



MYSORE CONSULTANTS PVT LTD

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ARCHITECTURE | URBAN DESIGN | INTERIORS | ENGINEERING

## **TENDER DOCUMENTS**

### **FOR**

**Proposed construction of Girls' Hostel Building**

**at Mammigatti, Madhavanagar, Dharwad, Karnataka**

### **FOR**

**RASHTROTTHANA PARISHAT**

**SUBJECT: NOTICE INVITING TENDER (NIT)**

1.	Client	<b>M/s Rashtrothana Parishath, Bengalore, Karnataka.</b>
2.	Description of work	<b>Civil works</b>
3.	Schedule of work	9 months including monsoon from date of issue of work order.
4.	Form of Contract	Unit Rate
5.	Project Information	<b>Client:</b> Rashtrothana Parishath, Bangalore
		<b>Project Architect:</b> M/s Mysore Consultants Pvt Ltd, Bangalore.
		<b>Project: Proposed construction of Girls' Hostel Building at Mammigatti, Madhavanagar, Dharwad, Karnataka</b>
		<b>Location of site: Proposed construction of Girls' Hostel Building at Mammigatti, Madhavanagar, Dharwad, Karnataka</b>
		<b>Estimated amount (approx. ) : Rs.11,44,10,638/-</b>
	<b>Last date of hard copy submission</b>	<b>17-7-2025 , Thursday, before 5.30 p.m-</b> Sealed tenders are to be submitted to Rashtrothana Parishath, Ground Floor, 93/1, Keshava Shilpa, Kempegowda Nagar, Bengaluru-560004. Phone : 0802661 2730/31/32 . 94482 84602
	<b>Opening of tender</b>	<b>19-7-2025 , Saturday at 11.00 am, Rashtrothana Office.</b> <b>Contractor need not be present.</b>
	<b>Announcement of selected contractor</b>	<b>23.07.2025, wednesday at 5.30pm.</b>

This notice inviting tender will form part of the tender document and the agreement executed by the successful tenderer. Please note that there is an emphasis on completion of all works by the schedule date of completion with strict adherence to quality and safety norms. For further information or clarification, the tenderer may contact the undersigned.

Kind Regards,

For Mysore Consultants Pvt Ltd

(ASHWIN SHREENIVAS.D)

Managing Director

## NOTICE INVITING TENDER

- Sealed item rate tenders for the construction of **Proposed construction of Girls' Hostel Building at Mammigatti, Madhavanagar, Dharwad, Karnataka State for Rashthrohana Parishath.** Hereinafter referred as EMPLOYER / OWNER, are invited from well reputed Contractors having experience of executing such works.
- 2. Tenderers are strongly advised to go through all the documents in connection with this contract very carefully. The tender documents will be shared online by office of: **MYSORE CONSULTANTS PVT. LTD, BENGALURU.**

Any tender received after the due time will be rejected. Tenders will not be opened in the presence of Contractors.

### 3. Eligibility criteria : Civil works.

**A.** Average Annual financial turnover during the last 3 years, ending 31<sup>st</sup> March of the previous financial year, should be atleast (\*) 70% of the estimated cost , and;

- Experience of having successfully completed similar works during last 3 years ending last day of month previous to the one in which / bids are invited should be either of the following:

- Three similar completed works costing not less than the amount equal to 90% of the estimated cost

or

- Two similar completed works costing not less than the amount equal to 50% of the equal to 50% of estimated cost

The contractor must submit the successful completion certificate while claiming the experience.

### **B. General Construction Experience :**

a) Time period in the construction Business : 15 years to 25 Years.

b) Required Average annual turnover : 25 Crores (In civil construction only)

**C. Minimum required cash flow amount : 3 Crores to 5 Crores for 4 to 6 months.**

### **D. Personnel Capabilities :**

SI No	POSITION	Total work experience.
1	Project Manager	Min 12 - 15 Years
2	Site Engineer	Min 08 - 10 Years
3.	Site Supervisor	Min 03 - 05 Years
4.	Safety Engineer	Min. 3- 5 years
5.	Quality Control Manger	Min. 5-7 years

NOTE : If required the tenderer shall provide further details of the proposed personnel and their experience records in the relevant Information Forms.

**E. Equipment Capabilities:**

- a) Builders hoist - 1 Set
- b) Centralized concrete batch mix plant - 1 No of Capacity 30 cum per hour (fully automatic with computer control)
- c) DG set - One No of minimum capacity 62.5KVA.
- d) Vibrating Roller 3 Ton - 1 Nos
- e) Plate Vibrator - 1 Nos
- f) Cube testing machine - 1 Nos
- g) Slump Cone - 3 Nos
- h) Cube Moulds - 60 Nos
- i) Bar Bending Machine 1 Nos
- j) Big Rod Cutting machine (heavy duty for Fe 550) 2 nos
- k) Rod Cutting machine manual 5 Nos
- l) Wall grinding machine 10 Nos
- m) Leveling instrument 3 Nos
- n) Laser Leveling 1 Nos
- o) Shuttering sheets ( metal 3'x2') 6000 Nos
- p) Adjustable Props 7000 Nos
- q) Adjustable Spans 1000 Nos
- r) Tie rod clamps 1000 Nos
- s) Bracing adjustable clamps 2000 Nos
- t) Bracing GI Pipe 500 Nos
- u) Coupler system scaffolding 10000 SFT

- 3A.** Tenders not properly filled, mutilated with incorrect calculations, or generally not complying with the conditions may be rejected.
- 4.** Tenderer should quote their rates in figures. The schedule of quantities must be fully priced with the rates quoted for the unit rate specification. No blank space shall be left.
- 5.** If the tender is made by an individual, it shall be signed with his full name and his completed address shall be given. If it is made by partnership firm, it shall be signed with the co-partnership name by a member of the firm who shall sign his own name and give the name and address of each partner of the firm and attach a copy of "Power of Attorney" with the tender authorising him to sign on behalf of the other partners. A certified copy of the "Registered

Partnership Deed” shall also be submitted along with the tender. In case of the tender is made by or on behalf of a company incorporated under the Companies Act, 1956, it shall be signed by one of the directors duly authorised on this behalf and shall include a copy of the “Power of Attorney” with the tender. The tender should be in a sealed cover.

6. **10% Mobilisation advance** on contract value will be paid on confirmed guarantee by a Commercial Bank, promising payment of the guaranteed sum to the Rashtrorathana Parishath on demand within three working days without any demur whatsoever and without seeking any reasons whatsoever. The demand for payment by the Rashtrorathana Parishath shall be treated as conclusive proof of payment.

This Mobilisation advance will be deducted in 4 equal instalments starting from 1<sup>st</sup> Running Bill.

7. **RETENTION MONEY / ESI:**

**A) RETENTION AMOUNT:**

Retention Money at the rate of **5%** the value of the work done for each running bill will be deducted. 50% of the total retention amount will be released to the contractor. after virtual completion of the work and the balance will be released after the completion of the Defects Liability Period. RETENTION MONEY will not bear any interest whatever.

**Note:** If the contractors willing to give bank guarantee against retention amount after virtual completion, it will be not for the 2.5%, it will be for the amount 5% + Tax.

**D)** Income-Tax or any other tax as applicable at the rate prevailing at the time of payment will be deducted from each running bill and final bill of all works.

**E)** Proof of ESI & PF contributions remitted for the previous month to be furnished 15th of every month and in case of ESI inspector demanding any other details related to the same must be furnished by the contractor.

**F)** Contractors are required to make ESI & PF remittances as per statutory requirements. They can do so, either in their own name or through a Sub – Contractor who is registered with ESI & PF Authorities. In the event of Contractors remitting through a Sub – Contractor, there should be a Agreement between them and the Sub – Contractor.

**7A.**

**Earnest Money Deposit**

1. Tenders valuing Rs.5 crores - Rs. 5,00,000/-

2. Above Rs.5 crores - Rs. 5,00,000/- + (plus) 0.1% of value over Rs.5 crores.

Bank Draft or a Pay Order in favour of Rashtrorathana Parishath, payable at Bangalore.

OR

A confirmed guarantee by a Commercial Bank, promising payment of the guaranteed sum to the Rashtrorathana Parishath on demand within three working days without any demur whatsoever and without seeking any reasons whatsoever. The demand for payment by the Rashtrorathana Parishath shall be treated as conclusive proof of payment.

**8. PERIOD OF VALIDITY.**

The tender shall remain valid for acceptance for a period of **90** days from the date of submission of the tenders. If any tenderer withdraws his tender before the said period or make any modifications in terms and conditions of the tender, then the Employer has the liability to forfeit the Earnest money deposit.

**9. INSPECTION OF SITE.**

Every tenderer is expected to inspect the site of the proposed work (at his own cost) and acquaint himself with the site conditions approaches, availability of raw materials, geological and weather conditions, etc., before quoting his rates. He must go through all the drawings, specifications, and other tender documents. Any further clarifications in the drawings and documents can be had from the Architects at the above-mentioned address.

**10. QUANTUM OF WORK.**

A schedule of approximate quantities for various items accompanies this tender. It shall be understood that the Architect/Employer do not accept any responsibility for the correctness or completeness of this schedule in respect of the items and quantities and this schedule is liable to alternation by deletions, deductions, or additions at the discretion of the Architect/Employer without affection the terms of the contract.

The Employer reserves the right to increase or decrease quantum of work at site without assigning any reason.

**11. ALL INCLUSIVE RATES.**

The contractor's rate must be firm and include the cost of transportation of material to the site, all taxes such as Sales Tax, Excise and Octroi, GST etc., and the fixing or placing in position for which the item of work is intended to be operated. The rates quoted by the contractor shall be firm throughout the contract period and there shall be no upward revision of the rates quoted by the contractor for any reason whatsoever. It should be clearly Understood that any claims for extra sales tax, Excise duty, etc., shall not be entertained in any case whatsoever once the tenders are opened.

**12. INTERPRETING SPECIFICATIONS**

In interpreting the specifications, the following order of decreasing importance shall be followed:

- Drawings
- Unit rate specifications & Technical Specifications
- Schedule of Quantities
- General Specifications

Matters not covered by the specifications given in the contract, shall be covered by the relevant Indian Standard Codes. If such codes on a particular subject have not framed, the decision of the Architect shall be final.

- 13.** No alterations shall be made by the tenderer in the notice inviting tenders, instructions to the Contractors, contract form, conditions of the contract, drawings, and specification and if any such alterations are made or any special conditions attached, the tender is liable to be rejected.

14. The acceptance of a tender shall rest with the authorised representative of the Employer, who does not bind himself to accept the lowest tender and reserves to himself the authority to reject any or all the tenders received without assigning any reason (s) whatsoever.
15. The authorised representative of the Employer reserves the right of accepting the whole or any part of the tenders received, and the tender shall be bound to perform the same at the rates quoted.
16. The work shall be carried out under the direction and supervision of Architect/Employer or their representative at site. On acceptance of the tender, the contractor shall intimate the name of his technically qualified representative who would be supervising the construction and would be responsible for taking instructions for carrying out the work.
17. The Architect's/Employer's decision regarding the quality of the material and workmanship will be final and binding, any material rejected by the Architect/Employer shall be immediately removed by the contractor at his own & risk & cost.
18. **SUB-LETTING:**  
No part of contract shall be sublet without the written permission of the Architect and the Employer nor shall transfer be made by the "Power of Attorney" authorising others to carry out the work or receive payment on behalf of the tenderer.
19. **DEFECTS LIABILITY PERIOD:**  
Any defect developed within "Defect Liability Period" of **12 months** will have to be rectified by the contractor at their own cost & risk and in case of the defects are not rectified by the contractor, Architect/Employer or their representative shall get the work done at the risk and cost of the contractor and will be recovered from the retention money.
20. **DELAY IN COMMENCEMENT:**  
The contractor shall not be entitled to any compensation for any loss suffered by him on account of delays in commencing or executing the work, whatever the cause for such delay may be including delays in procuring Government controlled or other materials.
21. **OCCUPATION IN PART:**  
If the Employer wants to occupy areas in part, the contractor shall complete the work of those areas in conjunction with the Employer and hand over the same to the Employer without affecting any of the clauses of contract agreement.
22. The Contractor should inspect the source of materials, their quality, quantity, and availability. The material must strictly comply with the relevant IS specifications attached.
23. The contractor must cooperate and coordinate with other Contractors involved in other works on the site. The contractor should also note that they shall have to clear the site of vegetation, debris, etc., before the commencement of the work and that no extra payment is permissible on this account.
24. **PERIOD OF CONSTRUCTION:**  
This is deemed to be the essence of this contract. The construction period shall be **TEN months**. Commencement of the work shall be considered from the 7<sup>th</sup> day on receipt of work order. **The contractor shall draw a detailed schedule of programme on the form of Bar chart of the whole work, within one week of the award of work and submit to the architect for approval.**

**25. PENALTY:**

Employer shall levy penalty at the rate of **0.5 %** of the total contract value per week of delay, up to a maximum of **5 %** of the total contract value after which the contract stands cancelled.

**26. BONUS:**

If the contractor is successful in completing the works in all respects earlier than the stipulated completion period, then he is entitled for bonus at the same rate of penalty.

**27. CONTRACTOR'S STORE AND SITE OFFICE, EXECUTION STAFF:**

Suitable area near the site of work shall be allowed to the contractor free of cost for storing his tools and plans, materials and for his site office and cement godown. However, the structure will be provided by him at his own expense, and he will be solely responsible for guarding his property and shall cover his property with requisite insurance against theft, fire etc., The contractor however will have to dismantle the sheds and vacate the land of all debris etc., at his own expense after completion of work.

**Execution staff.**

- 1) PM
- 2) 1 No QA, QC
- 3) 2 No Supervisors.
- 5) 1 No Safety Supervisor.

**28. QUALITY ASSURANCE PLAN.**

Contractor must submit Quality Assurance Plan with tender.

**1) Monthly Quality reporting**

A monthly quality report to be developed and distributed to client, the report may include but is not limited to;

- Concrete production report or Pour card.
- Calibration reports
- Material test certificate
- Testing Statistics
- NCR reports

**2) Calibration of equipment:**

All measuring and testing equipment shall be calibrated. The calibration of equipment means comparison of the accuracy of the equipment with the Indian standards.



### 3) Minimum Materials Testing Equipment's at Site:

- A) Sieves for Fine Aggregate – Brass sieve (4.75mm, 2.36mm, 1.18mm, 600 micron, 300micron,150micron, 75 micron, lid & pan)
- B) Sieves for Coarse Aggregate – G.I. 18" Dia (40mm,31.5mm,25mm,20mm 16mm,12.5mm,10mm,8mm,6.3mm,4.75mm,2.36mm) - Set of 13.
- C) For testing Cement 90micron sieve for cement test & Le-Chatelier 's Mould/ Autoclave.
- D) Slump Cone apparatus with measuring rod.
- E) Requisite Concrete Cube Moulds with tamping rod Size – 150 mm X150 mmX150mm.
- F) Digital thermometer 25 to 125 F
- G) Soil Compaction Testing
- H) Core cutter-Dolly and rammer.
- I ) Proctor Compaction Mould with light rammer of 2.4Kg.
- J) Rapid Moisture Meter.
- K) Measuring cylinder – 1000 ml
- L) Measuring cylinder – 500 ml.
- M) Electronic Balance – Capacity 100 Kg, Accuracy – 10 gm.
- N) Vernier caliper -200mmX 0.02mm

### 4) Form works :

Forms shall not be released until the concrete has achieved strength of at least twice the stress to which the concrete may be subjected at the time of removal of form work. It shall be guiding factor for removal of form work, in normal circumstances where ambient temperature does not fall below 15 °C and where ordinary Portland cement is used & adequate curing is done.

Type of Form work	Minimum period for De-Shuttering
• vertical Form work to Column, walls, Beam etc...	16 - 24 hrs
• Soffit form work to slabs (Prop to be refixed Immediately after removal of formwork)	3 days
• Soffit form work to beams (Props to be refixed Immediately after removal of formwork)	7 days
• Props to Slabs:	
1) Spanning up to 4.5 m	7 days
2) Spanning over 4.5 m	14 days
e) Props to beams and arches:	
1) Spanning up to 6 m	14 days

2) Spanning over 6 m

21 days.

**5) Curing:**

Exposed surface of concrete shall be kept continuously in a damp or wet condition by ponding or by covering with a layer of sacking, canvas, Hessian or similar materials and kept wet constantly wet for at least seven days from the date of placing concrete in case of Ordinary Portland Cement and at least 10 days where mineral admixture or blended cements are used.

**6) Compressive strength of concrete cubes:** As per IS Standards

**7) FREQUENCY OF TESTS AS PER IS**

**A) Fine Aggregate/ Coarse aggregate**

Bulkage of Sand - In House - In monsoon/Rainy season r  
for block work plastering to be performed.  
daily and Necessary Bulkage corrective to  
be applied.

**B) Solid Blocks :**

- |                         |                                        |
|-------------------------|----------------------------------------|
| 1) Visual Check         | Total 6 no's for every Load. 3 Nos for |
| 2) Dimensioned Check    | compressive strength and 3 Nos         |
| 3) Water absorption     | for dimensional & water absorption.    |
| 4) Compressive strength |                                        |

**C) Cement:**

- 1) Fineness of cement -For each batch received at site -In house test.
- 2) Standard consistency of cement -For each batch received at site – In house test.

**D) Reinforcement Steel:**

Chemical Test		
<b>Physical Tests</b> a) Tensile test b) Elongation c) Bend – Re bend test	Manufacturer Test Certificate or Test Report from outside laboratory	a) MTC will submit for each lot.
		b) Third Party testing (Physical) for every procurement steel at site.

**Note:** Where reinforcement bars up to 12 mm for High strength deformed steel

bars and up to 16 mm for mild steel bars are bent aside at construction joints and afterwards bent back into their positions, care should be taken to ensure that at no times is the radius of the bend less than 4 bar diameter for plain mild steel or 6 bar diameters for deformed bars.

### **E) Concrete:**

Note : One sample consists of six no's of cubes. Three for 7 days and three for 28 days strength. However, where 7 days strength is not required the sample size may be reduced to three no's of cubes for 28 days strength only.

### **F) Soil Testing**

Core cutter test --- 3 No's of cores every 1000 Sqm in uncompacted layer thickness of 150mm.

## **29. SAFETY MANAGEMENT.**

- a) Scaffolding or staging more than 4 mt. above the ground floor swung or suspended from an overhead support of erected with stationary support shall have a guard rail properly bolted, braced or otherwise secured at least 1mt. above the floor or platform of such scaffolding or staging and extending along the entire length of the outside and ends thereof, with only such opening as may be necessary for the delivery of materials. Such scaffolding or staging shall be so fastened as to prevent it from swaying from the building or structure.
- b) Every opening in the floor of a building or in a working platform shall be provided with suitable means prevent the fall of persons or materials by providing suitable fencing or railing.
- c) Whenever there are open excavations in ground, they shall be fenced off by suitable railing and danger signals installed at night to prevent persons slipping into the excavations.
- d) All personnel entering or working within the plant site either of contractor side or Architects or Client side shall be provided with safety helmets and shoes. All welders shall wear welding goggles while doing welding work and all metal workers shall be provided with safety gloves. Persons employed on metal cutting and grinding shall wear safety glasses on metal cutting and grinding shall wear safety glasses. All persons working at height should be provided with safety belts and see to it that, it is strictly used during work at site.
- e) Adequate precautions shall be taken to prevent danger from electrical equipment. No materials on any of the sites of work shall be so stacked or placed as to cause danger or inconvenience to any person or the public.
- f) The Contractor shall not employ any men below the age of 18 years men and women on the work.
- g) All scaffolds, ladders and other safety devices mentioned or described herein shall be maintained in safe condition and no scaffold, ladder or equipment shall be altered or removed while it is in use. Adequate washing facilities should be provided at or near places of work.
- h) These safety provisions should be brought to the notice of all concerned by display on a notice board at a prominent place at work spot. The person responsible for compliance of the safety code shall be named there in by the contractor.
- i) At the construction site, first-aid facilities shall be provided and maintained. When a person is critically injured, he shall be taken to the designated hospital immediately after emergency medical treatment. Other than EHS staff supervisors should also be trained for first aid treatment. EHS Officer/ First Aider/Admin persons will deal the first aid responsibility.

**30. MEASUREMENT AND BILLING:**

Wherever mode of measurement is specified, the measurement will be taken at site as per the latest IS code of practice for measurement. Interim bills to be submitted in proper format with full detailed measurements sheets (With signature of MCPL site engineer) Indicating the grids, lines, Tax paid bill copy of the item claiming basic cost deference etc.

The contractor or his representative shall accompany the Architect/Employer or their representative during measurements checking and shall agree to the measurements taken on sport. All the necessary tapes shall be steel and shall be supplied by the contractor. The contractor shall then present his bill based upon the agreed and recorded measurements and as per the directions of the Architect. If the contractor fails to accompany the Architect/Employer for measurements, then he shall be bound by the measurement taken by the Architect/Employer.

The contractor shall raise bill for a minimum of **Rs.50 Lakhs**, hard copy of bill to be submitted to MCPL Bangalore office. Adhoc Payment certificate for 75% of bill value will be issued within 15 days. Billing engineer will be visiting site for bill checking within 21 days. Bills will be certified by Architects office within 30 days.

Period of final bill measurement shall be 3 months from the time of completion and handing over of the project.

**31. EXTRA ITEMS (Non-Tendered Items) :**

Rates for authorised extra items or additional, altered, or substituted work as may be ordered shall be determined by the Architect/Employer as follows:

- If already specified, he shall carry out at the same rates.
- If not specified, the rate for that item shall be derived from the rate for the nearest similar item.
- Or at the actual expenditure incurred in execution of the item inclusive of any taxes, etc., plus **15%** for Contractor's profit and overhead.

**32. WATER AND ELECTRICITY:**

Employer may drill a permanent borewell and contractor may install pump and draw water at his own cost. Similarly, Employer will pay payment of required deposit to the KPTCL and necessary documents for temporary electricity connection, but the contractor will make the arrangements to get the connection. The electricity consumption charges must be paid by contractor.

**33. STEEL AND CEMENT :**

The contractor shall assume the following basic rates **EXCLUDING GST** for Cement and steel for working out his rates.

Cement	<b>Rs.260 / Bag</b>
Reinforcement Steel	<b>Rs.55,000 / MT</b>

The Employer reserves the right to supply the cement and steel at the site at the above rates and recover the amount from the running bills of the contractor.

**34. INSURANCE:**

The successful contractor shall take out contractor's All Risk (CAR) insurance policy, jointly in the name of the Employer and the contractor, (Cover from the first working day after the Start Date to the end of Defects Liability Period) and the original policy the Employer and the contractor, and the original policy shall be deposited with the Employer.

**35. ESCALATION:**

Any additional liability arising out of sales Tax on works Contracts as per Government regulations will be reimbursed by the Employer, considering that maximum concessions/exemptions under the Act have been avail by the contractor.

**36.** This notice inviting tenders and the MoM of pre bid meeting will form part of the tender document and the agreement executed by the successful tenderer.

**37.** Payment of suitable compensation to the workmen as per Government procedure shall be to Contractor's account, in case of any accidents etc., owners shall not be responsible under any circumstance.

**38. TERMINATION OR SUSPENSION OF THE CONTRACT BY THE CLIENT**

**38.1**If the Contractor shall be adjudged bankrupt or if he should make a general assignment for the benefit of its creditors, or if a receiver shall be appointed on account of its insolvency /bankruptcy, or if he should persistently or repeatedly refuse to carry out the Works diligently, or if he should fail to provide enough properly skilled workmen or proper materials or equipment or plant and machinery or tools or anything else necessary for the progress of the Work in accordance with the approved Construction Programme, or if he should fail to make prompt payments to Sub-Contractors or to suppliers for materials or equipment or to its workers, or if he should persistently disregard laws or ordinances or instructions of the architect or the Client's Representative, or if he should be guilty of a violation or breach of any provision of the Contract, or if he has abandoned the Contract, or if he has failed to commence the Work within the time specified or if he has suspended the Work, then the Client on the basis that sufficient cause exists to justify such action, may without prejudice to any other right or remedy, and after giving the Contractor seven days notice in writing, terminate the employment of the Contractor and take charge of all materials, equipment, tools, and plant and machinery thereon and use these as the Client's property for the completion of the Project. In such case the Contractor shall be entitled to receive payment for the Work completed by him only after the Project is completed. If the amount due to the Contractor for the Work carried out by him as per the Contract terms exceeds the expenses incurred by the Client, including for additional management and administrative services, for completing the Project and in respect of the damages and/or losses suffered by the Client due to the Contractor's default, then such excess shall be paid to the Contractor within three months of the final completion of the Project. If such expenses for completing the Project and in respect of the damages and/or losses suffered by the Client exceed the amount due to the Contractor, then the Contractor shall pay the difference to the Client within one month of receiving the notification to that effect from the architect or the Client's Representative. The expenses incurred by the Client for completing the Work and in respect of the damages and/or losses suffered by him due to the Contractor's default, shall be certified by the architect and its decision on this matter shall be final and binding on the Contractor.

**38.2** The Client may terminate the Work for convenience at any time for reasons other than for cause, without prejudice to any claims that the Client may have against the Contractor, by giving the Contractor at least seven days' prior written notice thereof. In such event, the Client shall pay the Contractor such portions of the Work as are due and properly invoiced under the provisions for final payment in Section 30 for Work performed prior to termination. In no event, shall the total payments made to the Contractor exceed the Contract Price, and, prior to full payment, the Contractor shall comply with the requirements for the release of claims and other documentation as appropriate as provided for under the provisions for final payment in Section 30. The Client's sole liability to the Contractor for termination pursuant to this Section 48.2 shall be determined in accordance with this Section 48.2, and the Contractor shall not be entitled to any further payments, including without limitation, loss of anticipated profits.

**38.3** The architect or the Client's Representative may suspend at any time and for any reason any part of or the whole of the Work by giving at least 24-hours' written notice thereof to the Contractor, specifying the part of the Work to be suspended and the effective date of such suspension. The Contractor shall cease work on said part of the Work on the effective date of such suspension but shall continue to perform any un-suspended part of the Work. During a suspension, the Contractor shall only be reimbursed for the cost of the un-suspended Work related to (a) the Contractor's employees whose work has been approved by the architect , and (b) such other items authorized by the Client pursuant to a Change Order. The Client may, at any time, authorize resumption of the suspended part of the Work by notifying the Contractor of the part of the Work to be resumed and the effective date of suspension withdrawal. The Work should be properly resumed by the Contractor after receipt of such notice. The Client's sole liability to the Contractor for suspension shall be determined in accordance with this Section 48.3 and any approved Change Order, and the Client shall not be liable for any other damages, including without limitation, loss of anticipated profits.

For Mysore Consultants Pvt Ltd

SIGNATURE OF THE TENDERER

(ASHWIN SHREENIVAS.D)

Managing Director



# MYSORE CONSULTANTS PVT LTD

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ARCHITECTURE | URBAN DESIGN | INTERIORS | ENGINEERING

## SUMMARY OF NOTICE INVITING TENDERER

- Defects Liability Period (Clause 18) : 12 Months from the date of actual completion.
- Period of Final Measurement and valuation (27) : 3 Months from the date of actual completion
- Date of Commencement works (24) : 7<sup>th</sup> day from date of work order
- Period of Completion of works (24) : 10 Months
- Penalty (25) : 0.5 % per week up to max 5% of Total Value
- Interim Payment (27) : Minimum value of Rs.50,00,000/-
- Earnest Money Deposit (7A) : Tenders valuing Rs.5 crores -  
Rs. 5,00,000/-  
Above Rs.5 crores - Rs. 5,00,000/-  
+ (plus) 0.1%  
of value over Rs.5 crores.

Bank Draft or a Pay Order in favour of Rashtrrothana Parishath, payable at Bangalore.

OR

A confirmed guarantee by a Commercial Bank, promising payment of the guaranteed sum to the Rashtrrothana Parishath on demand within three working days without any demur whatsoever and without seeking any reasons whatsoever. The demand for payment by the Rashtrrothana Parishath shall be treated as conclusive proof of payment.

- Retention Money (6) : 5% of each Running Bill amount
- Escalation : No Escalation
- Extra Items (28) : Cost of Materials (Including applicable taxes, Transportation, Loading, Unloading etc,) & Labour+ 15 % profits and overheads
- Basic rate of Materials to be assumed for  
Working out the rates (Excluding GST) : Cement Rs.260/Bag  
: Reinforcement Steel Rs.55,000/MT.  
: Structural Steel Rs.65,000/MT  
: RMC-M10 Rs.3600/ Cum  
: RMC-M25 Rs.4800/ Cum  
:  
: Teak Wood (1<sup>st</sup>quality) Rs. 8500/Cft  
: Concrete Block – 200mm – Rs.45/No  
: Concrete Block – 150mm – Rs.38/No

: Concrete Block – 100mm – Rs.30/No

- Payment for Interim bill : Within 30 days from date of submission of hard copy of bill to the Architects office. Ad-hoc Payment of 75% of bill value will be certified, within 15 Days from the date submission hard copy of bill.
- Date for Tender Submission : On OR Before 7 days issue of tender.



## INSTRUCTIONS FOR FILLING IN THE TENDER FORM

- In this tender item specifications are given in the following sections: -

- TECHNICAL SPECIFICATIONS
- DETAILED SPECIFICATIONS
- SCHEDULE OF QUANTITIES

Technical specifications are in the general instructions for carrying out the works.

If the detailed specifications with total quantities and the line specifications with building/floor wise quantities are given, then the following procedure be adopted for quoting the rates:

Detailed Specifications are the descriptions of items for which unit rates are to be worked by the tenderer by considering all tender information. Only the rate quoted for the detailed specifications should be used in the schedule of quantities of all buildings/floors. Tenders without unit rates in the detailed specifications are liable to be rejected.

Schedule of Quantities (Line Specifications) Should be only the rates quoted in the detailed specifications as rates. This will be used only for noticing the building wise quantities and for arriving at the group and building wise quoted amount.

- For the unit rate specifications, the rate shall be written clearly legibly and in words. In case doubts, amount given in words will be treated as the rate.
- The Contractor should certify that he has studied the works at site and acquainted himself with the position with regard to constructions, materials and labour required for the work.
- The Contractor should submit a declaration showing all works are which he has already entered contract, the value of work that remains to be executed in each case, while submitting the tender.
- Every Contractor shall produce along his tender, solvency certificate from the collector of the district within which he resides, or a Banker's certificate of his financial stability to the extent of 20% of the tendered value of the work.
- Every Contractor should furnish along with his tender income-tax clearance certificate and information regarding the income-tax circle of the district in which he is assessed by income-tax, the reference No. of assessment and the assessment year.
- The rates should be quoted in decimal coinage system in place of old coinage system.
- Certified copies of registration certificate, partnership deed and Power of Attorney or Articles of Agreement in case of Limited companies will have to be furnished, for considering the acceptance of the tender.
- Should the contractor notice any discrepancy or error in the statement made, or quantities or units shown against items, he shall immediately bring to the notice of the Architect and obtain the clarification before submitting the tender. The tender shall be based on such clarifications received and shall be recorded as such in the covering letter to the tender, failing which the

Employer shall have right to ask the contractor to execute the work according to the statement made or quantities or units shown in tender, without any compensation.

- The tender of the contractor not complying with the above instruction 1 to 10 may be rejected.

## **T E N D E R                      F O R M**

TO.

Ms. \_\_\_\_\_

\_\_\_\_\_

Dear Sirs,

### **SUB: TENDER FOR CONSTRUCTION OF**

With reference to the tender invited by you for the proposed work, I/We write this after having:

- Examined the designs, drawings, details, specifications, instructions to tenders, agreement and the conditions of contract annexed there to (hereafter call "The contract Documents") releasing to construction.
- Visited and examined the site of the proposed work and
- Acquired the requisite information as affecting the tender

I/We undersigned hereby offer to construct the proposed work in strict accordance with the contract document for the considering to be calculated in terms of the priced schedule of quantities.

I/We undertake to complete the whole of the works as per the attached schedule from the date of issue of intimation by you that our tender has been accepted and upon receiving possession of site. I/We further undertake that on failure subject to the conditions of the contract relating to extension of time, I/We shall pay agreed "Liquidated Damages"/"Penalty" for the period during which the work shall remain incomplete.

I/We agree to further deposit a Bank guarantee for \_\_\_\_\_ of the contract value valid for a period of \_\_\_\_\_ months, from the date of award of the contract.

I/We further agree to the deduction of five percent from the "Interim Payment" towards the "Retention Money" which will be returned as per the relevant clauses in the agreement.

Our Banks are:

1.

2.

Place :

Date :

**Signature of Tender**

Name of the Partner of the firm

OR

Name of the person having Power of  
Attorney to sign the contract

## ARTICLE OF AGREEMENT

Articles of Agreement made on this \_\_\_\_\_ day of \_\_\_\_\_ between

\_\_\_\_\_  
(here in after referred to as the Employer which expression shall include his heirs, Executors, Administrators & Assigns) of the one part and M/s. \_\_\_\_\_

\_\_\_\_\_ (here in after referred to as the Contractor which expression shall include his heirs, Executors, Administrators & Assigns) of the other part.

Whereas the Employer is desirous of constructing \_\_\_\_\_ and has caused drawings and specifications describing the work to be prepared by m/s. \_\_\_\_\_

\_\_\_\_\_ (herein after referred to as the Architects).

And Whereas the said Drawings numbers \_\_\_\_\_ to \_\_\_\_\_ the specifications and the schedule of Quantities have been signed by or on behalf of the parties hereto.

And Whereas the contractor has agreed to execute upon and subject to the conditions set forth in the special conditions, unit rate specifications, & in the schedule of Quantities and conditions of contract (all of which are collectively here in after referred to as the said conditions and forming part and parcel this articles of the agreement) the work shown upon the said drawings and/or described in the said specifications and included in the said schedule of Quantities at the respective rates therein set forth amounting to the sum as there in arrived at or such other sum as shall become payable there under (herein after referred to as the said contract amount).

### **NOW IT IS HEREBY AGREED AS FOLLOWS:**

- In consideration of the said contract amount to be paid at the time and in the manner set forth in the conditions, the contractor shall upon and subject to the conditions execute and complete the work shown upon the said drawings and described in the said specifications and schedule of quantities at the agreed rates.
- The Employer shall pay the contractor they said amount or such other sum may become payable at the times and in the manner hereinafter specified in the said conditions.
- The term "The Architects" (In the said conditions) shall mean M/s \_\_\_\_\_

\_\_\_\_\_. In the event of their ceasing to be the

Architects, for the purpose of this contracts such other person or persons as shall be nominated for that purpose by the Employer, shall be the Architects, provided always that no person or persons subsequently appointed to be the Architects under this contracts shall be entitled to disregard for over rule any previous decisions expressed in writing by the Architects for the time being.

- The said conditions and appendix there to shall be read and constructed as forming part of this agreement and the parties hereto shall respectively abide by and submit themselves to the said conditions and perform the agreements on their part respectively in the said conditions.
- The Plans, Agreements and Documents mentioned here in above shall form the basis of this contract.
- The contract is neither a fixed lump sum contract nor piece work contract but is a contract to carry out the work in respect of the entire works to be paid for according to actual measured quantities at the rates contained in the schedule of rates and probable quantities or as provided in the said conditions.
- The contractor shall offer every reasonable facility for the carrying out of all works relating to installations of sanitary works and fittings, permanent.  
water supply, electrical installations / fittings, lifts, telephone, air conditioning etc.,  
in the manner laid down in the said conditions and shall make good any damages done to walls, floors, etc., at his cost after the completion of such works.
- The Employer reserves to himself the right of altering the drawings and nature of work by adding or omitting any items of work from the contract or having portions of the same carried out without prejudice to this contract.
- Time shall be considered as of the essence of this Agreement and the contractor do hereby agree to commence the work within seven days from the date of issue of formal work order and immediately after handing over of site as provided for in the said conditions and to complete entire works within the specified period subject to the previous for extension of times.
- All disputes arising out of or in any way connected with this agreement shall be deemed to have arisen in and only courts in Bangalore shall have jurisdictions to determine the same.
- The several parts of this contract have been read by us and fully understood by us.

AS WITNESS OUR HANDS THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_

Signed by the said CONTRACTOR :

In the presence of :

Address :

Occupation :  
Signed by the said EMPLOYER :  
:

## **GENERAL SPECIFICATIONS**

### **MATERIALS AND WORKMANSHIP – GENERAL GENERAL SPECIFICATIONS**

These General specifications should be read along with the relevant specifications, referred to the common and detailed specifications, applicable to the work in addition to specifications given below and the drawings mentioned in these documents shall be deemed to apply to the works unless mentioned otherwise in the tender documents in which case the provisions in the tender document shall take precedence.

#### **NAME BOARD**

A name board about 8'0" x 4'0" as per drawings shall be made and displayed at site at some approved place. The contents of the board shall be as follows:

- Name of Project
- Name of Employer / Employers

- Architect / Technical Consultants with their address
- Contracting Agency

Care should be taken to see that the height of letters specially for the Architect / Technical Consultants should not be more than 2 to abide by the code of professional conduct prescribed by the Indian Institute of Architects. The Colour, texture, etc., of the board shall be as the Architect's Institutions.

#### **DRAWINGS, INSTRUCTIONS AND MEASUREMENTS:**

The Contractor shall strictly adhere to the working drawings and detail drawings and written instructions of the Architects. No working drawing or detail drawing shall be scaled. Figures dimensions alone shall be followed. Measurements shall be recorded of the actual work done. However, the quantum of work over and above that indicated in the working or detail drawings shall not be recorded unless the same is brought to the notice of Architects. Mode of measurement shall be generally in accordance with IS 1200-64 for measurement of building works unless otherwise specified. An approved metallic tape shall be used at site and utmost care shall be taken to see that the same is preserved in good condition throughout the period of executions.

The contractor is directed to deposit an identical tape with the Architects so that in case the tape at site is lost or damaged another identical tape could be purchased after comparing it with the one deposited with the Architects.

#### **TESTING OF WORKS AND MATERIALS**

If require by the Architects, the contractor shall arrange to test materials and portions of the work in order to prove their soundness and sufficiency. If, after any such test and in the opinion of the Architects the materials or workmanship is found defective or unsound, the contractor shall pull down and re-execute the same at his own cost. All materials deemed defective in the opinion of the Architects shall be removed from the site immediately.

#### **CLEARING THE SITE:**

The site as indicated in the plan shall be cleared of all obstacles, loose boulders or stones and materials, ash and all kinds as well as brushwood. All holes and hollows, whether originally existing or produced by removal of loose stones or brushwood shall carefully be filled up with earth, well rammed and levelled. The site all round the building up to a distance of 10'0"-10'0" shall be well dressed. The maximum cutting or filling being 1'0", no extra for this shall be paid.

#### **SITE CLEANLINESS**

The contractor shall see that the site always remains in a presentable condition during the execution work. The construction work should display a marked degree of discipline. On completion of the work, the contractor shall at his own expenses, remove all surplus materials, debris, and rubbish of every description from the buildings, and site and shall find a place for depositing the same. He shall remove all paint and whitewash stains, rub all floors, paving, etc., and shall leave everything clean, watertight, and perfect to deliver the buildings fit for occupation.

#### **TREES:**

As far as possible trees shall be preserved unless otherwise instructed by the Architects. If any trees have to be cut, it shall form an extra item for which the contractor shall be paid separately.

at the rates detailed by the Architects. A tree shall be defined as a growth whose diameter of the trunk at the base is more than 12" and the height is more than 12'0"

#### **TEMPORARY PROTECTION**

All trenches, old and new walls, newly laid concrete, or any other work requiring protection from inclement weather or accidental injury shall be protected by means of tarpaulins or in any other suitable manner keep the work safe from damage.

#### **MATERIAL AND WORKMANSHIP**

The whole of the materials used on the work shall be new and of the best quality of their respective kind. Other articles, tools, plants shall be the best of the several kinds available in market and shall be used in the best, most workman like, and most substantial manner to the complete satisfaction of the Architects and Employer.

#### **SAMPLES OF THE MATERIAL**

The contractor shall deposit at the office of the Architects for their approval samples of the materials proposed to be used in the works, at least 15 days before placing the order supply, and the bulk shall be equal in every respect to the approved sample deposited.

#### **SAMPLES OF THE WORKMANSHIP**

The contractor at his own expenses shall prepare samples of all joinery, cornice, Parapets, Mouldings, enrichments, etc., and shall obtain the approval of the Architects to the same before putting the work in hand. If so required prepare the same and submit a second sample of each individual item of work. If the Architects require more than two samples to be made of any individual item of work, the contractor shall prepare the same and shall be paid the actual cost of preparing the third and any subsequent samples of such individual items. The Contractor shall carry out the work strictly in accordance with the approved samples.

#### **SKILFUL WORK – PEOPLE TO BE EMPLOYED:**

The contractor shall employ only experienced competent, skilful work – people to do the work and whenever the Architects inform him in writing that any man on the work, is in their opinion, unsatisfactory, or incompetent, or dishonest or untruthful or disorderly or otherwise unsuitable, such men shall be discharged from the work and shall not be employed again on the job.

#### **WATER:**

The Contractor shall provide to satisfaction of the Architects a proper and sufficient supply of clean water for all purpose connected with the works, construct all necessary temporary services, with pipes, tapes, stopcocks, tanks, etc., and he shall remove the same on completion of the work.

The water used in the work shall be perfectly clean, free from salt, vegetable matter and dirt of any kind.

No water shall be taken from any place which in the opinion of the Architects is likely to be contaminated with sewage or other impurity.

If so, required by the Architects, the Contractor at his own expenses shall have sample of water examined by the government and shall submit that official report to the Architects. If the chemical examiners report on the water is not favourable, the water shall not be used on the work. The contractor shall bear all charges in connection with supply of the water required for the work.



**Sand and other materials at site :**

River Sand, Gravel or other materials obtained on the site shall be used only by the special permission of the Architects. Such permission shall be obtained by the contractor in writing before such material is used in the works and its agreed value shall be deducted from the amounts due to the Contractors.

**DEPOSITING DEBRIS ON SITE:**

Whenever it is stated in the schedule of quantities that debris shall be deposited on the site the quoted by the contractor shall include for making all required excavations for receiving or covering the debris within the limits of the site and neatly spreading the debris and covering the same with earth to the depth of at least 4". If so, ordered by the Architects, the contractor shall deposit and spread debris to form the foundations of roads, drives, paths, floors etc., in such cases, the contractor shall be entitled to payment only for consolidation the debris used for such foundation.

**CASING UP**

The contractor at his own expenses shall board up all wood, stone, brick, and other work liable to injury and shall remove such casing when require or on completion of the work. He shall thoroughly clean down the whole of the stonework. and make good any damage or defects.

**PROTECTING FLOORS**

The Contractor at his own expenses, shall keep all floors covered a good layer of sand or shall otherwise protect them to the satisfaction of the Architects and shall clean the same when necessary and shall make good all damage and leave it clean and perfect.

**EXISTING DRIVES etc.,**

From the commencement of the contract until the work is handed over finally, the contractor at his own expenses shall maintain to the satisfactions of the Architects all private roads, drives, cart-tracks, etc., over which traffic passes in connection with the works.

Upon completion of work, the contractor at his own expense shall provide all necessary materials and shall make good all damage, consequent upon the execution of the work and shall leave such private roads, etc., in good order to the satisfaction of the Architects.

**REINSTATING COMPOUND**

The contractor at his own expense shall reinstate to the satisfaction of the Architects all parts of the compound disturbed by the building operations.

**STORAGE:**

Sale, dry and proper storage shall be provided for all materials, particularly for materials like cement, adequate storage should be made at least sufficient for 3 months during active construction.

**SPECIAL MATERIALS**

If the materials of a particular brand are specified in the schedule these shall be produced accordingly from approved manufactures. These shall include materials such as:

Bitumen & Bituminous compound, water proofing, hardening compounds, Special Paints, Acoustic and insulation bounds and other finishing materials. The contractor shall procure necessary guarantees from the manufacture and furnish the same to the Architects.

#### **NOTES FOR EXCAVATION AND FILLING:**

Unless otherwise specified rates quoted for all excavation shall include the following: -

- Site clearance such as cleaning scrub and growth, roots, and small trees brush wood, etc.,
- Setting out the works to profile etc.,
- Bailing or otherwise removing all water which was accumulate in the excavation from all clauses.
- Getting out and throwing spoil clear of area being excavated or depositing clear of edge of foundation to avoid fall in.
- Trimming all sides plumb or otherwise as instructed at site and square, levelling and bottoms, clearing out of all loose earth, etc.,
- Filling back by the sides of foundations and in plinth in layers not exceeding 150 mm, watering, consolidation, dressing, etc., complete
- Disposing surplus soil as directed with a distance of 150 mtr and dressing to proper level and slop grading as required.
- Dismantling, removing and stacking as directed existing water pipes and or soil pipes within the excavation portions.
- Providing shoring and shuttering for protecting the sides of foundations wherever required or as specified by architects.
- Supplying all utility services as directed.
- Providing guard lights for trenches wherever required.
- Double handling of excavated earth where the place of deposit of excavated earth has been defined in the first instance.
- For foundation excavation, the mode of measurement and payment will be as per the IS 1200.

#### **NOTES FOR PLAIN REINFORCED CEMENT CONCRETE:**

Offer otherwise specified the following will apply for all items of plain and Reinforced Cement Concrete. Rates quoted shall be inclusive of the following out will exclude cost of reinforcement and inserts like bolts, plates, sleeves, pipes, etc.,

- All materials labour and all form work, moulds, centring, and shuttering materials shall be steel, timber or plywood as directed.
- Adequate protection to edges and corners from damage during construction.
- Work either straight, curved, plain or tapered.
- Keep the work well watered for at least 10 days after casting.
- Roughening/hacking the concrete surface where required after removal of centring or shuttering to receive plaster.
- Work on all floors at all levels and locations, Kraft paper to be laid at all places of flooring before laying granolithic flooring.
- Building in and placing in position any inserts supplied.
- Machine mixing and consolidation using vibrators or approved type.
- Coarse graded sand shall be used for all concrete works.
- Machine crushed coarse aggregate shall be of hard broken granite or blast or trap of sizes specified.
- De-Shuttering and cleaning.
- Test cubes and testing charges as specified.
- Use of weigh batch equipment for design mix concrete.
- The rate for RCC work for design mix and volumetric mix will be same, but the consumption will be as in technical specifications.

#### **NOTES FOR STONE MASONRY AND BRICKWORKS / BLOCK WORKS:**

Unless otherwise specified rates quoted for all items shall include the following: -

- Concrete blocks (solid) and masonry shall completely conform to IS: 2185 & IS: 2572:2005
- Blocks shall be properly cured before they are brought to site. Half or three-quarter size blocks are to be used wherever required to make up length of wall and broken blocks shall not be used.
- The maximum variation in dimensions shall not be more than +1.5mm in ht. and breadth and +/- 3mm in length.
- All scaffolding, ladders, platforms, staging, and planks requires in the execution of work to any height and depth.
- Hacking and roughening of concrete or other surface in contact with masonry for bondage.
- Hacking out of joints to specified depth either for plastering and pointing.
- Levelling up and preparing top of masonry for Damp Proof Course.
- Building in hold fasts and such other insert.

- Keeping the work well watered for two weeks.
- Work all height, depths, unless otherwise specified.
- Providing through bond stones at every 2.0 M apart in each course in Stone Masonry.
- All works are curved or straight.
- All face shall be raked to a minimum depth of 10mm by raking tool except in the case of extruded joint construction as is laid when the mortar is still green so as to provide proper key to plaster or pointing to be done. Where pointing or plastering is not required to be done, the joints shall be struck flush and finish at the time of laying. The face of concrete block masonry shall be kept cleaned and all mortar droppings removed promptly.

#### **NOTES FOR PLASTERING AND POINTING:**

Unless otherwise specified rates quoted all items shall include the following: -

- The primary requirement of plasterwork shall be to provide absolutely water tight enclosure, dense, smooth, and hard and devoid of any cracks on the interior and/or exterior. The contractor shall do all that is necessary to ensure that this objective is achieved.
- The joints between concrete members and masonry in filling shall be covered by Plaster mesh strips 200 mm (Arpitha or approved equivalent make) wide on either sides or as called for on drawings / documents, which shall be in position before plastering.
- Hacking and scarifying concrete surfaces to be plastered and rendered.
- Preparation of surfaces by racking out joints, wetting the surface, etc.,
- Providing grooves at the junction of masonry and concrete members wherever different materials are connected and wherever necessary.
- Work at all heights and depths.
- Providing drip moulds wherever necessary.
- Washing floors, cleaning glass, and leaving premises clean and tidy.
- Adequate curing as per requirement.
- Necessary scaffolding, ladder, platform for any heights and depths.
- Providing chicken mesh at junction of concrete and masonry double folded 150 mm in each side of joint including fixing in position.
- Providing all materials like paints, brushes, materials, application of paint as per specification and manufacturer's instructions.
- Neat finishing of junction of plaster and skirting.

#### **NOTES FOR FLOOR PAVING AND DADO:**

Unless otherwise specified rates quoted shall include the following: -

- Contractor shall be responsible for cleanup & Housekeeping & shall take every precaution necessary to ensure the protection of the completed works till hand over to Owner representative.
- Before laying tiles, sub-surfaces shall be thoroughly cleaned and washed of all loose materials, dirt, laitance and the like and then well wetted without forming water pools on the surface.
- Tiles shall be laid on cement mortar bedding approximately 20 to 30mm thick in the

proportions of one part of cement and four parts sand. Mortar shall be evenly spread over sub-surfaces and covered with a bed of cement at the rate of 5kg per square metre.

- After laying flooring shall be allowed to cure undisturbed for 7 (seven) days. Design traffic shall not be allowed on the floor for at least 14 (fourteen) days after laying tiles. Following curing each and every tile shall be lightly tapped with a small wooden mallet. Should this give a hollow sound such tiles, together with any cracked or broken tiles, shall be removed and replaced with new tiles to proper lines and levels.
- The work shall include admixtures & grouts such as LATAPOXY SP-100 (Epoxy Grout) all as manufacturers specifications & drawings for toilet flooring.
- Final preparation or sub-floor by cleaning all dust/dirt, loose particles, and caked mortar dropping by scrubbing with coir or steel wire brushes. Roughening surface if so directed, cleaning with water and keeping surface wet for 12 hours and removing surplus water by mopping before topping is laid and minor trimming of the base to remove undulations.
- Cleaning and watering immediately before laying the floor as directed.
- Providing bedding layer of mortar as specified in the case of slabs, tiles, etc., to correct levels or steps as called for.
- Cutting, rubbing and polishing where applicable
- Working at all heights.
- Keeping the surface wet for minimum period of one week.
- Wherever soling by rubble packing is proposed specification RW-1 hardcore soling for water bound macadam will apply.

#### **NOTES FOR DOORS AND WINDOWS:**

Unless otherwise specified rates quoted all items shall include the following: -

- Hold fasts with M.S. flat of size 40 x 5 mm, 400 mm long welded or screwed to the frame embedded in Cement Concrete 1:3:6, 230 x 230 x 150 mm in the support walls.
- Works at all height
- First class well-seasoned wood shall only be used on all works.
- Shall include cost of the following fittings for teak wood doors and windows.
  - 4 Nos of brass oxidised butt hinges 150 mm size heavy duty for each door shutter.
  - 3 Nos of brass oxidised butt hinges 75 mm size heavy duty for each window shutter.

NOTE: When any jungle wood is used the hinges will be oxidised

- Shall include the cost of fixing any other fittings supplied by the owner like tower bolts, Al drops, hasp lock, staples, handles, door stoppers, bathroom latches etc., except door closures, mortise locks and night latches for which separate rate to be quoted.
- Samples of flush shutters shall be got approved by the Architects before fixing.
- Where the frames are to be fixed to RCC work rawl plugs / rawl bolts as instructed are to be provided.

- Wherever Aluminium or similar material comes in contact with masonry, brick, cement plaster, it shall be coated with an approved insulation lacquer paint or Plastic tapes to ensure that electro-chemical corrosion is avoided.
- After the door or windows have been fixed, the open hollow sections abutting masonry/Concrete shall be filled with cement grout 1:3.
- The gaps between frames and support and also any gaps in the door and window sections shall be raked out and filled with mastic cement.

Bitumen paint (2 coats) to be applied on the side of the wooden frame abutting the walls, lintels and floors.