
- b) The rate of rent/quoted rate shall be **fixed for three (03) years**. After completion of 03 years rent shall be increase **by max. 10%** on mutual consent by the parties.
- c) No deduction or extra payment shall be made for area ranging between **2500-2% i.e 2450.00 to 2500+2% i.e 2550.00 sqm**.
- d) No extra payment shall be made for constructed area more than **2500+2% i.e 2550.00 sqm** and open area more than **2730 (2600 + 5%) shall not be paid extra**.
- e) Recovery on prorata basis shall be made for area less than **2500-2% i.e 2450.00 upto 2500-5% i.e 2375.00 sqm**.
- f) **Bid with constructed Area less than 2375.00 sqm and Open area less than 2470.00 sqm (2600 – 5%) shall not be accepted.**

7. **Scope of work:**

- a) The total plinth area required for the accommodation is **2500 ± 2% sqm**.
- b) Minimum open area required shall be **2600 +\_ 5% sqm** which shall be available in the same premises.
- c) The area required includes the barracks, toilets, dining hall, kitchen, store, recreation of hall etc. for living of approx. 200 persons.
- d) The property shall consist halls, rooms, minimum 20 no of bathrooms & 20 no WC in blocks at all floors, kitchen with store, dining hall / dining space, sufficient number of watch towers etc.
- e) Sufficient capacity Septic tank and water connection/bore well with pump for uninterrupted water supply.

8. **Arbitration and Laws:**

- 1 Indian laws shall govern this contract.
- 2 Except where otherwise provided for in the contract, all questions and disputes relating to the meeting of the specifications, designs, drawings, and instructions herein before mentioned and as to the quality of workmanship or materials used on the work or as to any other question, claim, right, matter or thing whatsoever in any way arising out of or relating to the contract, designs, drawings, specifications, estimates, instructions, orders or these conditions or otherwise concerning the works, or the execution or failure to execute the same whether arising during the progress of the work or after the completion or abandonment thereof shall be settled within thirty (30) days (or such longer period as may be



mutually agreed upon) from the date that either party notifies in writing that such dispute or disagreement exists. Provided that any dispute that remains unresolved shall be settled under the Rules of Indian Arbitration and Conciliation Act, 1996. The venue of Arbitration shall be in Jammu, India. The arbitration award shall be final and binding upon the parties and judgment may be rendered thereon, upon the application of either party, by any court having jurisdiction.



### **SPECIAL CONDITION OF CONTRACT**

1. The person(s) offering accommodation should be reputed and bonafide/lawful owners who is competent to enter into contract for giving the premises on lease/hire basis.
2. The space offered should be free from any liability, encumbrance and litigation with respect to ownership, lease/renting and pending payments against the offered space.
3. The construction of the property shall be of permanent nature with RCC/concrete and brick. No temporary structure with roof sheet shall be considered/accepted except security morchas. However, security morchas with roof sheet may be permitted.
4. Dining hall with roof sheet may be permitted subject to approval of the competent authority.
5. Premises shall be free from water logging and having proper drainage facilities.
6. The rates once approved shall be final and no escalation, deviation shall be accepted under any circumstances.
7. All existing and future rates, taxes, property tax, assessment charges and any other outgoing whatsoever should be paid/payable by the owner.
8. Agency has to provide 94 nos Cots of size minimum 6.5' x 3' & 94 nos Almirah with size of min. 6' x 3' x 2.5'. Design shall be provided by AAI.
9. Agency has to provide minimum 20 no of washrooms (20 no wc & 20 no bathrooms) in blocks for all floors, kitchen with store, dining hall / dining space, sufficient number of watch towers etc.
10. Agency has to provide security morchas in between 5-8 no's as per CISF requirement from security point of view.
11. Agency has to provide **25 KVA DG** set i/c routine and breakdown maintenance. Diesel to be provided by the AAI.
12. Suitable capacity Electricity connection not less than **03Phase, 35 KW** has to be provided by the owner for the premises. if required to increase the electricity load, the same shall be provided by the owner at own. Nothing extra shall be paid on this account. However, the electricity bill shall be paid by AAI, as actual.



13. Rectification of electricity connection due to fault either from state electricity authority or inside the premises, it is the sole responsibility of agency to restore power supply by coordination with the concern authority. In case of delay to restore power supply, agency bound to accept penalty imposed by AAI on this account.
14. Providing 02 nos. RO water purifier capacity 100 LPH with 02 nos water cooler of storage capacity 150 litre each at designated location as decided by CISF. Maintenance and replacement of consumables/parts of RO water purifier/water cooler system shall be done by the owner / bidder to maintain TDS below 200 ppm at all time. Nothing extra shall be paid on this account.
15. The agency has to provide the following minimum electrical fittings/equipment's.

| Sr. No. | Description of Item                 | Quantity (Nos.)    |
|---------|-------------------------------------|--------------------|
| 1       | Ceiling fan                         | 70                 |
| 2       | Desert Cooler                       | 60                 |
| 3       | Light fixture (Tube light/LED Lamp) | 100                |
| 4       | CO2 Fire Extinguisher               | 10                 |
| 5       | Kitchen Exhaust                     | As per requirement |
| 6       | Toilet Exhaust                      | As per requirement |

The additional quantity if required is to be provided by owner/ agency as per requirement of CISF. Nothing extra shall be paid on this account.

***Note:- If feasible as per availability of space, Jumbo tent cooler may be provided by agency/owner then the quantity may be decided as per selection of the size of cooler and satisfaction of CISF.***

16. Sufficient no of power points shall be available for electrical fixtures and equipments.
17. Lighting arrestor shall be provided for protection of building from lightening.
18. The property should have suitable capacity Septic tank, water tank, bore wells/ water connections etc for living of approx. 200 persons. Nothing extra shall be paid on this account.
19. Water supply bill shall be paid by AAI as actual raised by PHE if water connection available.



20. The cleaning of the septic tank on regular basis as per requirement to be cleaned by the agency. Nothing extra shall be paid on this account.
21. Sufficient capacity pump for bore well shall be provided and maintained by the agency. Nothing extra shall be paid on this account.
22. Agency shall be responsible for repair and maintenance of the property and other amenities in all respect by providing sanitary fittings, door, windows, glasses, repairing of walls, floors, septic tank cleaning, bore well cleaning etc. and keep all the area/fixtures/items/wiring/ cabling/ Firefighting and Electrical equipments/ facilities serviceable at all the times. Nothing shall be paid extra in this regard. In case of not attending the repair & maintenance of fittings, fixtures etc. the same shall be executed by AAI and recovery shall be made on actual basis from the running bill.
23. Agency has to do painting of the entire property once in a year.
24. In case of additional requirement of facilities like washrooms, water tanks, light, fans etc. the agency shall be responsible to provide the same. Nothing shall be paid extra in this regard.
25. Any addition /alteration in the existing building has to be carried out by the agency if required by CISF. Nothing shall be paid extra in this regard.
26. Multi-storeyed buildings i.e. more than 04 stories shall not be located around the camp.
27. Premises shall be enclosed with boundary wall / compound wall of 8' high with 1.5' concertina coil shall erect along the camp.
28. Camp shall be illuminated with adequate no. of light poles along the perimeter wall in the inner side of the camp and focusing towards outside of wall.
29. All windows shall be covered with fixed iron grill and have wire mesh windows for mosquito protections.
30. The location of premises offered should be easily approachable and entry of the camp should be strong enough and made of steel/iron gate.

**TECHNICAL BID FOR LEASE/HIRING OF CISF BARRACK AT CIVIL AIRPORT  
JAMMU**

|     |   |  |
|-----|---|--|
| 1.  | Name of the owner   |  |
| 2.  | Address of the premises offered   |  |
| 3.  | Please specify whether independent premises?  |  |
| 4.  | If multistoried, specify 1st, 2 <sup>nd</sup> or 3 <sup>rd</sup> floor e t c .  |  |
| 5.  | Total built up area of the premises in sq. ft.  |  |
| 6.  | Space for parking in sq. ft.  |  |
| 7,  | Total open area for parade in sq. ft  |  |
| 8.  | Whether the building has duly been approved by the Municipal Corporation/ Cantt. Board If so attach duly approved Building plan |  |
| 9.  | Width of approach road  |  |
| 10. | Quality and Year of construction of building  |  |
| 11. | Approximate distance from Civil Airport, Jammu  |  |
| 12. | Whether facility of 24 hour water supply available ?  |  |
| 13. | Sanctioned load of Electricity connection   |  |
| 14. | Whether 24 hour power back up with a generator of suitable capacity installed?  |  |



|     |   |  |
|-----|---|--|
| 15. | Whether the premise has proper sanitary, ventilation and firefighting arrangements ?    |  |
| 16. | Whether Commercial or Residential Building ?  |  |
| 17. | Any other specific quality of the premises offered which the owner may like to explain. |  |

I/We have carefully read and understood the Terms & Conditions of the Tender for letting out building to AAI, Jammu for CISF barrack and agree to abide by each and every terms and conditions of the agreement.

Dated:

Signature of the owner

**Note:**

This application is to be signed by the owner/owners or duly authorized person by the owner(s). In case of Joint ownership, the application should be signed by all the owners.



## ANNEXURE-II

### UNCONDITIONAL ACCEPTANCE LETTER

To

The AGM,  
Airports Authority of India  
Civil Airport  
Jammu

(To be submitted in Cover I)

Sub: Acceptance of Terms and Conditions of Quotation

***Name of work: Hiring Accommodation for CISF Barracks in and around 6.00 km radius of Jammu Airport.***

Sir,

1. The tender document for the above-mentioned work have been sold to me/us by AAI and I/We hereby certify that I/we have read the entire terms and conditions of the tender document made available to me/us in the office of the **Asstt. GM Civil Airport, Jammu** which shall form part of the contract agreement and I/We shall abide by the conditions/clauses contained therein.
  2. I/We hereby unconditionally accept the tender conditions of AAI's tender document in its entirety for the above works.
  3. It is certified that after unconditionally accepting the tender document in its entirety, it is not permissible to put any remarks/conditions (except unconditional rebates on quoted rates if any) in the tender. In case any provisions of this tender are found violated after opening the bids, I/We agree that the tender shall be rejected and AAI shall without prejudice to any other right or remedy be at liberty to forfeit the full said earnest money absolutely.
  4. I/We have not paid/will not pay any bribe to any official of AAI for awarding this contract at any stage during its execution or at the time of payment of bills and further if any official asks for any bribe/gratification, I/We will report it to the appropriate authority in AAI.
- Yours faithfully,

Signature of the bidder with seal

Date:



**ANNEXURE-III**

**SCHEDULE OF QUANTITIES (FINANCIAL BID)**

**NAME OF WORK: HIRING ACCOMMODATION FOR CISF BARRACKS IN AND AROUND 6.00 KM RADIUS OF JAMMU AIRPORT**

| SI No | Description of Work   | Rate per month<br>(in fig Rs) | Quantity  | Total Amount<br>(In figures Rs) |
|-------|---|-------------------------------|-----------|---------------------------------|
| 1     | <p>Hiring of Accommodation in and around <b>6 km</b> Radius of Jammu Airport for CISF barrack to accommodate approx. 200 no CISF Jawans. The accommodation shall consist of the following:</p> <p>a) 94 no's Cots of size minimum 6' x 3' &amp; 94 no's Almirah with size of min. 6' x 3' x 2.5'.</p> <p>b) Minimum built up/plinth area of property for all floors required shall be = <b>2500 ±2% sqm.</b> (i/c washrooms, dining and kitchen area)</p> <p>c) Sufficient Dining, kitchen &amp; store area shall be available.</p> <p>d) Min. – <b>2600+5% sqm</b> Open area shall be available in same premises.</p> <p>e) Minimum 20 no's of washroom blocks (20 no's WC &amp; 20 no's bathrooms) shall be available in totality for all floors.</p> <p>f) Uninterrupted water supply &amp; power supply in the premises.</p> <p>g) Security Morchas in the premises as per CISF requirement.</p> <p>h) Septic tank of sufficient capacity.</p> <p>i) Any other fittings and fixtures as per requirement as mentioned in the condition of contract.</p> <p><b>Note: 1. The rate quoted shall be inclusive of all (ex GST). Nothing shall be paid extra.</b></p> <p><b>2. Read carefully General and special conditions of the tender before quoting the rates.</b></p> |                               | 36 months |                                 |
|       | <b>Grand Total (in figures Rs)</b>  |                               |           |                                 |

**Total Amount in words: Rupees**

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Signature of the bidder with seal