ब्रिक - राष्ट्रीय कोशिका विज्ञान केन्द्र (एनसीसीएस, पुणे)
BRIC - NATIONAL CENTRE FOR CELL SCIENCE (NCCS, PUNE)

एनसीसीएस परिसर में व्यापक नवीनीकरण एवं संबंधित कार्य हेतु निविदा दस्तावेज

TENDER DOCUMENT FOR COMPREHENSIVE REFURBISHMENT AND ALLIED WORKS AT NCCS CAMPUS

BRIC - NCCS

प्रस्तुतीकरण की तारीखः- १३ नवंबर २०२६ सुबह ११.०० बजे तक
DATE OF SUBMISSION: - 13th November 2026 upto 11.00 AM.

यहाँ प्रस्तुत किया जाए/ TO BE SUBMITTED TO:

निदेशक/ The Director
राष्ट्रीय कोशिका विज्ञान केन्द्र/ National Centre For Cell Science,
एनसीसीएस कॉम्प्लेक्स/NCCS Complex, पी. बी. सं/P.B. No. 40,
सावित्रिबाई फुले पुणे विश्वविद्यालय परिसर/ Savitribai Phule Pune University Campus,
गणेशखिंड/ Ganeshkhind, पुणे/ Pune – 411 007.
महाराष्ट्र/ Maharashtra, भारत/ India.
दूरभाष/Tel. 020 2570 8174

विषय सूची
C O N T E N T S

अनु सं/ S. NO:	विवरण/ DESCRIPTION:	पृष्ठ सं. PAGE NO.
1.0	निविदा आमंत्रण सूचना/ **Notice Inviting Tender**	**1 – 5**
2.0	व्याख्या एवं परिभाषाएँ/ **Interpretation & Definitions**	**6 – 13**
3.0	अनुबंध की सामान्य शर्तें/ **General Conditions of Contract**	**14 – 21**
4.0	अनुबंध की विशेष शर्तें/ **Special Conditions of Contract**	**22 – 25**
5.0	संलग्नक/ **Annexures**	**26 – 35**
6.0	तकनीकी बिड/ **Technical Bid**	**36 – 45**
7.0	निविदा संबंधी रेखाचित्र **Tender Drawings**	**46 – 70**
8.0	व्यावसायिक निविदा/ **Commercial Bid**	**71 – 89**

1.0 NOTICE INVITING TENDER

PRESS NIT:

बीआरआईसी एनसीसीएस

ब्रिक - राष्ट्रीय कोशिका विज्ञान केंद्र
BRIC - NATIONAL CENTRE FOR CELL SCIENCE
सावित्रिबाई फुले पुणे विश्वविद्यालय परिसर, गणेशखिंड,
पुणे - ४११००७
Savitribai Phule Pune University Campus,
Ganeshkhind, Pune - 411007

निविदा आमंत्रण सूचना / NOTICE INVITING TENDER

निदेशक, एनसीसीएस, पुणे निम्नलिखित कार्यों को कराने के लिए सीलबंद निविदाएं आमंत्रित करते हैं:

The Director NCCS, Pune invites sealed tenders for carrying out following work :

Sr. No.	NIT No.	Name of Work	Esti. Cost	EMD	Time of Completion
१	एनसीसीएस/सिविल/१०-२६/टी/०४	एनसीसीएस परिसर में व्यापक नवीनीकरण एवं संबंधित कार्य	₹ ६५.९० लाख	₹ १.३२ लाख	९० दिन
1	NCCS/CIVIL/10-26/T/04	Comprehensive Refurbishment and Allied Works at NCCS Campus	Rs. 65.90 Lakh	Rs.1.32 Lakh	90 Days

निविदा सूचना का विवरण तथा पूर्ण निविदा दस्तावेज हमारी वेबसाइट **www.nccs.res.in** से डाउनलोड किए जा सकते हैं। सभी आगे की जानकारी, निर्देश, संशोधन / परिशिष्ट या सूचनाएं केवल हमारी वेबसाइट पर ही प्रकाशित की जाएंगी।

Details of tender notice along with complete tender documents can be downloaded from our website **www.nccs.res.in**. All further information, instructions, corrigendum / addendum or notices will be published on our website only.

ब्रिक - राष्ट्रीय कोशिका विज्ञान केंद्र

BRIC - NATIONAL CENTRE FOR CELL SCIENCE

सावित्रिबाई फुले पुणे विश्वविद्यालय परिसर, गणेशखिंड, पुणे - ४११००७

Savitribai Phule Pune University Campus, Ganeshkhind, Pune - 411007
(An Autonomous Institution of the Department of Biotechnology, Govt. of India)

1.0 NOTICE INVITING TENDERS

Director, NCCS invites sealed tenders (**in two bids system i.e. Technical bid and Commercial bid),** from the contractors registered with CPWD/Sate PWD/MES/Railways/MSEDCL, Semi Govt. Organizations or interested, inline, experienced, reputed individual firms / Contractors / Companies etc. fulfilling the eligibility criterias, for the works mentioned below:

1.1 SCOPE OF THE WORK:

The scope of work comprises the execution, completion and handing over of various civil, electrical, fire alarm and allied works associated with the comprehensive refurbishment of the NCCS campus, as detailed in the Schedule of Quantities, Technical Specifications and Drawings forming part of the Tender.

The works shall include false ceiling, painting, MS fabrication, tiling, fire alarm systems, electrification, designed/custom-made furniture, ready-made furniture and other associated and incidental works necessary for the proper completion of the project.

The Contractor shall execute all works in accordance with the approved drawings, prescribed specifications, applicable CPWD standards and instructions issued by the Engineer-in-Charge, ensuring the required quality of workmanship, safety and timely completion.

1.2 COST OF THE WORK:

The estimated cost of the above works is **Rs. 65,90,000/- (Rs. Sixty Five Lakh and Ninety Thousand Only).**

1.3 COMPLETION PERIOD:

The stipulated period for completion of the entire work shall be **90 (Ninety) calendar days**, including Saturdays, Sundays and public holidays, reckoned from the date of commencement specified in the Work Order.

The Contractor shall mobilise adequate manpower, materials, tools, plants and equipment and execute the work in a systematic and phased manner to ensure completion within the stipulated period.

1.4 ELIGIBILITY CRITERIA:

Prospective agencies will be required to fulfill following criteria for participating in the tendering process.

a) The Firm / Contractor shall be registered with Government / Semi Government organization like CPWD, MES, Railways, State PWDs etc. in appropriate class OR having experience in execution of similar nature of works.

b) The Firm / Contractor shall be registered under Goods and Service Tax (GST) Act, as per Govt. rules & regulations.

c) The Firm / Contractor should have average annual turnover (gross) for the last three years of **Rs. 33,00,000/-** and should not have incurred any loss in more than two years during the immediate last 3 consecutive financial years **ending on 31.03.2026.**

d) The contractor should have carried out similar type of works during last seven years as below:
   i. **Three similar** completed works costing not less than **Rs. 26,36,000/-** or
   ii. **Two similar** completed works costing not less than **Rs. 33,00,000/-** or
   iii. **One similar** completed works costing not less than **Rs. 52,72,000/-**

1.5 ISSUE OF TENDER DOCUMENTS:

The prospective bidders may download the tender document from website www.nccs.res.in, which is available at free of cost. Tender document will be available on our website for download purpose from **30.10.2026 to 13.11.2026.**

1.6 PREBID MEETING

The Bidder or his officially authorized representative is invited to attend a pre-bid meeting, which will take place at **National Centre For Cell Science, NCCS Complex, Savitribai Phule Pune University Campus, Pune – 411 007** on **05th November 2026** at **11:00 hrs**.

The bidder requiring any clarifications may send their queries to the following email addresses, one day prior to the pre bid meeting.

Email : spshinde@nccs.res.in

It may be noted that no queries will be entertained after the specified date and time for submission of queries. Therefore, bidders in their own interest should participate in the pre-bid meeting to understand the tendered requirements.

1.7 SUBMISSION OF TENDERS:

Tenderers must send their offer to **The Director, National Centre For Cell Science, Savitribai Phule Pune University Campus, Ganeshkhind, Pune – 411 007**, on or before **11.00 AM on 13th November 2026.** The Technical bid and the Commercial bid shall be placed in separate sealed envelopes each marked 'Technical bid' and 'Commercial bid' respectively.

The **Technical bid** shall comprise of followings:

- Duly filled General information along with **Form – A to G**
- Power of Attorney / Letter of Authorization for authorized signatory
- Copy of registration certificates in support of **Form – B**
- Copies of Work order, completion certificate etc. in support of **Form – C & D**
- Audited balance sheet with profit & loss statement in support of **Form – E**
- Copy of Client's certificates (any one) as per **Form - F**
- Demand draft of **Rs. 1,32,000/-** against **'Earnest Money Deposit (EMD)'** in favour of "Director, National Centre For Cell Science".
- Copy of duly signed complete tender document

The **Commercial bid** shall comprise of following:

- Duly filled Commercial bid

Both the sealed envelopes should be placed in a third larger envelope. The main envelope, which will contain both the bids, should be super scribed with the name of the work, date & time of opening.

1.8 OPENING OF TENDERS:

Technical Bids will be opened on – 13th November 2026 at 11.00 AM onwards at National Centre For Cell Science, Pune – 411 007. The technical bids will be evaluated to shortlist the eligible bidders. The commercial bids of only the short listed bidders shall be considered for further processing. Bidders whose technical bid is found acceptable and meeting all the eligibility requirements as specified in this tender documents will be informed about the date and time of the opening of the commercial bid.

1.9 AWARD OF WORK

The NCCS, Pune shall award the Contract to the Bidder whose evaluated offer/Bid has been found to be the technically acceptable, financially lowest and is substantially responsive to the Bidding Document, provided further that the Bidder is found to be qualified to execute the contract satisfactorily.

The Director, NCCS reserves the right to award contract for the above work either to one party or more than one party. He also reserves the right to amend or withdraw any of the terms and conditions contained in the tender document before accepting the tender or to reject any or all the tenders without giving any notice or assigning any reason. The decision of the Director, NCCS in this regard shall be final and binding on all.

2.0 INTERPRETATION & DEFINITIONS

2.0 INTERPRETATION & DEFINITIONS

2.1 Interpretation:

In construing these Conditions, the Specifications, the Schedule of Quantities, the Tender, the Special Conditions of Contract, the Drawings and the Agreement, the following words and expressions shall have the meanings assigned to them herein, except where the subject or context otherwise requires.

Words importing the singular shall include the plural and vice versa. Words importing the masculine gender shall include the feminine and neuter genders. Words importing persons shall include firms, companies, corporations and other legal entities, as applicable.

The headings and marginal notes in the tender documents are provided for convenience and shall not be deemed to form part of the Contract or affect the interpretation of any provision thereof.

Wherever the context so requires, the words "shall", "will" and "must" shall be construed as mandatory, and the word "may" shall be construed as permissive, subject to the provisions of the Contract.

In the event of any ambiguity, discrepancy or inconsistency between the Contract Documents, the matter shall be referred to the Engineer-in-Charge for clarification and determination in accordance with the order of precedence stipulated in the Contract. No clarification or interpretation shall be construed as authorising a variation in the scope, specifications or contractual obligations unless duly approved by the competent authority in accordance with the Contract.

2.2 Contract Documents:

This Contract shall comprise the Articles of Agreement, General Conditions of Contract, Special Conditions of Contract, Notice Inviting Tender, Instructions to Bidders, the accepted Tender, the Schedule of Quantities, Technical Specifications, Tender Drawings, approved Working Drawings, Addenda and Corrigenda, Minutes of Pre-Bid Meeting, Letter of Acceptance, Work Order, and all other documents expressly incorporated into the Contract or referred to in the Agreement, including any subsequent amendments duly executed by the parties.

All the aforesaid documents shall be read together and shall constitute an integral part of the Contract. The Contractor shall be deemed to have examined and understood all the Contract Documents and to have taken them into consideration while submitting the Tender.

2.3 Definitions:

1. Employer: Shall mean the Director, National Centre for Cell Science (NCCS), Pune, or any officer duly authorised by the Director, NCCS, in writing to act on behalf of the Employer for the purposes specified in such authorisation.

2. Institute / NCCS: Shall mean the National Centre for Cell Science, Pune, an autonomous institution of Government of India, including its campus, buildings, premises and other facilities, wherever applicable to the Contract.

3. Department: Shall mean the Estate and Civil Section of NCCS or any other section, division or authority designated by the Employer for the administration, supervision and execution of the Contract.

4. Competent Authority: Shall mean the Director, NCCS, or any other officer duly empowered or authorised under the applicable delegation of financial and administrative powers to accord approval, sanction, acceptance or any other decision under the Contract.

5. Engineer-in-Charge: Shall mean the officer designated by the Employer to supervise, administer, coordinate and monitor the execution of the Works and to exercise such powers and perform such duties as are specifically assigned under the Contract. The Engineer-in-Charge shall act within the limits of the authority delegated by the Employer.

6. Architect: Shall mean the architect or architectural consultant appointed by the Employer, wherever applicable, to provide architectural drawings, design inputs, technical advice, inspection or other professional services in connection with the works. The Architect shall not have authority to amend the Contract, approve additional expenditure or alter the contractual scope unless specifically authorised by the Employer.

7. Consultant: Shall mean any individual, firm or agency appointed by the Employer to provide specialised technical, architectural, structural, electrical, mechanical, project management or other consultancy services in connection with the Works.

8. Contractor: Shall mean the individual, proprietorship, partnership firm, company, LLP, joint venture or other legal entity whose Tender has been accepted by the Employer and with whom the Contract has been entered into, including its lawful successors and permitted assignees.

9. Contractor's Authorised Representative: Shall mean the person duly nominated by the Contractor and accepted by the Engineer-in-Charge to represent the Contractor at the Site for day-to-day coordination, execution, supervision and communication in connection with the Works. Such appointment shall not relieve the Contractor of any contractual obligation or liability.

10. Contract: Shall mean the agreement entered into between the Employer and the Contractor for the execution and completion of the Works, including all Contract Documents and amendments duly made thereto.

11. Agreement: Shall mean the formal Articles of Agreement executed between the Employer and the Contractor, together with the documents expressly incorporated therein, setting out the terms and conditions governing the Contract.

12. Tender: Shall mean the complete offer submitted by the intending bidder in response to the Notice Inviting Tender, including the prescribed forms, declarations, undertakings, financial bid, technical bid and other documents required under the tender conditions, as accepted by the Employer.

13. Notice Inviting Tender (NIT): Shall mean the notice issued by the Employer inviting eligible contractors to submit Tenders for the execution and completion of the Works, together with its amendments, corrigenda and addenda, if any.

14. Letter of Acceptance (LOA): Shall mean the formal written communication issued by the Employer conveying acceptance of the Contractor's Tender, either in full or subject to the conditions expressly stated therein, and constituting acceptance in accordance with the terms of the tender.

15. Work Order: Shall mean the written order issued by the Employer or the duly authorised officer directing the Contractor to commence or undertake the Works in accordance with the Contract. Where the LOA itself specifies the date of commencement and constitutes the order to proceed, it shall be treated accordingly.

16. Work or Works: Shall mean all work or works described in the Schedule of Quantities, Specifications and Drawings, together with all incidental, ancillary and consequential activities necessary for the proper execution, completion, testing and handing over of the Works in accordance with the Contract, including such additional work as may be lawfully ordered under the Contract.

17. Original Works: Shall mean the works originally specified in the accepted Tender, including the items, quantities, specifications and other requirements forming part of the original scope of the Contract.

18. Additional Works: Shall mean any works not forming part of the original scope of the Contract but subsequently ordered in writing by the Employer in accordance with the applicable contractual provisions and subject to the requisite approval of the competent authority.

19. Similar Work: Shall mean works of the same or substantially similar nature, involving comparable construction methodology, specifications, materials, complexity, scale and execution requirements as those included in the tendered work. The determination of similarity shall be made strictly with reference to the eligibility criteria and definition stipulated in the NIT and shall not be based solely on the general classification or registration of the Contractor.

20. Schedule of Quantities (SOQ): Shall mean the item-wise schedule of descriptions, units and estimated quantities of the Works forming part of the Tender, together with the accepted rates and amounts, as applicable, and any duly approved revisions made in accordance with the Contract.

21. Contract Amount: Shall mean the total amount payable to the Contractor for the execution and completion of the Works in accordance with the accepted Tender and the terms of the Contract, as adjusted by such variations, deviations, extra items, deductions and other adjustments as are expressly permitted under the Contract.

22. Contract Rate: Shall mean the rate accepted by the Employer against an item in the Schedule of Quantities, inclusive of all applicable costs, charges, duties, taxes and other obligations as specified in the Tender, except those expressly payable separately under the Contract.

23. Specifications: Shall mean the detailed technical requirements, standards, workmanship criteria, materials, methods of execution, testing procedures and quality requirements prescribed in the Contract Documents, including applicable CPWD Specifications and other standards expressly incorporated into the Contract.

24. General Conditions of Contract (GCC): Shall mean the general terms and conditions governing the execution, administration and completion of the Works, as specified in the particular edition of the CPWD GCC or other GCC expressly adopted in the NIT, together with any amendments expressly incorporated into the Contract.

25. Special Conditions of Contract (SCC): Shall mean the specific terms, conditions and requirements prescribed by the Employer for the particular work, which supplement or modify the General Conditions of Contract to the extent expressly stated therein and permitted by the Contract.

26. Drawings: Shall mean all architectural, structural, civil, services and other drawings forming part of the Contract, including Tender Drawings and subsequent Working Drawings duly approved or issued by the competent authority for execution of the Works.

27. Tender Drawings: Shall mean the drawings issued along with the Tender to indicate the nature, extent, configuration and general requirements of the proposed Works and to enable bidders to prepare and submit their Tenders.

28. Working Drawings: Shall mean the detailed drawings, including architectural, structural, construction and service coordination drawings, issued or approved by the Employer or the authorised consultant for the actual execution of the Works.

29. Site: Shall mean the land, buildings, premises and other areas specifically made available by the Employer to the Contractor for the execution of the Works, including any additional areas subsequently authorised in writing for the purposes of the Contract.

30. Date of Commencement: Shall mean the date specified in the LOA, Work Order or other written instruction issued by the Employer from which the Contractor is required to commence the Works, in accordance with the Contract.

31. Time for Completion: Shall mean the period stipulated in the Contract within which the Contractor is required to complete the Works, including any extension of time duly granted in accordance with the Contract.

32. Date of Completion: Shall mean the date on which the Works are completed in all respects in accordance with the Contract and are certified as completed by the Engineer-in-Charge or other duly authorised officer, subject to the provisions governing completion and handing over.

33. Milestone: Shall mean a specific stage, activity or measurable portion of the Works identified in the Contract or an approved construction programme, which is required to be completed within the stipulated period.

34. Construction Programme: Shall mean the detailed programme of execution submitted by the Contractor and accepted by the Engineer-in-Charge, indicating the sequence of activities, commencement and completion dates, milestones, deployment of resources and other particulars required for monitoring the progress of the Works.

35. Defect: Shall mean any deficiency, fault, imperfection, non-conformity, failure or departure from the requirements of the Contract in respect of materials, workmanship, design (where the Contractor is responsible for design), construction, performance or completion of the Works.

36. Defects Liability Period (DLP): Shall mean the period specified in the Contract commencing from the certified date of completion or such other date as expressly provided in the applicable GCC, during which the Contractor shall be liable to rectify defects attributable to defective materials, workmanship or any other contractual non-compliance, at its own cost and in accordance with the Contract.

37. Maintenance Period: Shall mean the period, if any, specified in the Contract during which the Contractor is required to maintain the completed Works in proper condition and rectify defects in accordance with the contractual provisions. Where the Contract uses the expression Defects Liability Period for the same obligation, the two expressions shall be interpreted consistently with the applicable GCC.

38. Completion Certificate: Shall mean the certificate issued by the Engineer-in-Charge or other duly authorised officer confirming completion of the Works or a specified portion thereof, subject to the terms and conditions of the Contract. Such certificate shall not absolve the Contractor from any outstanding contractual liability, including liability for defects.

39. Taking Over: Shall mean the formal acceptance and assumption of possession or control of the completed Works, or any specified portion thereof, by the Employer, in accordance with the procedure and conditions prescribed in the Contract.

40. Materials: Shall mean all materials, articles, components, fittings, fixtures, consumables and other goods required for the execution and completion of the Works, whether supplied by the Contractor or by the Employer, as specified in the Contract.

41. Variation or Deviation: Shall mean any duly authorised alteration, addition, omission, substitution or modification to the scope, quantities, dimensions, specifications or execution requirements of the Works, as permitted under the Contract. A variation or deviation shall not be binding unless ordered or approved in accordance with the applicable contractual provisions.

42. Extra Item: Shall mean an item of work not included in the original Schedule of Quantities but subsequently found necessary and ordered in writing by the Employer in accordance with the Contract, subject to the prescribed procedure for approval and rate determination.

43. Substituted Item: Shall mean an item of work substituted for an existing item in the Schedule of Quantities, in accordance with a duly approved variation or deviation under the Contract.

44. Bill of Quantities (BOQ): Shall mean the item-wise schedule of work and quantities forming part of the Tender, against which the bidder is required to quote rates or amounts, as applicable. The BOQ shall be read in conjunction with the Specifications and Drawings.

45. Measurement Book (MB): Shall mean the prescribed physical or electronic record maintained by the Department for recording measurements of the Works executed by the Contractor, including such details as are required for verification, certification and payment in accordance with the Contract.

46. Running Account Bill (RA Bill): Shall mean an interim bill submitted by the Contractor for payment in respect of work executed and measured up to a specified date, in accordance with the provisions of the Contract.

47. Final Bill: Shall mean the final account submitted by the Contractor for the Works executed under the Contract, including all admissible payments, adjustments, recoveries and deductions, subject to verification and settlement in accordance with the Contract.

48. Security Deposit: Shall mean the amount or percentage of the value of work required to be retained or recovered from the Contractor's bills, or otherwise furnished, as security for the due performance of the contractual obligations, wherever stipulated in the Contract.

49. Performance Guarantee: Shall mean the bank guarantee or other permitted form of security furnished by the Contractor in the amount and within the period prescribed in the Contract, as security for the due performance of its contractual obligations.

50. Force Majeure: Shall mean an event or circumstance expressly recognised as a force majeure event under the applicable GCC or SCC, which is beyond the reasonable control of the affected party and satisfies the conditions and procedures stipulated therein.

51. Applicable Laws: Shall mean all Acts, rules, regulations, statutory orders, notifications, codes and other legally binding requirements in force in India and applicable to the execution of the Works, including amendments thereto, as relevant to the Contract.

52. Written Communication: Shall mean any formal communication made in writing, including a letter, an officially issued electronic communication or any other prescribed mode of correspondence recognised under the Contract.

53. Approval: Shall mean the written consent, sanction or authorisation granted by the Employer, Engineer-in-Charge or competent authority, as applicable, within the scope of the powers delegated to such authority under the Contract. Approval shall not relieve the Contractor of its contractual responsibilities.

54. Inspection: Shall mean the examination, verification, checking or testing of materials, workmanship, construction activities or completed Works by the Engineer-in-Charge, the Employer or their authorised representatives to ascertain compliance with the Contract.

55. Testing: Shall mean all prescribed tests, examinations, trials and performance assessments of materials, components, installations and completed Works required under the Contract or applicable technical standards.

56. Quality Assurance: Shall mean the system of procedures, inspections, tests, records and other measures required to ensure that the materials, workmanship and completed Works conform to the Specifications and other requirements of the Contract.

57. Site Possession: Shall mean the formal handing over of the Site, or any specified portion thereof, by the Employer to the Contractor for the purpose of executing the Works, subject to the conditions stipulated in the Contract.

58. Hindrance: Shall mean any event, circumstance or obstruction affecting or delaying the execution of the Works, the occurrence and recording of which shall be dealt with in accordance with the relevant provisions of the Contract. Recording of a hindrance shall not, by itself, constitute approval of an extension of time or additional payment.

59. Extension of Time (EOT): Shall mean an extension of the stipulated Time for Completion granted by the Employer or competent authority in accordance with the provisions of the Contract, subject to the prescribed procedure and conditions.

60. Liquidated Damages: Shall mean the amount stipulated in the Contract as recoverable from the Contractor for delay or failure to complete the Works within the stipulated Time for Completion, subject to the applicable GCC, SCC and other contractual provisions.

61. Completion of Works: Shall mean the execution of all contractual items, rectification of notified deficiencies, completion of prescribed tests and fulfilment of the other conditions required for completion and handing over of the Works, as certified in accordance with the Contract.

62. Approved Make: Shall mean a brand, manufacturer, product or source specifically permitted or approved under the Contract for use in the Works. Such approval shall be subject to the prescribed technical requirements and shall not relieve the Contractor of responsibility for the quality and performance of the materials supplied.

63. Statutory Authority: Shall mean any Central Government, State Government, local authority, regulatory body, statutory organisation or other authority having jurisdiction over any aspect of the Works or the Site.

3.0 GENERAL CONDITIONS OF CONTRACT

3.0 GENERAL CONDITIONS OF CONTRACT

3.1 The offer shall be submitted in a sealed envelope super scribing thereon **'Tender for Comprehensive Refurbishment and Allied Works at NCCS Campus'.**

3.2 The quote shall be submitted strictly in the prescribed format given in Commercial Bid alongwith supporting documents. The quote other than prescribed format will be liable for rejection.

3.3 If the Bidder is an individual, the application shall be signed by him above his full type- written name and current address.

3.4 If the Bidder is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address.

3.5 If the Bidder is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses or alternatively by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases, a certified copy of the partnership deed and current addresses of all the partners of the firm should accompany the application.

3.6 If the Bidder is a limited company or a corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The Bidder should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.

3.7 The Bidder should sign each page of the tender document and enclosures.

3.8 The Bidder has to submit all requisite forms i.e. **FORM A to G** in the stipulated format given in the tender document.

3.9 Documentary proof with respect to the eligibility criteria shall be furnished alongwith the submission. With regard to the completed works, copies of the work order and completion certificate shall be submitted.

3.10 Incomplete, Invalid and Conditional quote will be liable for rejection. Application containing false and / or incomplete information will also be liable for rejection.

3.11 The estimated cost is based on the CPWD DSR 2023 and PWD DSR 2022-23 on applying respective cost index for Pune city. The rates will be firm throughout the contract period.

3.12 The Bidder shall quote individual rates against each item specified in the Bill of Quantities (BOQ). The rates shall be quoted up to two decimal places only. The total quoted amount shall be indicated both in figures and in words. In case of any discrepancy between the total amount quoted in figures and in words, the latter (i.e., the amount quoted in words) shall prevail.

3.13 The rate quoted by the contractor shall inclusive of all taxes, levies, duties and / or cess and NCCS will not entertain any claim whatsoever in respect of the same.

3.14 The offer should be valid for a minimum period of 90 days.

3.15 In the event of any ambiguity, discrepancy or inconsistency between the Contract Documents, the Contractor shall immediately bring the matter to the notice of the Engineer-in-Charge for written clarification before executing the affected work.

3.16 The Earnest Money Deposit amounting to **Rs. 1,32,000/- (Rupees One Lakh Thirty Two Thousand Only)** as demand draft or pay order of a Nationalized /Scheduled bank and drawn in favour of **Director, National Centre For Cell Science, Pune,** should accompany the tender. Tenders received without earnest money will be invalid. The Earnest Money Deposit will be refunded without any interest, after the expiry of bid validity period or after acceptance of the successful bidder, whichever is earlier.

3.17 The Successful Bidder shall require to submit an irrevocable **Performance Bank Guarantee** of **5%** of the contract amount for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in the contract) within period of seven days from the date of issue of Letter of Acceptance (LOA) of any Nationalized /Scheduled bank, as per attached format as **Annexure I**. After receipt of Performance Bank Guarantee from the successful bidder, formal work order will be issued and physical site will be handed over. In the event of refusal to carry out work within fifteen days by the successful Bidder on any grounds, its Performance Bank Guarantee shall be forfeited.

The Performance Bank Guarantee shall be initially valid up to the stipulated date of completion plus 60 days beyond that. In case the time for completion of work gets enlarged, the contractor shall get the validity of PBG extended to cover such enlarged time for completion of work. After recording of the completion certificate for the work by the NCCS, the PBG will be returned to the contractor on written request by contractor, without any interest. If he / she / they decline/s or fail/s to extend the PBG within the stipulated time, the PBG shall stand forfeited, without prejudice to NCCS's right to rescind the contract and other rights and remedies warranted by the law. In the event of the contract being determined or rescinded under provision of any of the Condition of the agreement, the PBG shall stand forfeited in full and shall be absolutely at the disposal of the NCCS. If the successful bidder, fails to furnish the prescribed performance guarantee within the prescribed period, the earnest money shall be absolutely forfeited.

Performance security may also be accepted as Demand draft, Pay order or Fixed Deposit Receipt (FDR) of a Nationalized /Scheduled bank and drawn in favour of **Director, National Centre For Cell Science, Pune.**

3.18 Additional Performance Guarantee (APG) for Abnormally Low Bids
A bid shall be treated as an Abnormally Low Bid (ALB) if the quoted bid amount is less than 80% of the Estimated Cost Put to Tender (ECPT).

In case of an Abnormally Low Bid, the successful bidder shall be required to submit an Additional Performance Guarantee (APG), in addition to the standard Performance Guarantee (PG). The amount of APG shall be equivalent to the difference between 80% of the ECPT and the quoted bid amount, calculated as follows:

APG = (80% of ECPT) − Quoted Bid Amount
Illustration: If the ECPT is ₹65,90,000/- and the quoted bid amount is ₹45,00,000/-, the APG shall be:
80% of ₹65,90,000 = ₹52,72,000/-
APG = ₹52,72,000 − ₹45,00,000
APG = ₹7,72,000/-

The APG shall be furnished in the prescribed form and within the same time limit as specified for submission of the standard PG. The APG shall be treated as part of the Performance Guarantee, and the provisions applicable to the submission, validity, release and forfeiture of the PG shall also apply to the APG.

Failure to submit the required APG within the stipulated period shall be dealt with in accordance with the applicable provisions of the tender and the CPWD General Conditions of Contract.

3.19 **5%** of the bill amount will be retained towards **Security Deposit** for a period of one year from the date of completion, which will be recovered by deducting **5%** of bill amount from each bill. The Security deposit will be refunded without any interest on satisfactory completion of the defect liability period of one year. In case of any breach of contract, the security deposit shall be liable to be forfeited.

3.20 The Contractor shall execute, complete and hand over the entire work in accordance with the Contract, approved drawings, specifications and written instructions issued by the Engineer-in-Charge.

3.21 The Contractor shall deploy a competent site supervisor throughout the execution period. The supervisor shall be responsible for day-to-day coordination with the Engineer-in-Charge and for ensuring proper execution of the Works.

3.22 The Contractor shall be solely responsible for the proper planning, coordination, supervision and execution of all components of the Works, including civil, electrical, fire alarm and furniture-related activities.

3.23 The Contractor shall arrange, at its own cost, all necessary labour, materials, tools, plants, machinery, transportation, scaffolding, safety equipment and other resources required for the execution and completion of the Works, except those specifically agreed to be supplied by the Employer.

3.24 Water and electricity shall be provided by NCCS free of cost to the selected contractor, subject to availability and as per the conditions specified by NCCS.

3.25 All materials incorporated into the Works shall be new, unused, of approved quality and conform to the specifications, applicable Indian Standards and other requirements stipulated in the Contract. The Contractor shall obtain approval of samples, material specifications, colours, finishes, shop drawings and other relevant details wherever required by the Contract before commencing the corresponding work.

3.26 Materials shall be procured from approved manufacturers or makes, wherever specified. Where no particular make is stipulated, the Contractor shall submit details of the proposed materials for approval before procurement or installation, as required by the Engineer-in-Charge.

3.27 Materials not conforming to the prescribed specifications or found defective during inspection shall be rejected and removed from the Site by the Contractor at its own cost.

3.28 The Contractor shall maintain the prescribed quality of materials and workmanship throughout the execution of the Works and shall establish adequate quality control procedures.

3.29 Any work found to be defective, substandard or not in conformity with the Contract shall be rectified, replaced or reconstructed by the Contractor at its own cost, within the period specified by the Engineer-in-Charge.

3.30 The Contractor shall not obstruct the normal functioning of the Institute or interfere with existing utilities, services, laboratories, offices or other campus facilities.

3.31 The Contractor shall take all necessary precautions to protect existing buildings, structures, equipment, furniture, utilities and other property of the Institute during execution of the Works.

3.32 Any damage caused to existing property due to the negligence, carelessness or improper execution of work by the Contractor or its personnel shall be rectified or compensated by the Contractor, as determined in accordance with the Contract.

3.33 The Contractor shall take adequate precautions to prevent dust, noise, vibration and other disturbances during the execution of the Works, particularly in areas adjoining operational laboratories, offices and other occupied facilities.

3.34 The working hours for execution of the Works shall be as prescribed by the Institute. Any work proposed outside the permitted working hours shall require prior written approval from the Engineer-in-Charge.

NCCS may permit the selected contractor to establish a labour camp within the campus, upon receipt of a formal request and subject to approval by NCCS. The entire cost of setting up, maintaining and dismantling the labour camp, including all necessary facilities and utilities, shall be borne by the contractor. The contractor shall comply with all applicable statutory requirements and the rules, regulations and safety and security guidelines prescribed by NCCS.

3.35 The Contractor and its personnel shall maintain proper discipline and cleanliness within the campus and shall comply with all applicable instructions concerning parking, movement of vehicles, material transportation, access and security.

3.36 The Contractor shall engage adequate, skilled and unskilled labour as required for timely and satisfactory completion of the Works.

3.37 The contractor shall be solely responsible for strictly following all labour laws, Industrial Laws, Factories Act, rules, regulations and statutory requirements, including those relating to wages, working conditions, employee welfare, occupational safety and such other Laws which are applicable from time to time including but not limited to the notification, amendments or additions which are made to these laws during the period of contract.

3.38 The work shall be executed as per **CPWD specification 2019 Vol. I & II** along with latest correction slips. For the item not covered under CPWD Specifications, the work shall be executed as per latest relevant standards/codes published by B.I.S. as directed by the Engineering in charge.

3.39 Some restrictions may be imposed by the EIC etc. on the working and for movement of labour, materials etc. the contractor shall be bound to follow all such restriction/instructions and nothing extra shall be payable on this account.

3.40 Measurement shall be taken in accordance with the procedure set forth in the CPWD Specification. In the case of items which are not covered by specifications, mode of measurement as specified in the Technical Specifications of the contract and if for any item no such technical specification is available, then a relevant standard method of measurement issued by the Bureau of Indian Standard shall be followed.

3.41 Measurements shall be recorded in the prescribed Measurement Book or electronic measurement system, wherever applicable, and shall form the basis for payment. The Contractor or its authorised representative shall remain present during measurement whenever required and shall sign the measurement records as prescribed.

3.42 Price Escalation is not applicable for this work.

3.43 Payment Terms

No advance payment or part payment shall be made against the issuance of the Work Order, mobilization of resources, procurement or mobilization of materials etc.

A maximum of two Running Account (RA) Bills and one Final Bill shall be admissible under the contract. The first RA Bill may be submitted upon completion of 33% of the total work, and the second RA Bill may be submitted upon completion of 66% of the total work.

Final bill payment will be made only after the satisfactory completion of 100% work. The payment will be released within 30 days from the date of receipt of invoice.

3.44 Payments shall be made to the Contractor for the actual quantities of work executed, measured and accepted, at the accepted contract rates or at such other rates as are admissible under the Contract.

3.45 The Agency shall be liable for depositing all taxes, levies, cess, etc. on account of services rendered by it to NCCS to concerned tax collection authorities from time to time as per prevalent rules and regulations on the matter. NCCS will not entertain any claim whatsoever in respect of the same.

3.46 Bill should be tax invoice.

3.47 TDS will be deducted as per Prevailing Rules.

3.48 The NCCS will not be responsible for any damages, losses, theft, claims, financial or other injury to any workers deployed by service providing Bidder in the course of their performing the functions / duties, or for payment towards any compensation.

3.49 Extension of Time

If the contractor shall desire an extension of time for the completion of the work on the grounds of his having been unavoidably hindered in its execution or any other ground he shall apply in writing to the Employer within seven days of the date of hindrance on account of which he desires extension as aforesaid, and the Employer shall, if in his opinion (which shall be final) reasonable grounds shown therefore, authorize such extension of time if any, which may, in his opinion, be necessary or proper.

In the event, the value of work exceeds the value of the Bill of Quantities owing to variations; the contractor shall be entitled to ask for extension of time in proportion to the increased value of work.

3.50 Liquidated Damages For Delay

If the Contractor fails to complete the entire work within the stipulated period of completion of 45 (Forty-Five) calendar days or within the extended period, if any, duly approved by the competent authority, the Contractor shall be liable to pay liquidated damages for such delay, in accordance with the following provisions.

The Contractor shall be liable to pay liquidated damages at the rate of 0.5% (Half per cent) of the accepted tendered amount for every week or part thereof of delay in completion of the work, subject to a maximum of 10% (Ten per cent) of the accepted tendered amount.

The recovery of liquidated damages shall be without prejudice to any other rights and remedies available to the Employer under the Contract, subject to applicable law.

3.51 Defect Liability Period

The Contractor shall be responsible for rectifying defects arising from defective materials, poor workmanship or non-compliance with the Contract during the Defects Liability Period specified in the Tender.

The defect liability period shall be of **One Year** from the date of completion as certified by the Engineering Incharge.

Upon receipt of written notice from the Engineer-in-Charge regarding any defect, the Contractor shall rectify the same within the period specified in such notice, considering the nature and urgency of the defect. All rectification work attributable to the Contractor shall be carried out at its own cost, including the cost of materials, labour, transportation and incidental expenses.

If the Contractor fails to rectify the defects within the stipulated period, the Employer shall be entitled to arrange for rectification through another agency and recover the admissible cost from the Contractor, in accordance with the Contract.

3.52 Safety Code

The Contractor shall take adequate precautions to ensure that the tendered works not at all affects the working of the NCCS. He shall take adequate measures to barricade the site of construction so that unauthorized persons do not enter the work site.

The Contractor shall provide appropriate personal protective equipment, including safety helmets, safety shoes, gloves, safety belts, goggles and other protective equipment required for the nature of the work.

All the safety codes and the preventive measures for this type of work shall be strictly followed. All the personnel and staff shall be under the Contractor’s authority and it shall be the responsibility of the Contractor for all insurance, accident claims etc. at the site. The Contractor shall strictly abide by the labour laws in force from time to time and comply with the same and will co-ordinate directly with the concerned authorities. Contractor should follow CPWD safety code norms and IE norms applicable for this work at his own risk and cost.

3.53 Dismantled Material

The contractor shall treat all material obtained during dismantling of a structure, services sub systems/ installations, excavation of the site for a work etc., as employer's property and such material shall be disposed of to the best advantage of the Employer according to the instructions issued in writing by the Engineer.

3.54 Contractor to keep site clean

All rubbish as it accumulates on the site, from time to time during the progress of the work, and at the completion, shall be cleared and carted away. For the works like painting, plastering etc. the contractor should require to arrange proper covering for floors, equipments and furniture etc. Also all materials rejected by the NCCS shall be removed from the site at his own cost forth with. On completion of the work the site of installation shall be cleared of all materials, plants, and equipment etc. of any kind. If it is noticed that the Contractor does not clean the place of work regularly, then NCCS, PUNE reserves the right to get the area cleaned and unilaterally debit the cost of cleaning to the Contractor or deduct the cost incurred, from the Contract amount as deemed fit.

3.55 Men and material of the contractor will be under his control and Institute will not be responsible for the same in any manner.

3.56 The Contractor shall submit all applicable test reports, commissioning certificates, warranties, guarantees, operation and maintenance manuals, as-built drawings and other documents specified in the Contract before handing over the Works.

3.57 On completion of the Works, the Contractor shall remove all surplus materials, construction debris, temporary installations, tools, equipment and other materials belonging to it from the Site.

3.58 All areas affected by the execution of the Works shall be properly cleaned and restored to the condition required under the Contract.

3.59 If any information or details furnished by the firm are found to be false at any time in future, the contract of such firm will be cancelled immediately.

3.60 The contractors should ensure that the offer is delivered at the given address within prescribed date and time as mentioned in the advertisement.

3.61 The Director, NCCS reserves the right to accept or reject, any or all the offers submitted in response to this advertisement without assigning any reasons thereof.

4.0 SPECIAL CONDITIONS OF CONTRACT

4.0 SPECIAL CONDITIONS OF CONTRACT

4.1 The rates shall include cleaning of floor, walls, shutters and leaving the work place absolutely neat and clean after the work is over.

4.2 The rates for Extra items/ non-tendered items, if any shall to derived from similar tendered items. In case there is no provision for similar items in the tender, the rates shall be as per the CPWD/State PWD DSR or derived on the basis of actual cost of materials used and labour engaged for that time plus/minus for hire charges of Plant and Machinery, for overhead and profit 15% of the Accepted percentage and supervision etc. if not mentioned in DSR. For the Non-DSR item the rate approved by NCCS Authority will be final and binding on Contractor.

4.3 Sequence of the work: The contractor shall execute the work as per the sequence given by the Engineer – in – charge from time to time. Contractor shall mobilize and employ sufficient resources for completion of all the works within the specified schedule of completion as mentioned in the tender document.

4.4 No material will be issued by NCCS. The bidder has to arrange all materials including cement & steel required for this work. All materials used shall be as per specifications and ISI marked wherever applicable.

4.5 All materials to be used on work, such as cement, steel etc. shall be got approved in advance from the Engineer-incharge and shall pass the tests and analysis required by him. The contractor shall at his risk and cost make all arrangement and / or shall provide for all such facilities as the Engineer in charge may require for collecting, preparing and forwarding required number of samples for tests or for analysis to the nearest approved laboratory and bear all charges and cost of testing.

4.6 The contractor shall use approved brands of materials only as given in **Annexure – II.**

4.7 The contractor is advised to visit the site of work, at his own cost, and examine it and it's surroundings to himself collect all information that he considers necessary for satisfactory execution of the work.

4.8 If required, technical evaluation committee of NCCS will visit contractor's completed site and based on committee's report, contractor will be finalized.

4.9 NCCS may approach / visit the contractor's clients to verify contractor's general reputation / competence.

4.10 The work shall be carried out in accordance with the conditions, general specifications, and schedule of quantities and as per the instructions of Engineer – in – charge.

4.11 CPWD / State PWD specifications shall be followed. Where not available, BIS/Engineering practice as directed by the Engineer shall be followed.

4.12 All designed/custom-made and ready-made furniture shall conform to the approved drawings, dimensions, material specifications, finish, colour and functional requirements stipulated in the Contract.

4.13 The Contractor shall submit detailed shop drawings, material samples, hardware specifications and finish samples for approval before commencing the fabrication or procurement of furniture, wherever required.

4.14 The Contractor shall ensure that all furniture is properly manufactured, assembled, finished, transported, installed and aligned at the designated locations.

4.15 The Contractor shall submit a detailed work programme within 3 days from the date of commencement, indicating the sequence of activities, deployment of manpower, procurement schedule and target dates for completion of various components of the Works.

4.16 The Engineer-in-Charge may direct the Contractor to increase the deployment of manpower or resources if the progress of the Works is found inadequate in relation to the approved work programme. The Contractor shall comply with such directions in accordance with the Contract.

4.17 The selection of ready-made items specified under the Schedule of Work/BOQ shall be subject to the availability of products in the market that meet the required specifications, dimensions, quality, colour, finish, polish, design and other stipulated requirements. In the event that any selected or specified item is unavailable at the time of procurement, the Contractor shall propose an alternative similar item meeting the required specifications and quality, within the approved budgetary provision for the respective item. The proposed alternative shall be subject to review and approval by the Client and the Consultant Architect. The final selection of the ready-made item shall be made with the approval of the Client and the Consultant Architect, and such selection shall be binding on the Contractor for procurement and installation.

The contractor shall deliver the ready-made furniture to NCCS along with the manufacturer's warranty card.

4.18 Applicability Of CPWD GCC And Amendments

The provisions of the CPWD General Conditions of Contract (GCC), including all amendments, modifications, corrigenda, circulars, office memoranda and instructions issued by the CPWD from time to time and applicable to the subject Contract as on the date of submission of the Tender, shall form an integral part of this Contract and shall be applicable to the Contractor, except to the extent specifically modified, supplemented or superseded by the provisions of this Tender, Special Conditions of Contract, Schedule of Quantities, Specifications or other Contract Documents.

In particular, but without limiting the generality of the above, the provisions relating to **Compensation for Delay, Extension of Time, Determination/Termination of Contract, Measurements and Payments, Deviations and Variations, Extra/Substituted Items, Security Deposit, Performance Guarantee, Labour Laws, Defect Liability, Suspension of Work, Risk and Cost, Settlement of Disputes and other contractual matters** contained in the applicable CPWD GCC and its amendments/modifications shall be applicable to this Contract.

4.19 The successful Bidder shall indemnify and keep indemnified NCCS against all losses and claims for injuries and or damages to any person or property. The contractor shall abide by and observe all statutory laws and regulations in matters of Labour Law, Factory Act, Explosive Act, Workmen Compensation Act, Sales Tax, Royalty, Excise Duty, Octroi, Works Contract etc. and shall keep the Institute indemnified against all penalties and liabilities of every kind for breach of any such statute ordinance or law/regulations or By laws. The successful bidder shall be required to submit an Indemnity bond as per attached format as **Annexure III**, on a Non-Judicial Stamp Paper of **Rs. 500/- (Rupees Five Hundred only)** within 15 days from the date of receipt of the Letter of Acceptance (LOA) of the tender. The cost of stamp paper shall be borne by the bidder.

4.20 The successful Bidder shall be required to execute an agreement with NCCS as per the General Conditions / Special conditions enumerated in the tender documents and as per attached format as **Annexure IV**, on a Non-Judicial Stamp Paper of **Rs. 500/- (Rupees Five Hundred only)** within 15 days from the date of receipt of the Letter of Acceptance (LOA) of the tender. The cost of stamp paper shall be borne by the bidder. In the event of failure on the part of the successful contractor to sign the agreement within the above stipulated period, the NCCS reserves the right to forfeit the PBG and cancel the contract.

4.21 The Contractor shall give a guarantee bond on requisite stamp paper for a minimum period of 5 years for all the items of waterproofing done. During the guarantee period the Contractor shall entirely be responsible to rectify any defect at his own cost to maintain the work in waterproof condition.

4.22 The contractor is required to keep updated the Institute about the change of address, change of the Management etc. from time to time.

4.23 Any dispute arising out of this contract including any clarification as to the intent or interpretation of any of the provisions of these terms and conditions, the same shall be first referred to /sought from the Director, NCCS, whose decision in the matters shall be final and binding on the Contractor. Any other matter relevant to but not covered in the contract shall also be decided by making reference to the Director, NCCS, whose decision will be final and binding on the Contractor.

If the dispute is not resolved through the reference made to the Director, NCCS, a reference of the same shall be made to an Arbitrator to be appointed by the Director NCCS Pune for adjudication of the same in accordance with the provisions of Arbitration & Conciliation Act-1996 and any statutory modification there under from time to time. There shall be no objection if the Arbitrator to be appointed is a Competent Officer of NCCS in the discretion of the Director NCCS Pune.

If any dispute is not resolved by Arbitration will be referred to the Court of Pune Jurisdiction only.

5.0 ANNEXURES

ANNEXURE I

FORMAT OF PERFORMANCE BANK GUARANTEE

In consideration of the Director (herein after called "National Centre for Cell Science, Pune") having offered to accept the terms and conditions of the proposed agreement between_____ and _____ (Hereinafter called "the said Contractor(s)") for the work_____ (Hereafter called "the said agreement") having agreed to production of an irrevocable Bank Guarantee for Rs.__. (Rupees_____ only) as a security/guarantee from the contractor(s) for compliance of his obligations in accordance with the terms and conditions in the said agreement.

1) We__(Hereinafter referred to as "the Bank") hereby (Indicate the name of the Bank) undertake to pay to the National Centre for Cell Science, Pune an amount not exceeding Rs.__. (Rupees_____ only) on demand by the National Centre for Cell Science, Pune.

2) We__ do hereby undertake to pay the amounts due (indicate the name of the Bank) and payable under this Guarantee without any demure, merely on a demand from the National Centre for Cell Science, Pune stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor(s). Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs.__. (Rupees_____ only).

3) We, the said bank further undertake to pay to the National Centre for Cell Science, Pune any money so demanded notwithstanding any dispute or disputes raised by the contractor(s) in any suit or proceeding pending before any court or Tribunal relating thereto, our liability under this present being absolute and unequivocal. The payment so made by us under this bond shall be a valid discharge of our liability for payment there under and the contractor(s) shall have no claim against us for making such payment.

4) We __further agree that the guarantee herein (indicate the name of the bank) contained shall remain in full force and effect during the period that would be taken for the performance of the said agreement and that it shall continue to be enforceable till all the dues of the National Centre for Cell Science, Pune under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineer-in-Charge on behalf of the National Centre for Cell Science, Pune certified that the terms and conditions of the said agreement have been fully and properly carried out by the said contractor(s) and accordingly discharges this guarantee.

5) We__ further agree with the National Centre for Cell Science, Pune that (indicate the name of the bank) the National Centre for Cell Science, Pune shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor(s) from time to time or to postpone for any time or from time to time any of the powers exercisable by the National Centre for Cell Science, Pune against the said contractor(s) and to for bear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation, or extension being granted to the said contractor(s) or for any forbearance, act of omission on the part of the National Centre for Cell Science, Pune or any indulgence by the National Centre for Cell Science, Pune to the said Contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.

6) This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor(s).

7) We__ lastly undertake not to revoke this (indicate the name of the bank) guarantee except with the previous consent of the National Centre for Cell Science, Pune in writing.

8) This guarantee shall be valid upto__ unless extended on demand by National Centre for Cell Science, Pune. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs.__. (Rupees_____ only) and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged.

Dated the__ day of__ for__.

(Name of Bank)

ANNEXURE II

LIST OF APPROVED MAKES

The Engineer-In-charge is at liberty to select any of the brands indicated below. The Contractor should obtain prior approval from Engineer -In-charge before placing the order for any specific material. Engineer/ Architect may approve any of the "Makes" or "Brands" out of the list below.

Sr.No.	Material	Approved Manufacturers
1	CEMENT	ULTRATECH, VASAVDATTA, BIRLA SUPER, A.C.C.,
2	CERAMIC TILES, VITRIFIED TILES	JOHNSON, KAJARIA, BELL, NITCO, R.A.K. , ASIAN
3	WATER PROOFING COMPOUND	FOSCROC, DR. FIXIT, PIDILITE
4	ALUMINUM SECTIONS POWDER COATED	JINDAL, EURO
5	PRE LAMINATED BOARD	ECOBOARD, ARCHIDPLY, LEO CLASSIC, VILSON
6	GLASS/ TOUGHEN GLASS / MIRROR	MODI GUARD, SAINT GOBAIN, AIS (ASAHI INDIA GLASS)
7	GLASS FILM	3M, GARWARE, LLUMAR
8	HYDRAULIC DOOR CLOSER	ENOX, OZONE, GODREJ
9	GYPSUM BOARD	GYPSUM INDIA, SAINT GOBAIN
10	HARDWARE	EBCO, ENOX, OZONE
11	LOCK	EBCO, EUROPA, OZONE
12	AUTO HINGES	HETTICH, OZONE
13	PRIMER	ASIAN, BERGER, NEROLAC
14	ACRYLIC PLASTIC EMULSION	ASIAN, BERGER, NEROLAC
15	LUSTER PAINT /APEX	ASIAN, BERGER, NEROLAC
16	SYNTHETIC ENAMEL PAINT	ASIAN, BERGER, NEROLAC
17	SANITARY WARE	HINDWARE, PARRYWARE, CERA
18	G.I. PIPES	ZENITH, TATA, GST, PRAKASH SURYA
19	P.V.C. / C.P.V.C.PIPES	FINOLEX, SUPREME, PRINCE, KISSAN
20	S.S. SINK INCLUSIVE OF WASTE COUPLING	NIRALI, NILKANTH, AMC, COBRA
21	PRE COATED GI SHEET / ZINCALUME SHEET	TATA BLUESCOPE, ESSAR, JINDAL
22	EXAHUST FAN / FAN	ALMONARD, CROMPTON, ORIENT ELECTRIC
23	PLYWOOD / BLOCK BOARD	CENTURY PLY, GREENPLY, DURO PLY
24	LAMINATE	MERINO, GREENLAM, CENTURY SUEDE FINISH
25	ANTI TERMITE SPRAY	PIDILITE, ENVU / RALLIS (TATA TERMEX)
26	FEVICOL	MARINE, PIDILITE
27	CEMENT FIBER BOARD	SHERA, ECO PRO, EVEREST
28	MASKING TAPE	3M, TESA, NITTO
29	FALSE CEILING WORKS	ARMSTRONG, SAINT GOBAIN GYPROC, HUNTER DOUGLAS
30	CALCIUM SILICATE FALSE CEILING WORKS	ARMSTRONG, HILUX, SHERA, AEROLITE
31	SWITCHES, SOCKETS, DB & MCB	LEGRAND, HONEYWELL, SCHNEIDER
32	WIRES & FIRE CABLES	POLYCAB, RR, HAVELS, FINOLEX
33	PVC CONDUIT	DIAMOND, PRECISION, POLYCAB
34	ELECTRICAL FITTINGS	PHILIPS, WIPRO, PANASONIC, HAVELS.

All material should confirm to relevant standards and codes of BIS and shall have ISI mark.

In the case of items for which approved make / vendor is not given below. The Contractor shall with the prior approval of the Engineer -Incharge/ Architect procure the same of the first quality and satisfy the Engineer-In-charge/ Architect before use in the works.

In case of Contradiction between the approved makes vendors specified below and mentioned in the Specifications / Bill of quantities, the decision of the Engineer -In-charge/Architect shall be final and binding on the Contractor.

ANNEXURE III

INDEMNITY BOND
(ON NON-JUDICIAL STAMP PAPER OF Rs.500/-)

This deed of Indemnity is made this _____ day of _____ 2026 between

M/s._____ (hereinafter called "The Contractor" which expression shall unless repugnant to the context or meaning Thereof include its successors and assigns) of the FIRST PARTY and

Director, National Centre For Cell Science, Pune, an Institute having its Registered Office at Savitribai Phule Pune University Campus, Ganeshkhind, Pune 411007 (hereinafter called the "NCCS" which expression shall unless repugnant to the context or meaning thereof include its successors and assigns) of the SECOND PARTY.

WHEREAS the Contractor has, interalia, agreed with the Institute to execute the work _____ on the Terms & Conditions contained in the Notice Inviting Tender No: _____ between the Institute and the Contractor.

Whereas the Contractor has to furnish an Indemnity of the said Agreement. It is now agreed by and between the Parties hereto as follows:

1. In accordance with the said Agreement, on the Contractor furnishing this Indemnity, the Contractor hereby undertakes to indemnify the Institute and keep the Institute indemnified from time to time against any loss caused due to mishandling, mis- operating or improper maintenance etc. or damage caused to or suffered by the Institute by reason of any breach or breaches on the Contractor's art of any of the Terms & Conditions contained in the said Agreement and in the event the contractor shall make any default or defaults in carrying out any of the works under the said Agreement or otherwise in observance or performance of any of the Terms & Conditions relating thereto in accordance with the true intent and meaning thereof, the Contractor shall forthwith on demand and without demur pay to the Institute such sum or sums as may be claimed by the Institute as losses, damages, costs, charges or expenses by reason of such default or defaults on the Contractor's part.

2. Notwithstanding anything to the contrary in these presents or in the said Agreement The Institute's decision as to whether the Contractor has made any default or defaults or the amount or amounts to which the Institute is entitled by reason thereof will be binding on the Contractor for the purpose of this Indemnity and the Contractor shall not be entitled to ask the Institute to establish its claim or claims under this Indemnity but will pay the same on demand without any objection provided always the mutual rights under the said Agreement shall not in any way be prejudiced by reason of such demand by the Institute and payment by the Contractor under this Indemnity and the claims under the said Agreement (which Shall be settled in accordance with the said Agreement) without prejudice to the Institute's rights to demand immediately under this Indemnity and the Contractor's liability to pay the same.

3. This Indemnity shall continue and hold good until it is released by the Institute on the expiry of relative Warranty period of the said Agreement and after the contractor has discharged all his obligations under the said Agreement and submitted a “NO DEMAND CERTIFICATE” from the Institute under the said Agreement. The Indemnity Bond shall be valid for a minimum period of CONTRACT PERIOD and renewable thereof (Claim Period if any).

4. The Institute will have the fullest liberty from time to time to enforce or forbear to enforce any of the Terms & Conditions of the said Agreement and the Contractor shall not be released from his / their liability under this Indemnity by the exercise of the Institute 's liberty with reference to the matters aforesaid or by reason of any time being given to the Contractor or any forbearance, act or omission on the Institute's part or any indulgence by the Institute to the Contractor or by any variations or modifications of the said Agreement or any other act, matter or thing whatsoever on the Institute's part.

5. This Indemnity and the powers and provisions herein contained are in addition to and not by way of limitation or substitution for any other guarantee, indemnities hereto before given to the Institute by the Contractor and this indemnity does not revoke or limit such indemnities or guarantee.

IN WITNESS WHEREOF the Parties hereto have executed these presents the day the year First hereinabove written.

Name and sign of the Contractor

Engineer in Charge
NCCS, Pune

In the presence of following Witness

1. _____

2._____

ANNEXURE IV

ARTICLES OF AGREEMENT
(ON NON-JUDICIAL STAMP PAPER OF Rs. 500/-)

This Contract Agreement made on this____day of___2026 w.e.f.___ day of _____2026 for the work of _____dated_____Between M/s._____ (refer note) in the town of _____hereinafter called "THE CONTRACTOR" (which term shall unless excluded by or repugnant to be subject or context include its successors and permitted assigns) of the ONE PART

AND

National Centre for Cell Science, a society registered under the Societies Registration Act and having its office at Pune University Campus, Ganeshkhind, Pune 411007 hereinafter called the "NCCS" (which term shall unless excluded by or repugnant to the subject or context include its successes and assigns) of the OTHER PART.

WHEREAS

a. The NCCS is desirous that the Works of _____NCCS, Pune (Tender Ref. No. _____dt._____) should be executed as mentioned, enumerated or referred to in the tender including Press Notice Inviting Tender, Detailed NIT, General Conditions of the Contract, Special Conditions of the Contract, Specifications, Drawings, Plans, Time Schedule of completion of jobs, Schedule of Quantities and Rates, Agreed Variations, other documents, Pre bid minutes, has called for Tender.

b. The contractor has inspected the site and surroundings of the work specified in the tender documents and has satisfied himself by carefully examination before submitting his tender as to the nature of the surface, strata, soil, sub-soil and grounds, the form and nature of the site and local conditions the quantities, nature and magnitude of the work the availability of labour and materials necessary for the execution of work, the means of access to site, the supply of power and water thereto and the accommodation he may require and has made local and independent enquiries and obtained complete information as to the matters and things referred to or implied in the tender documents or having any connection therewith, and has considered the nature and extent of all the probable and possible situations, delays, hindrances or interferences to or with the execution and completion of the work to be carried out under the contract, and has examined and considered all other matters, conditions and things and probable and possible contingencies, and generally all matters incidental thereto and ancillary thereof affecting the execution and completion of the work and which might have influenced him in making his tender.

c. The tender documents including the NCCS's Press Notice Inviting Tender, Detailed NIT, General conditions of contract, Special Conditions of Contract, Schedule of Quantities and rates, General obligations, Specifications, Drawings, plan, time schedule for completion of work, Pre bid minutes, TCD Negotiation if any, Letter of Acceptance of tender, Work order, all correspondence related this work and any statement of agreed variations with its enclosures copies of which are hereto annexed alongwith CPWD Specifications and General conditions of contract (GCC 2014), form part of this contract though separately set out herein and are included in the expression Contract wherever herein used.

d. Contractor shall not claim any escalation in contract rate for rise in prices of materials/labour etc. during the completion of work and shall complete the work at contracted rate which shall be valid for period FOUR Months from the date of issue of Work Order. In case of extension in the time period for execution of the contract beyond period FOUR Months, for any reasons of delay, he shall not be eligible for escalation and the NCCS decision in this respect shall be final and binding on the contractor.

AND WHEREAS

The NCCS accepted the tender of M/s._____ (refer note) (CONTRACTOR) for the Works of_____ at NCCS, Pune and issued work order letter Ref.No._____ dated ___at the total cost of `__ (Rupees ____) as rates stated in the Schedule of quantities for the work and accepted by the NCCS (hereinafter called the Schedule of Rates) upon the terms and subject to the conditions of the contract.

NOW THIS AGREEMENT WITNESSTH & IT IS HEREBY AGREED AND DECLARED AS FOLLOWS.

1. In consideration of the payment to be made to the contract for the work to be executed by him, the contractor hereby convenient with the NCCS that the contractor shall and will duly provide, execute, complete and maintain the said work and shall do and perform all other acts and things in the contract mentioned or described or which are to be implied and there from or may be reasonably necessary for the completion of the said works and at the said times and in the manner and subject to the terms and conditions or stipulations mentioned in the contract, AND

2. In consideration of the due provisions execution, completion and maintenance of the said work, the NCCS does hereby agree with the contractor that the NCCS will pay to contractor the respective amounts for the work actually done by him and approved by the NCCS at the Schedule or Rates and such other sum payable to the contractor under provision of the contract, such payment to be made at such time in such manner as prescribed for in the contract.

3. It is agreed between the NCCS and the contractor that, subject to the provisions contained under the clause No. 2 & 3 of the CPWD General conditions of contract, the Engineer-in-Charge may, without prejudice to his any other rights or remedy against the contractor in respect of any delay, inferior workmanship, any claims for damages and/or any other provisions of this contract or otherwise, and whether the date of completion has or has not elapsed, shall take an appropriate action under the respective clause.

4. It is specifically and distinctly understood and agreed between the NCCS and the contractor that the contractor shall have no right, title or interest in the site made available by the NCCS for execution of the works or in the building, structures or works executed on the said site by the contractor or in the goods, articles, materials, etc. brought on the said site (unless the same specifically belongs to the contractor) and the contractor shall not have or deemed to have any lien whatsoever charge for unpaid bills will not be entitled to assume or retain possession or control of the site or structures and the NCCS shall have an absolute and unfettered right to take full possession of site and to remove the contractor, their servants, agents and materials belonging to the contractor and lying on the site.

5. The dispute or difference if any, relating to this agreement or any document appended hereto shall be settled by arbitration under the provisions of Indian Arbitration & Conciliation Act, 1996 or any rules and regulations framed there under within the Jurisdiction of Pune and the Jurisdiction of Arbitration shall be the city of Pune only.

In Witness whereof the parties hereto have here-into set their respective hands and seals in the day and the year first above written.

Signed and delivered for and on behalf of NCCS	Signature and delivered for and on behalf of the contractor
NCCS, Pune ADDRESS : Date : Place :	CONTRACTOR ADDRESS : Date : Place :
IN PRESENCE OF TWO WITNESSES	
1 Signature : Name :	2. Signature : Name :

NOTE:

FOR PROPRIETORY CONCERN
Shri……s/o……r/o……carrying on business under the name and style of……at…… (hereinafter called the said Contractor which expression shall unless the context requires otherwise include his heirs, executors, administrators and legal representatives).

FOR PARTNERSHIP CONCERN
M/s ……a partnership firm having its registered office at …… (hereinafter called the said Contractor which expression shall unless the context requires otherwise include his heirs, executors, administrators and legal representatives). The partners of the firms are:
i) Shri …….s/o……, And ii) Shri ……s/o……etc.

FOR COMPANIES
M/s ……a company duly incorporated under the Indian Companies Act, 1956 and having its registered office at ……in the state of …… (hereinafter called the said Contractor which expression shall unless the context requires otherwise include its successors and assign).

6.0 TECHNICAL BID

GENERAL INFORMATION OF FIRM

Sr.No.	Particulars	Details
1.0	Name of the Contracting Firm	
2.0	Postal Address	
3.0	Contact Details Name of the Owner, Telephone, Email address	
4.0	Year of Establishment	
5.0	Nature of Company Proprietorship/Partnership/ Private Ltd. etc.	
6.0	Name of the Director/Partners/Proprietor	To be filled in Form - A
7.0	Registration with Tax Authorities	To be filled in Form - B
8.0	Registration with Govt. Organisation / Statutory bodies such as CPWD / PWD / MES etc.	To be filled in Form - B
9.0	Name and Address of the Bankers	
10.0	List of similar works executed during the last 7 years by the contractor	To be filled in Form - C
11.0	List of major works under execution by the contractor	To be filled in Form - D
12.0	Audited Balance Sheet with profit & loss statement for last 3 years	To be filled in Form - E
13.0	Certificate from client **(Any One, Attested copies)**	As per proforma given in Form – F
14.0	Declaration	As per proforma given in Form – G

Sr.No.	Particulars	Details
15.0	Give details if at present involved in similar type of contracts	
16.0	Details of litigation involved during execution of contract in the past 5 years	
17.0	Details of civil suit, if any, that arose during execution of contract in the past 5 years	
18.0	Whether the firm has been banned or blacklisted by any of the Government / Semi Government organization / Autonomous Institute?	

Signature

Name

Seal of the Firm

Form-A

DETAILS OF DIRECTOR / PARTNER / PROPRIETOR

Sr.No.	Name	Designation	Qualification	Key Experience

Form-B

DETAILS OF REGISTRATION

Sr.No.	Name of Organization / Department	Registration No.	Date & year of Registration	Valid Upto
1	Registrar of Companies / Firms for Constitution			
2	Income Tax Department (Mention PAN No.)			
3	Goods and Service Tax (GST No.)			
4	CPWD / PWD / MES / Railways/MSEDCL etc. if any			

Form-C

PARTICULARS IN RESPECT OF SIMILAR WORK EXECUTED (DURING THE LAST 7 YEARS)

Sr.No.	Name of the work	Client Name and Location	Work order Cost (in Rs.)	Actual Cost on Completion (in Rs.)	Starting Date of Work	Scheduled Date of Completion	Actual Date of Completion

Form-D

PARTICULARS IN RESPECT OF WORK IN HAND

Sr.No.	Name of the work	Client Name and Location	Work Order Amount (in Rs.)	Starting Date of Work	Scheduled Date of Completion	Percentage Completion

Form-E

FINANCIAL STATEMENT

Sr.No.	Financial Year (FY)	Turnover of the Firm (in Rs.)	Profit / Loss (in Rs.)
1	2023 – 2024		
2	2024 – 2025		
3	2025 – 2026		

(This Annexure is to be submitted duly certified by the Chartered Consultant).

Form-F

PROFORMA FOR CLIENT's CERTIFICATE OF PERFORMANCE

Name & Address of the Client:_____

Details of Work Executed By :_M/s_____

Sr.No.	Particulars	Remark
1	Name of the Work with brief particulars	
2	Date of commencement of work	
3	Stipulated date of completion	
4	Actual date of completion	
5	Work order value	
6	Value of Actual work done	
7	Did contractor go for Arbitration?	Yes / No
8	Quality of Work	Very Good / Good / Satisfactory / Poor
9	Technical Proficiency	Very Good / Good / Satisfactory / Poor
10	Financial Soundness	Very Good / Good / Satisfactory / Poor
11	Mobilisation of adequate Equipment	Very Good / Good / Satisfactory / Poor
12	Mobilisation of adequate Manpower	Very Good / Good / Satisfactory / Poor
13	General Behaviour	Very Good / Good / Satisfactory / Poor

Signature of the Reporting Officer with Office Seal

Signature of the Contractor

Form-G

DECLARATION

I / We (including all partners) certify that I / We have read and understood the instructions and the Terms & conditions mentioned in the tender document and shall abide them.

I / We certify that the information given in the application is true to the best of my knowledge and belief. I / We also understood that if any of the information is found wrong, I am / We are liable to be debarred.

I / We agree that the decision of the Director, NCCS in selection of contractors will be final and binding to me / us.

I / We agree that I / We have no objection if enquiries are made to our clients to verify the facts submitted by us.

Signature

Name

Seal of the Firm

TENDER DRAWINGS

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

		JOB NO : ID_100_2026	**23-09-2026**
		DRAWING REGISTER	
SR.NO.	**DWG. NO**	**DESCRIPTION**	**STATUS**
I		**CIVIL DRAWINGS**	
1	**ID_A_00**	ALL LEGEND	
2	**ID_A_01**	DEMOLITION LAYOUT - GROUND FLOOR	
3	**ID_A_02**	PROPOSED CIVIL MODIFICATION LAYOUT - GROUND FLOOR	
		Jaisalmer to curb wall top, Poarch flooring, repairy work of brocken steps,	
4	**ID_A_03**	PART FIRST FLOOR & SECTIONS	
5	**ID_A_04_FC1**	FALSE CEILING LAYOUT GROUND FLOOR	
6	**ID_A_05_FC2**	FALSE CEILING LAYOUT FIRST FLOOR AND SECTION	
7	**ID_A_06_FC3 TO 09_FC6**	FALSE CEILING DETAIL SECTIONS	
8	**ID_A_10_EL1**	ELECTRICAL LAYOUT GROUND FLOOR	
9	**ID_A_11_EL1A**	ELECTRICAL LINEOUT GROUND FLOOR	
10	**ID_A_12_EL2**	ELECTRICAL LAYOUT FIRST FLOOR	
11	**ID_A_13_EL2A**	ELECTRICAL LINEOUT FIRST FLOOR	
II		**INTERIOR DRAWINGS**	
12	**ID_B_1**	ENTRANCE GLASS DOOR MOIFICATIONS	
13	**ID_B_2**	APPLYING FILM TO LOBBY GLASS DOORS & GLASS WINDOW	
14	**ID_B_3**	RECEPTION COUNTER	
15	**ID_B_4**	CASING CABINET TO DB IN RECEPTION	
16	**ID_B_5**	WOODEN BENCES	
17	**ID_B_6**	AUDITORIUM DOORS & PARTITION	
18	**ID_B_7**	ALUMINUUM LOUVERED FOLDING DOOR	
19	**ID_B_8**	MAIN ENTRANCE GATE DETAILS	
20	**ID_B_9**	DOME DETAILS	

MATERIAL LEGEND

WALL FINISH :

- CLR1 - LUSTER PAINT FINISH -ALL MAIN WALLS
- CLR2 - TEXTURED PAINT OR LUSTER PAINT FINISH
- CLR3 - TEXTURED PAINT OR LUSTER PAINT FINISH
- CLR4 - LUSTER PAINT MATCH TO LAMINATE -L1
- CLR5 - EXTERIOR PAINT TO CEMENT BOARD PORCH CEILING
- CLR6 - LUSTER PAINT FINISH -ALL GENERAL CEILING

LAMINATE FINISH :

SHADES - DARK (D) / MEDIUM (M) / LIGHT (L)

- L0 - 0.8mm THK LAMINATE INTERNAL SURFACES FINISH
- L1 - 1mm THK. NATURAL WOODEN SHADE LAMINATE
- L2 - 1mm THK. PLAIN SHADE LAMINATE FOR FURNITURE
- L3 - 1mm THK. PLAIN SHADE LAMINATE FOR AUDITORIUM DOORS

FLOOR FINISH :

- FL01 - FLOORING IN PORCH AREA- 600x600 CEMENT TILE
- FL02 - FLOORING IN PLANTER AREA-300x300 CERAMIC MATT FINISH TILES
- FL03 - JAISALMER MARBLE TOP FOR CURB WALLS
- SP - STARTING POINT OF FLOOR TILE FITTING

GLASS

- GL01 - 10mm THK TOUGHENED GLASS
- FLM1 - 3M GLASS FILM
- FLM2 - GARWARE GLASS FILM

FALSE CEILING FINISH :

- PLAIN GYPSUM CEILING
- CEILING IN PLY WITH LAMINATE & BTC LIPPING
- PLAIN GYPSUM CEILING
- PLAIN CEMENT BOARD CEILING
- 600x600 CALCIUM CILICATE GRID CEILING

- CL1-LVL1 & 2 - 8mm thk. PLAIN CEMENT BOARD CEILING @25mm & 100mm BELOW SLAB - PORCH WITH COLOUR CLR-5
- CL2-LVL1 - PLAIN GYPSUM @ 125MM BELOW SLAB WITH COLOUR CLR-2- ENT LOBBY
- CL2-LVL2 - PLAIN GYPSUM @ BEAM BOTTOM - ENT LOBBY WAITING
- CL2A-LVL3 - PLAIN GYPSUM 150mm ABOVE CL2- LVL4 WITH COLOUR CLR-4 - ATRIUM WAITING
- CL2-LVL4 - PLAIN GYPSUM @ BEAM BOTTOM - ATRIUM WAITING
- CL2B - PLAIN GYPSUM @ 100mm BELOW SLAB - AUDITORIUM FOYER
- CL2C - PLAIN GYPSUM @ BEAM BOTTOM - AUDITORIUM FOYER
- CL2-LVL6 - PLAIN GYPSUM @ Beam'a' BOTTOM -(F.FL. LOBBY 1 & 2)
- CL2-LVL7 - PLAIN GYPSUM @ BEAM BOTTOM - (F.FL./ ATRIUM)
- CL2-LVL8 - PLAIN GYPSUM @ BEAM BOTTOM - (AUDI BALCONY ATRIUM)
- CL3-LVL2 - PLY WITH LAMINATE & BTC LIPPING - ENT LOBBY WAITING
- CL3-LVL3 - PLY WITH LAMINATE & BTC LIPPING - (F.FL./ ATRIUM)
- CL4-LVL5 - 600X600 CALCIUM SILICATE GRID CEILING @ 3.1mt. FROM F.FL.LVL. -ELECT. PANEL ROOM
- CL1-LVL9 - 8MM THK PLAIN CEMENT BOARD CEILING @ BEAM BOTTOM -TOILETS

- CIVIL DEMOLITION WORK SHOWN IN COLOUR
- ELECTRICAL DEMOLITION WORK SHOWN IN COLOUR
- NEW CIVIL WORK SHOWN IN COLOUR
- READYMADE FURNITURE SHOWN IN COLOUR

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_00	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

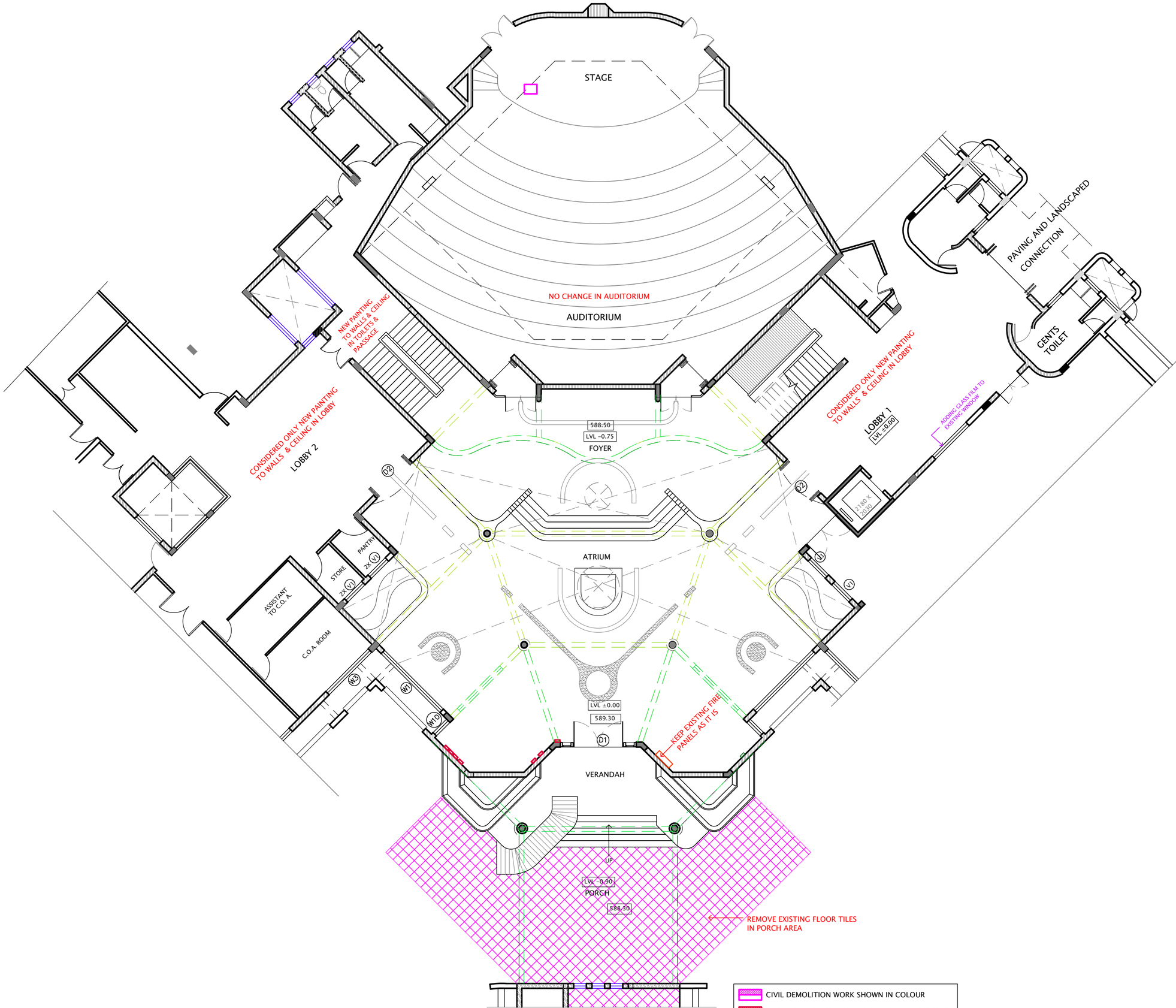
ALL LEGENDS

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 100 @A2	23-09-26	AR.YOGITA	AR.YOGITA	

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



EXISTING GROUND FLOOR FOYER AREA

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_01	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

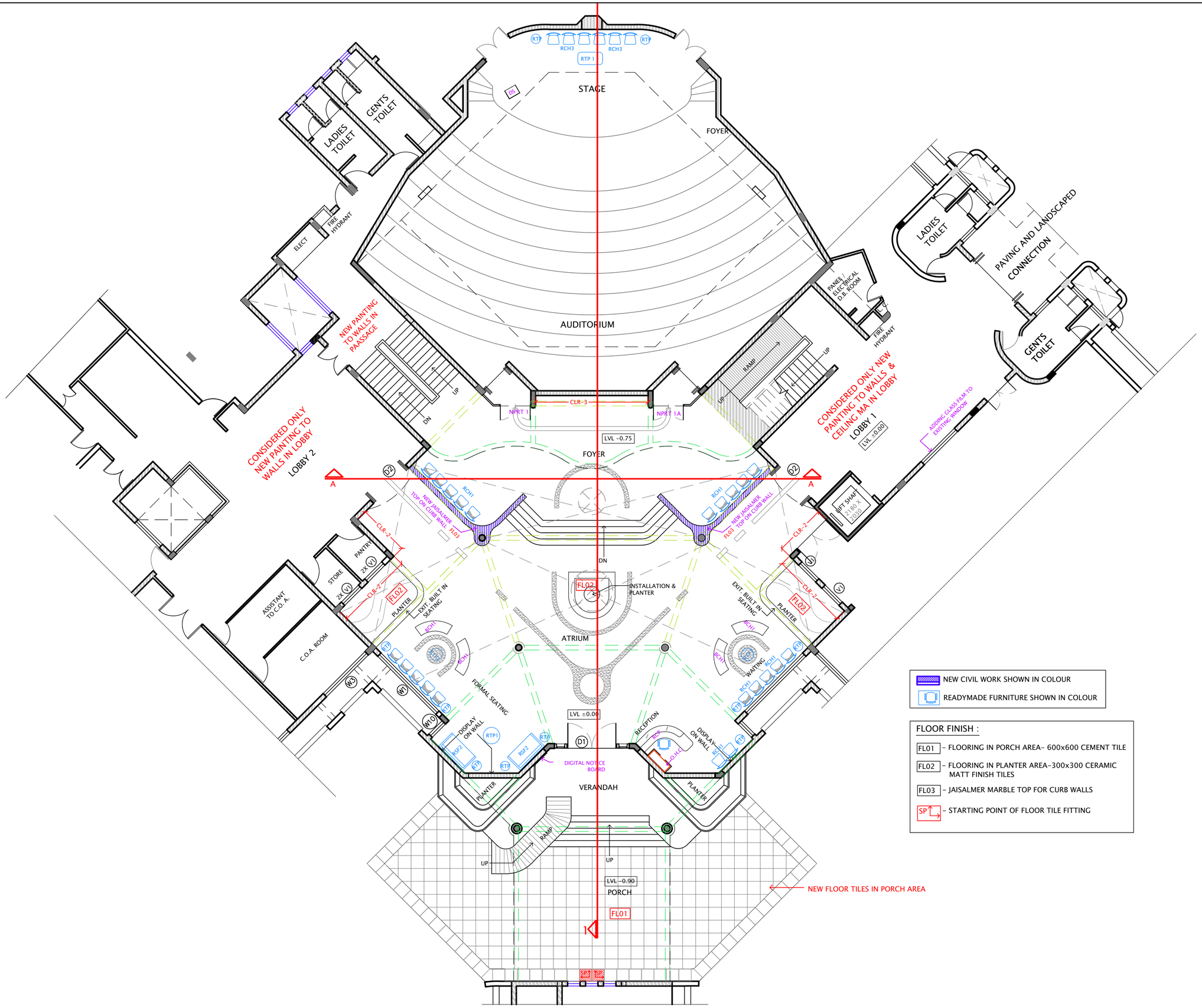
GROUND FLOOR PLAN_ DEMOLITION WORK

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	23-09-26	AR.YOGITA	AR.YOGITA	

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



NEW CIVIL WORK SHOWN IN COLOUR

READYMADE FURNITURE SHOWN IN COLOUR

FLOOR FINISH :

- FL01 – FLOORING IN PORCH AREA– 600x600 CEMENT TILE
- FL02 – FLOORING IN PLANTER AREA–300x300 CERAMIC MATT FINISH TILES
- FL03 – JAISALMER MARBLE TOP FOR CURB WALLS
- SP – STARTING POINT OF FLOOR TILE FITTING

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_02	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

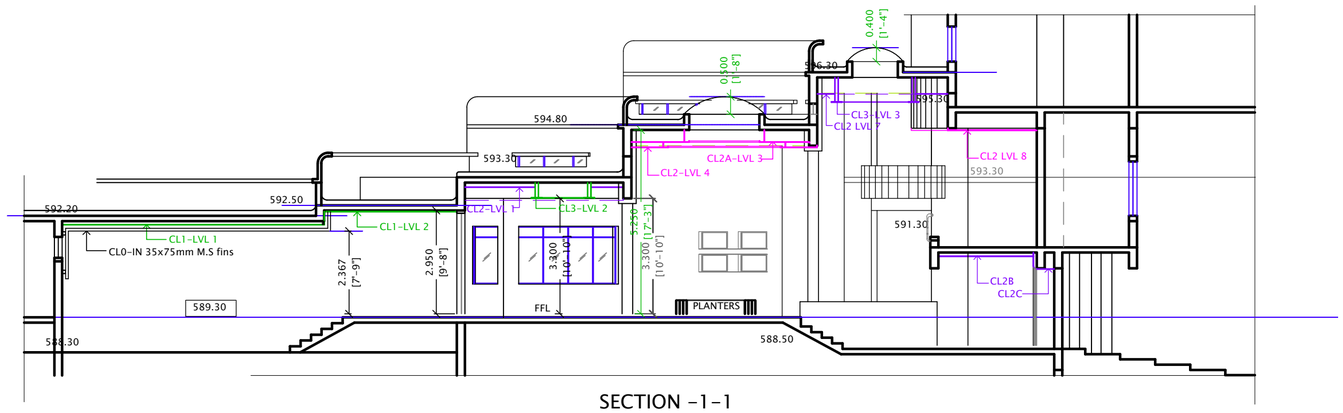
INTERIOR LAYOUT GROUND FLOOR

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

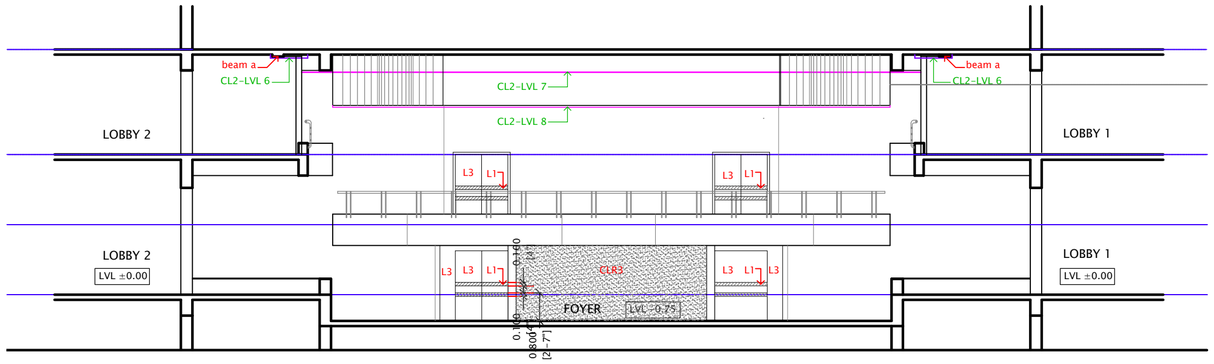
SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	23-09-26	AR.YOGITA	AR.YOGITA	

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

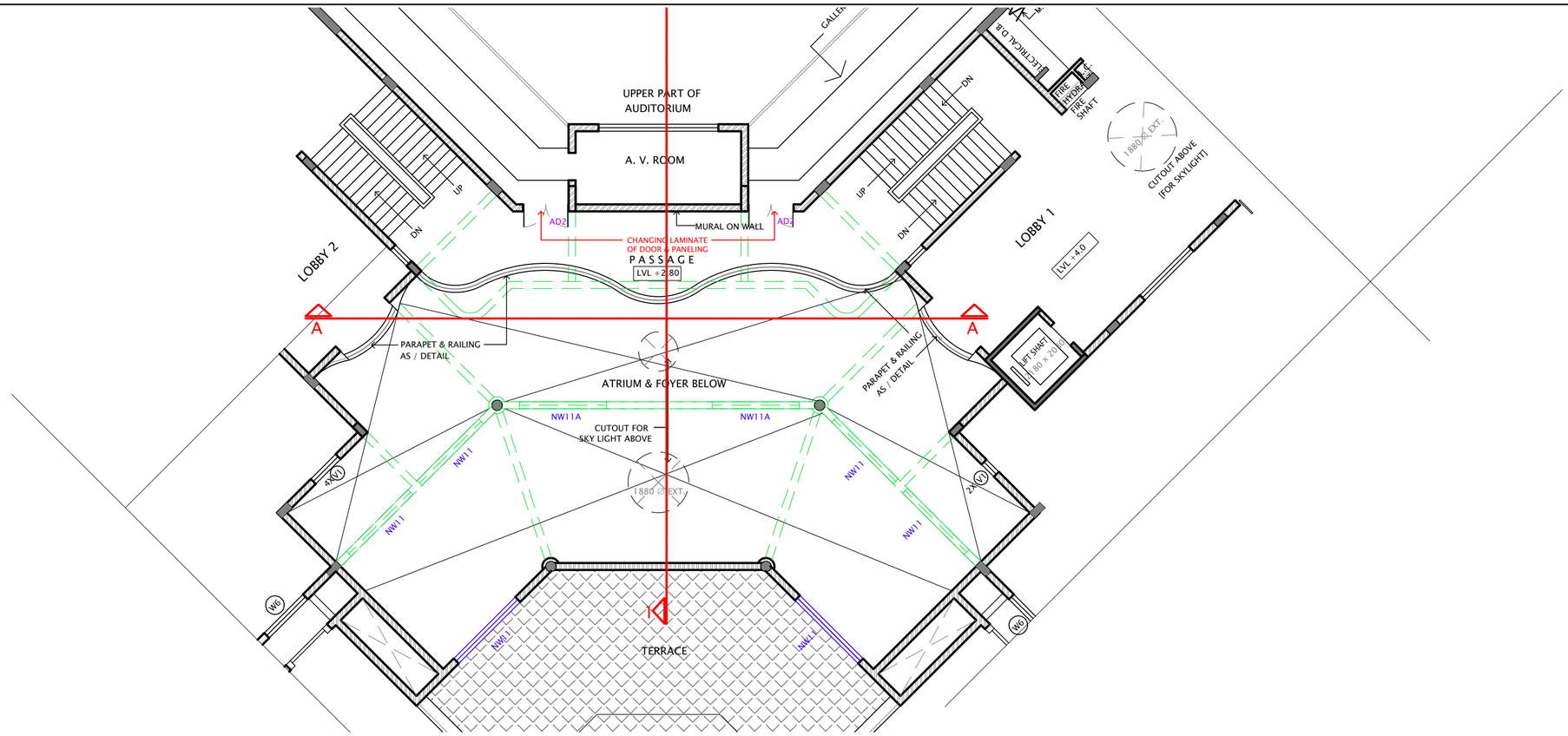
NORTH : N



SECTION -1-1



SECTION -A-A



PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_03	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

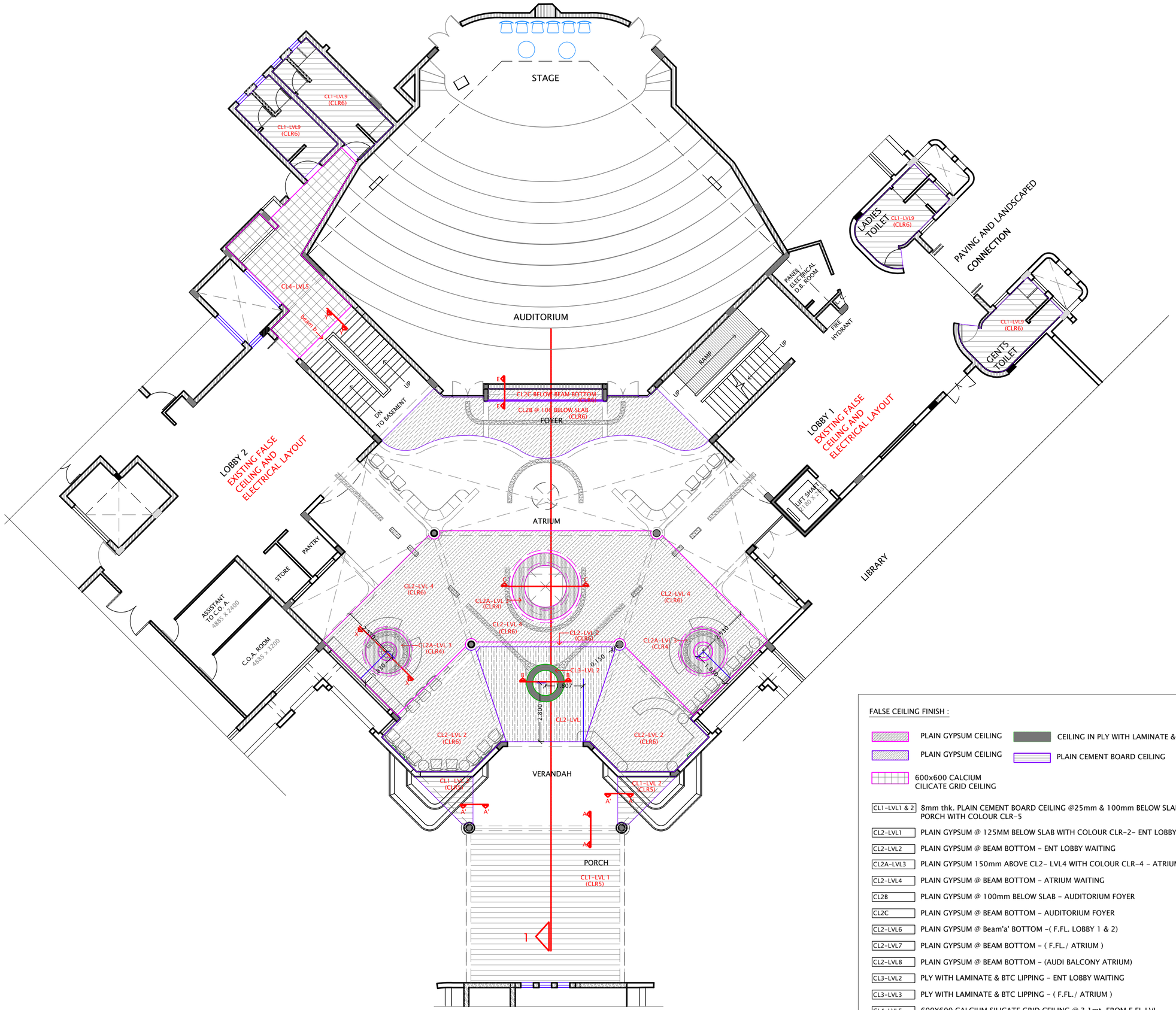
PART PLAN FIRST FLOOR & SECTION A-A

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	23-09-26	AR.YOGITA	AR.YOGITA	

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



FALSE CEILING LAYOUT - GROUND FLOOR

FALSE CEILING FINISH :

- PLAIN GYPSUM CEILING
- CEILING IN PLY WITH LAMINATE & BTC LIPPING
- PLAIN GYPSUM CEILING
- PLAIN CEMENT BOARD CEILING
- 600x600 CALCIUM CILICATE GRID CEILING

CL1-LVL1 & 2	8mm thk. PLAIN CEMENT BOARD CEILING @25mm & 100mm BELOW SLAB - PORCH WITH COLOUR CLR-5
CL2-LVL1	PLAIN GYPSUM @ 125MM BELOW SLAB WITH COLOUR CLR-2- ENT LOBBY
CL2-LVL2	PLAIN GYPSUM @ BEAM BOTTOM - ENT LOBBY WAITING
CL2A-LVL3	PLAIN GYPSUM 150mm ABOVE CL2- LVL4 WITH COLOUR CLR-4 - ATRIUM WAITING
CL2-LVL4	PLAIN GYPSUM @ BEAM BOTTOM - ATRIUM WAITING
CL2B	PLAIN GYPSUM @ 100mm BELOW SLAB - AUDITORIUM FOYER
CL2C	PLAIN GYPSUM @ BEAM BOTTOM - AUDITORIUM FOYER
CL2-LVL6	PLAIN GYPSUM @ Beam'a' BOTTOM -(F.FL. LOBBY 1 & 2)
CL2-LVL7	PLAIN GYPSUM @ BEAM BOTTOM - (F.FL./ ATRIUM)
CL2-LVL8	PLAIN GYPSUM @ BEAM BOTTOM - (AUDI BALCONY ATRIUM)
CL3-LVL2	PLY WITH LAMINATE & BTC LIPPING - ENT LOBBY WAITING
CL3-LVL3	PLY WITH LAMINATE & BTC LIPPING - (F.FL./ ATRIUM)
CL4-LVL5	600X600 CALCIUM SILICATE GRID CEILING @ 3.1mt. FROM F.FL.LVL. -ELECT. PANEL ROOM
CL1-LVL9	8MM THK PLAIN CEMENT BOARD CEILING @ BEAM BOTTOM -TOILETS

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_04_FC1	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

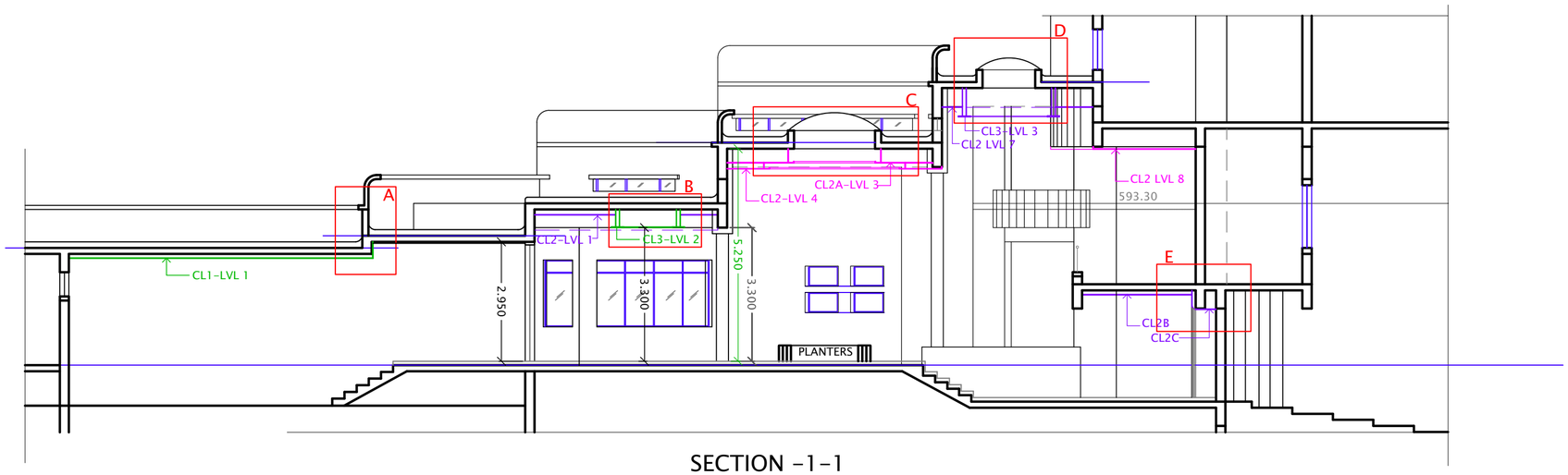
FALSE CEILING LAYOUT_GROUND FLOOR

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

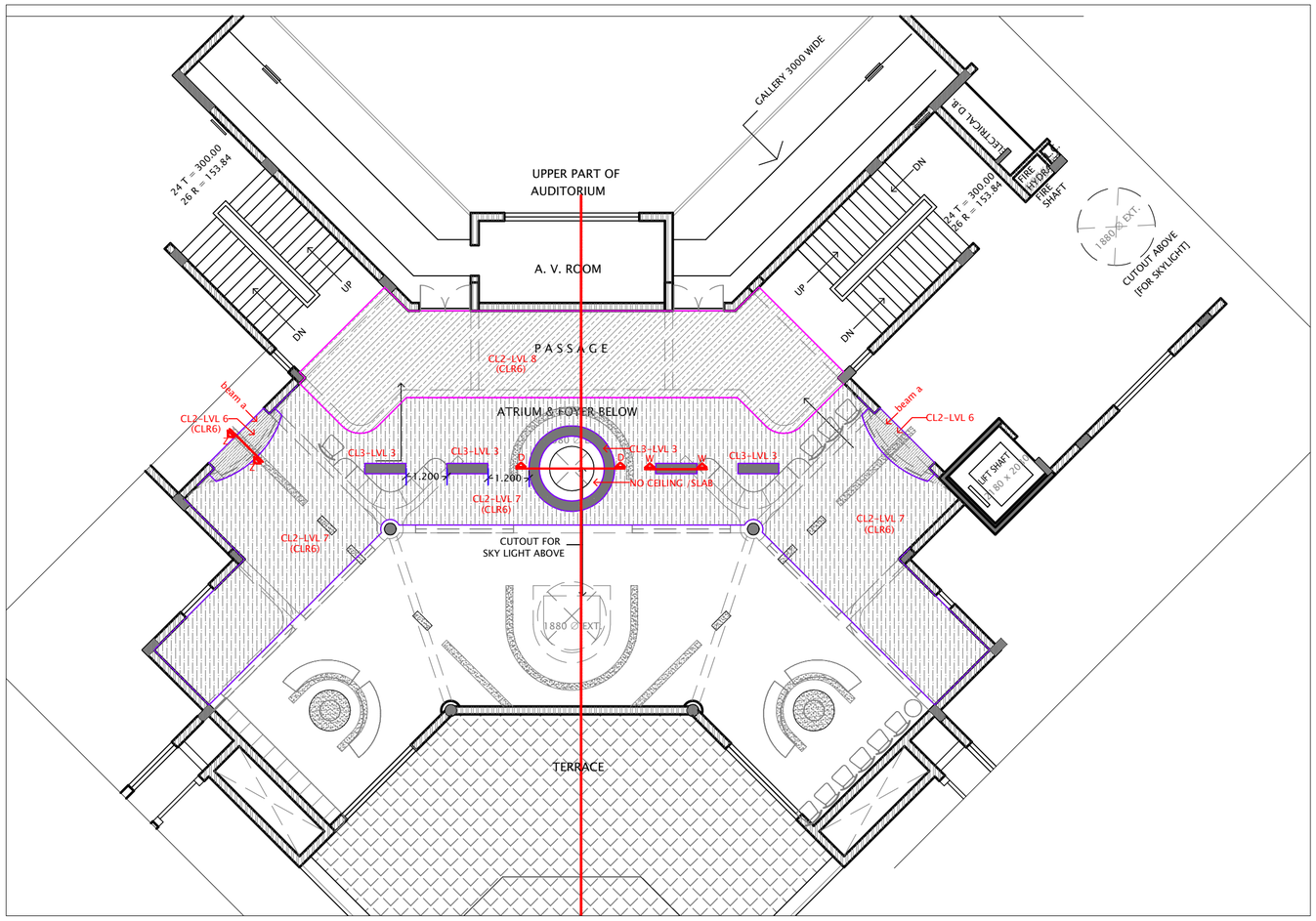
SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



SECTION -1-1



FALSE CEILING LAYOUT- FIRST FLOOR

FALSE CEILING FINISH :

- PLAIN GYPSUM CEILING
- PLAIN GYPSUM CEILING
- 600x600 CALCIUM CILICATE GRID CEILING
- CEILING IN PLY WITH LAMINATE & BTC LIPPING
- PLAIN CEMENT BOARD CEILING

CL1-LVL1 & 2	8mm thk. PLAIN CEMENT BOARD CEILING @25mm & 100mm BELOW SLAB - PORCH WITH COLOUR CLR-5
CL2-LVL1	PLAIN GYPSUM @ 125MM BELOW SLAB WITH COLOUR CLR-2- ENT LOBBY
CL2-LVL2	PLAIN GYPSUM @ BEAM BOTTOM - ENT LOBBY WAITING
CL2A-LVL3	PLAIN GYPSUM 150mm ABOVE CL2- LVL4 WITH COLOUR CLR-4 - ATRIUM WAITING
CL2-LVL4	PLAIN GYPSUM @ BEAM BOTTOM - ATRIUM WAITING
CL2B	PLAIN GYPSUM @ 100mm BELOW SLAB - AUDITORIUM FOYER
CL2C	PLAIN GYPSUM @ BEAM BOTTOM - AUDITORIUM FOYER
CL2-LVL6	PLAIN GYPSUM @ Beam'a' BOTTOM -(F.FL. LOBBY 1 & 2)
CL2-LVL7	PLAIN GYPSUM @ BEAM BOTTOM - (F.FL./ ATRIUM)
CL2-LVL8	PLAIN GYPSUM @ BEAM BOTTOM - (AUDI BALCONY ATRIUM)
CL3-LVL2	PLY WITH LAMINATE & BTC LIPPING - ENT LOBBY WAITING
CL3-LVL3	PLY WITH LAMINATE & BTC LIPPING - (F.FL./ ATRIUM)
CL4-LVL5	600X600 CALCIUM SILICATE GRID CEILING @ 3.1mt. FROM F.FL.LVL. -ELECT. PANEL ROOM
CL1-LVL9	8MM THK PLAIN CEMENT BOARD CEILING @ BEAM BOTTOM -TOILETS

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_05_FC2	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

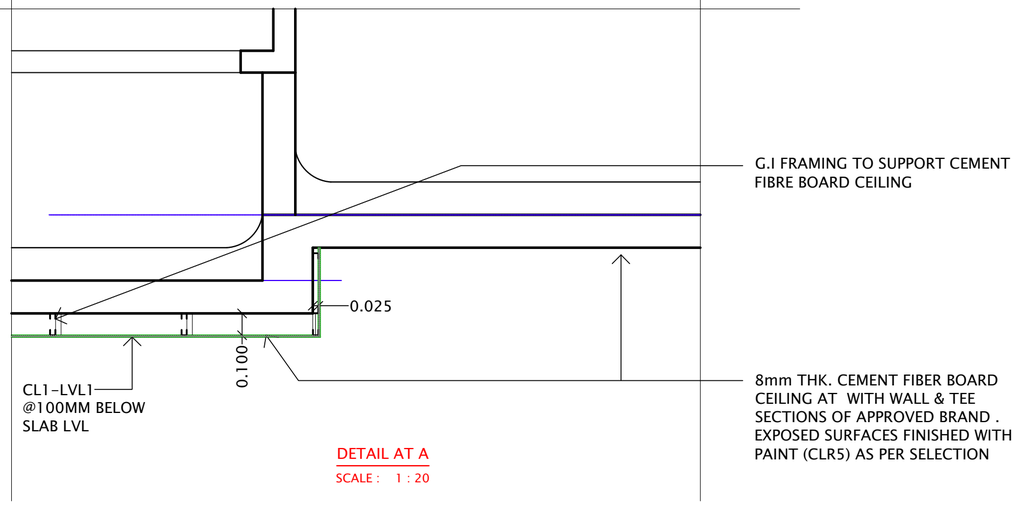
FALSE CEILING LAYOUT_FIRST FLOOR

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

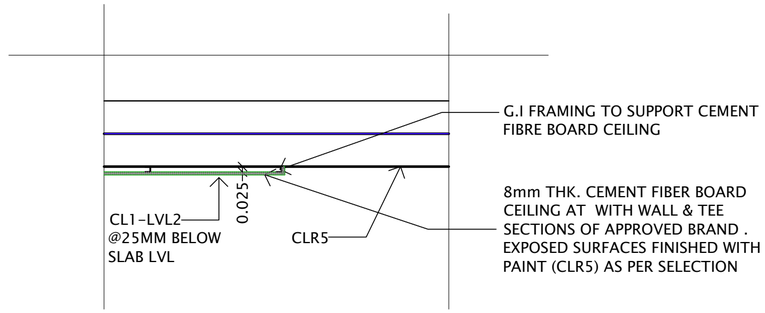
APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



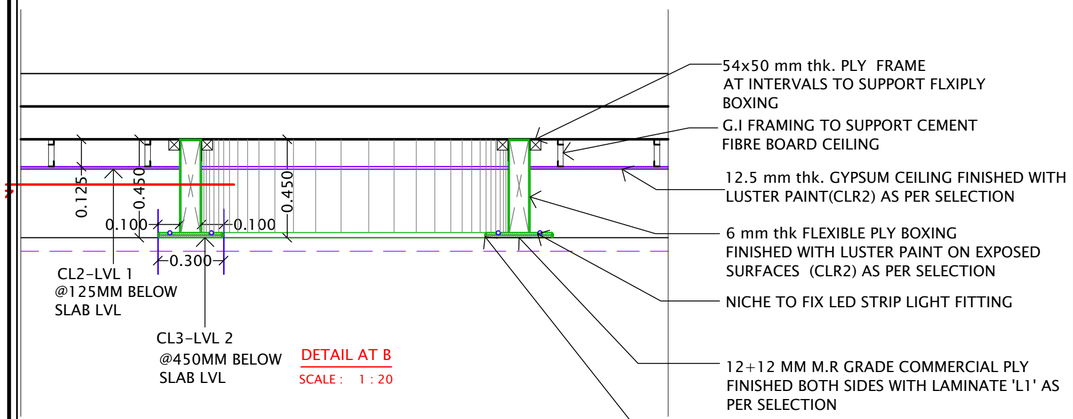
DETAIL AT A

SCALE : 1 : 20



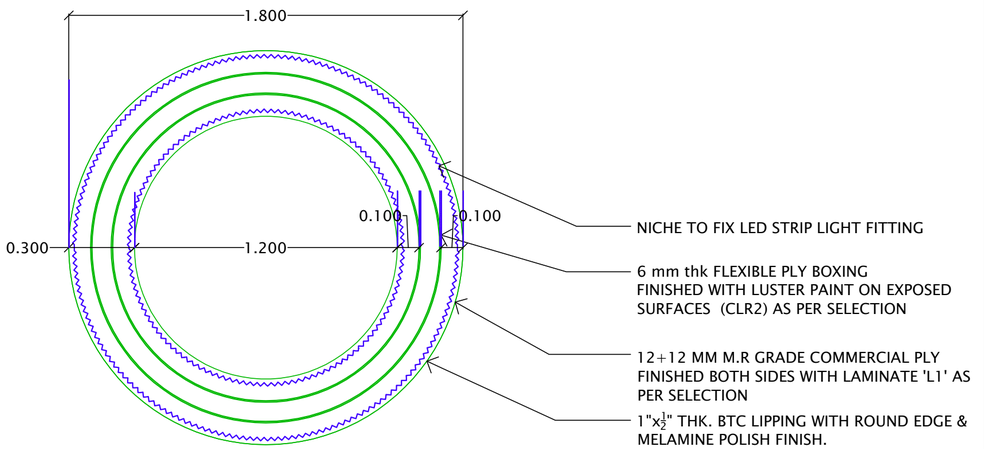
DETAIL AT A'

SCALE : 1 : 20



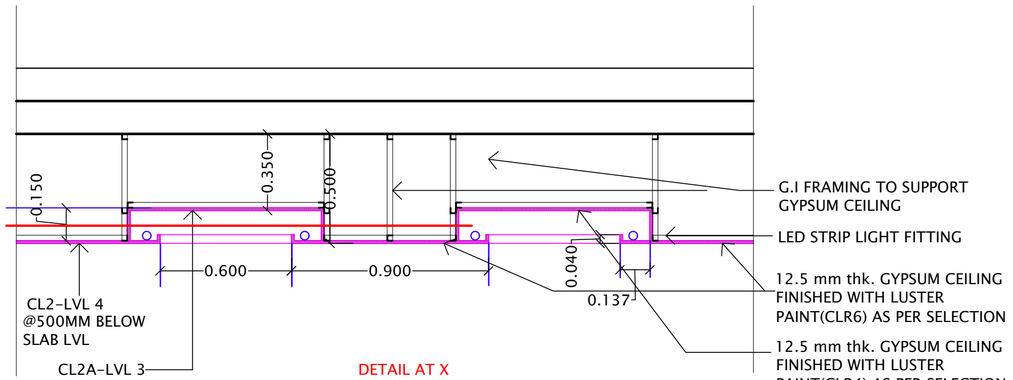
DETAIL AT B

SCALE : 1 : 20



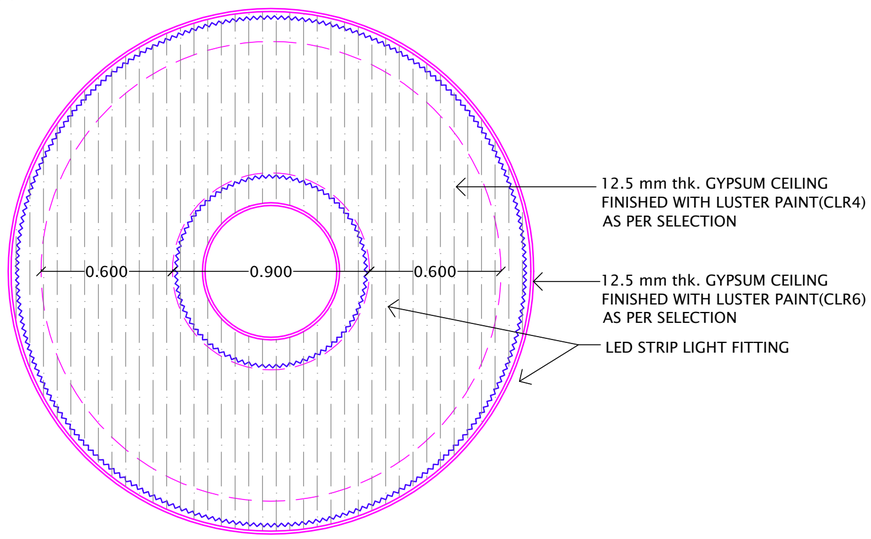
PLAN AT 1

SCALE : 1 : 20



DETAIL AT X

SCALE : 1 : 20



PLAN AT 1

SCALE : 1 : 20

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_06_FC3	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

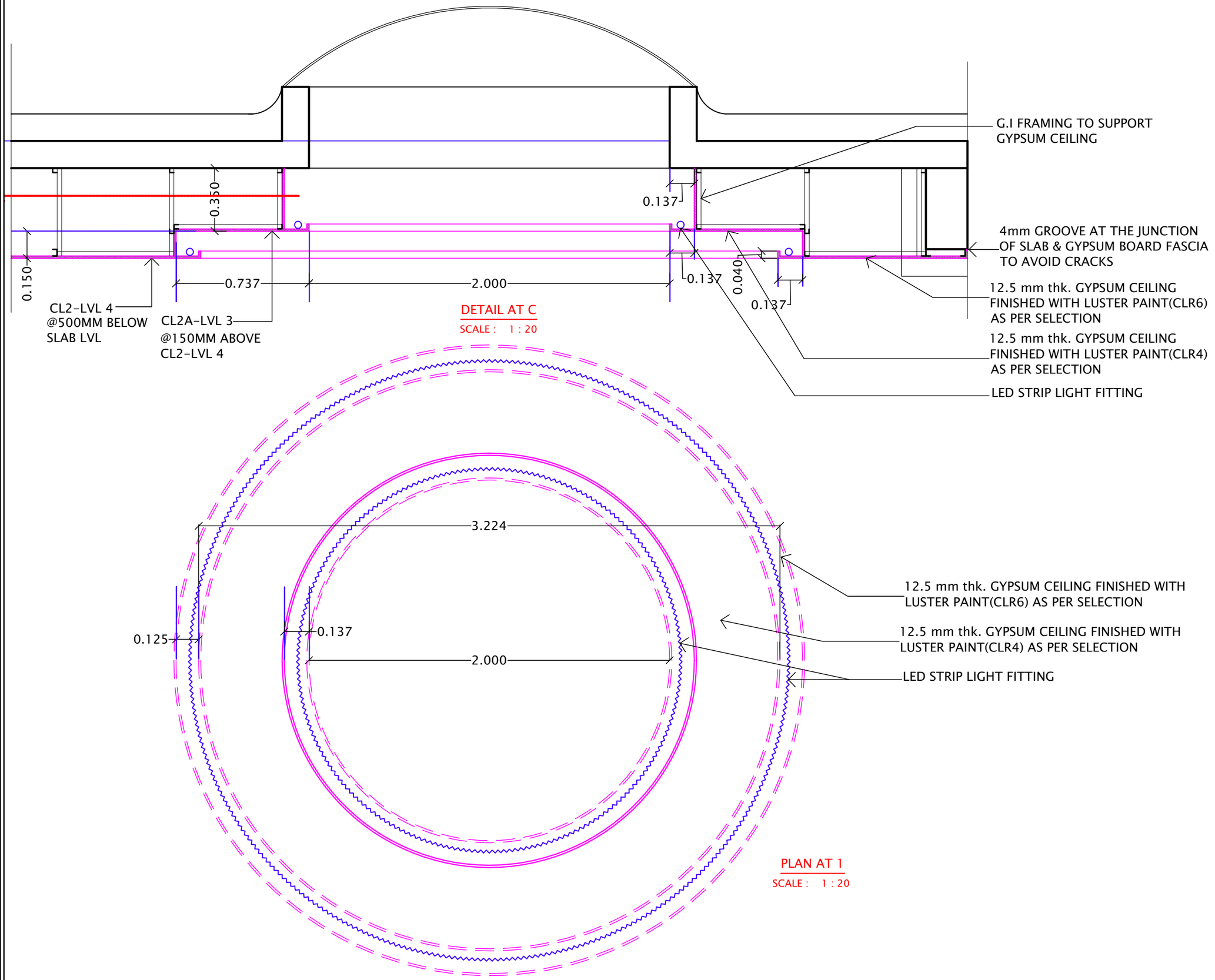
FALSE CEILING DETAILS

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 20 @A2	23-09-26	AR.ISHA	AR.YOGITA	

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



DETAIL AT C

SCALE : 1 : 20

PLAN AT 1

SCALE : 1 : 20

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_07_FC4	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

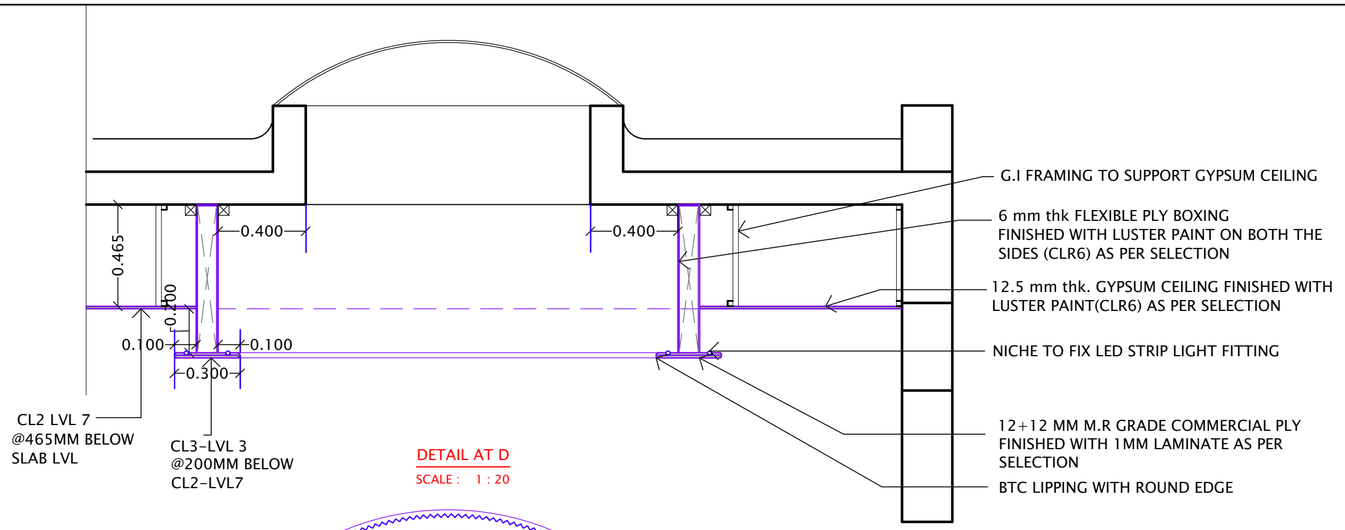
FALSE CEILING DETAILS

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 20 @A3	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

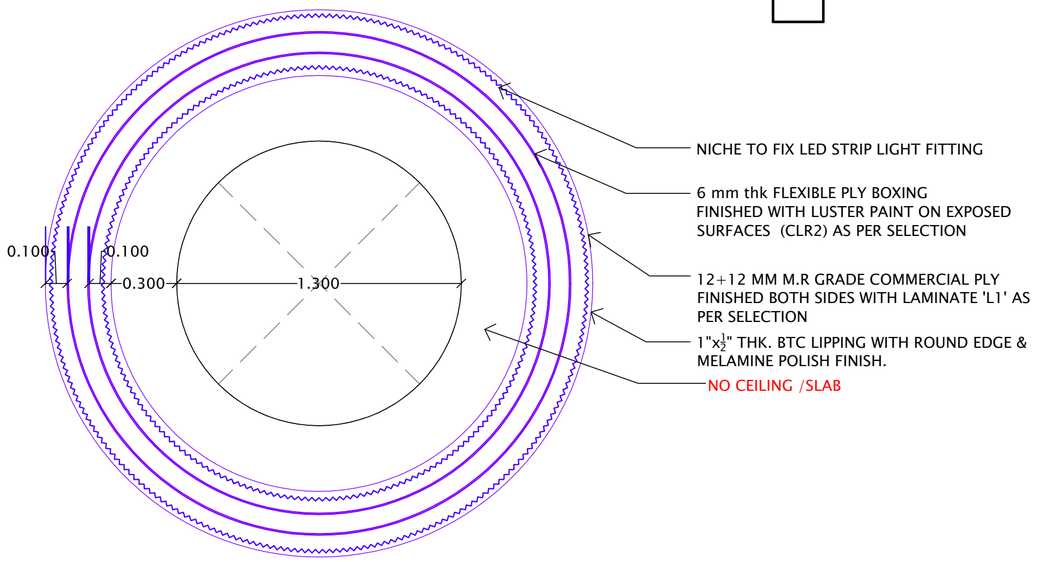
APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



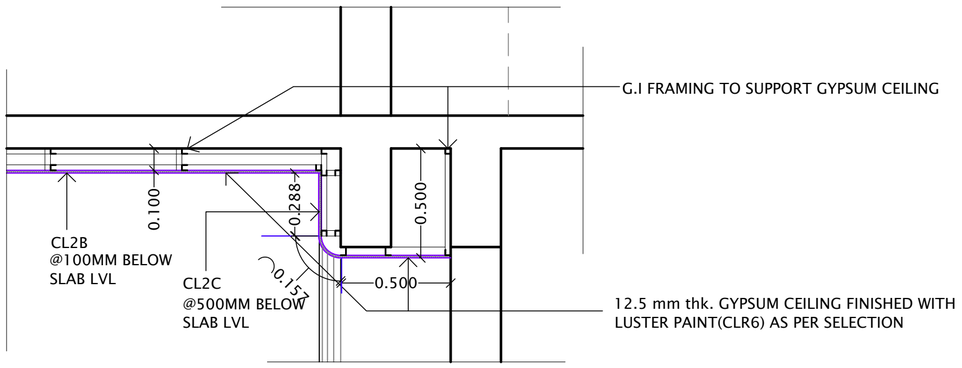
DETAIL AT D

SCALE : 1 : 20



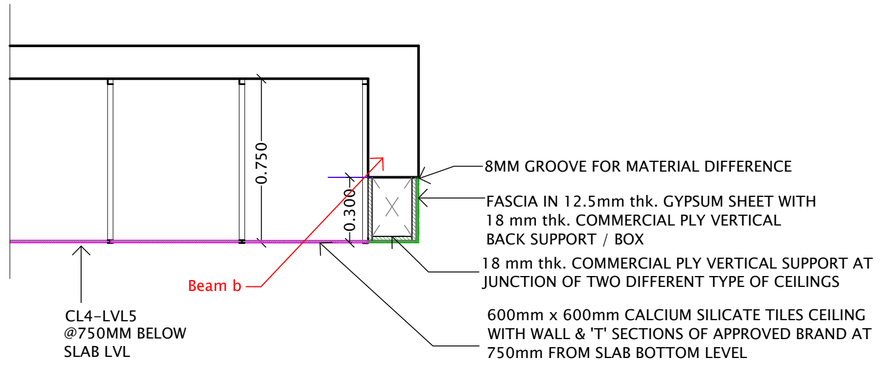
PLAN AT 1

SCALE : 1 : 20



DETAIL AT E

SCALE : 1 : 20



DETAIL AT Y

SCALE : 1 : 20

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_08_FC5	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

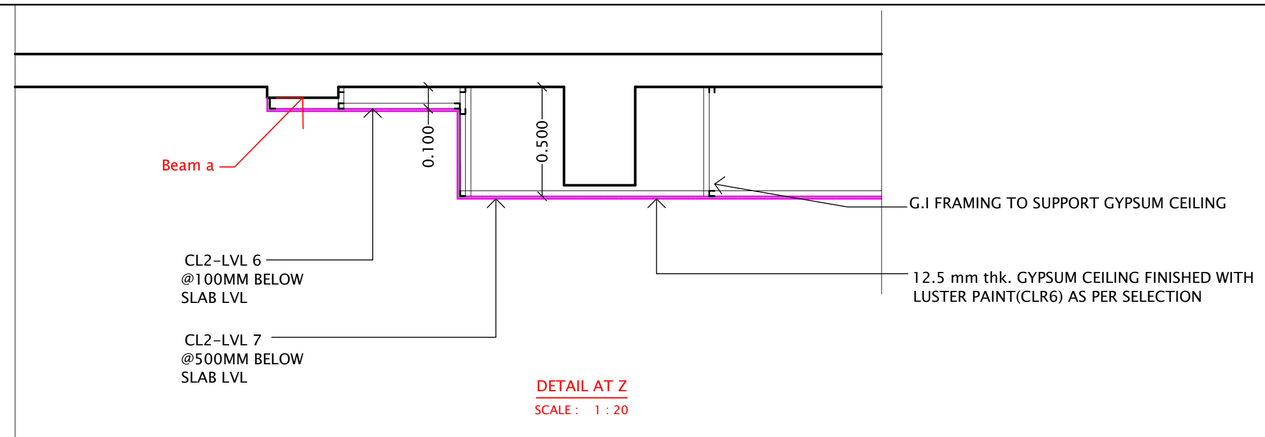
FALSE CEILING DETAILS

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 20 @A2	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

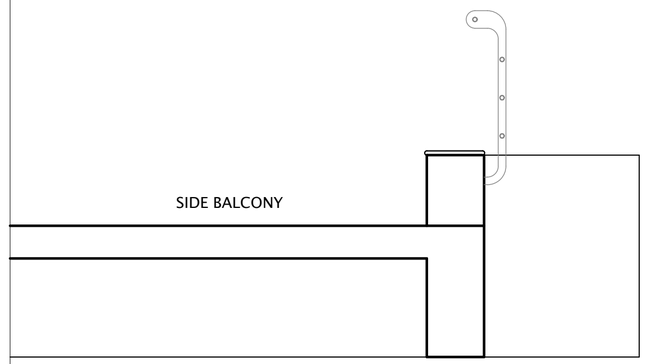
APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

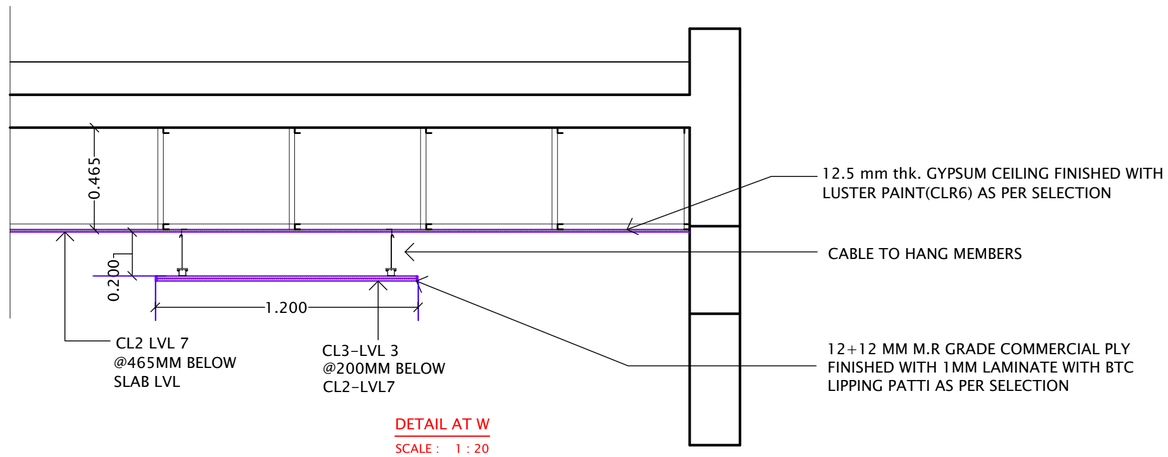
NORTH : N



DETAIL AT Z

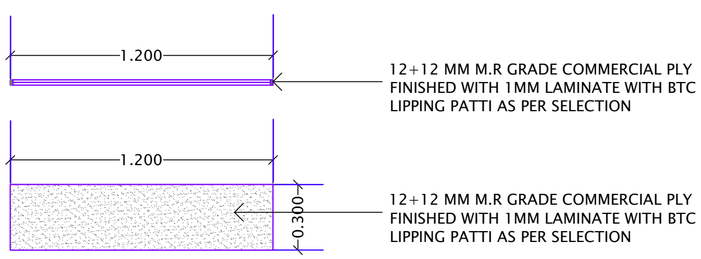
SCALE : 1 : 20





DETAIL AT W

SCALE : 1 : 20



PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_09_FC6	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

FALSE CEILING DETAILS

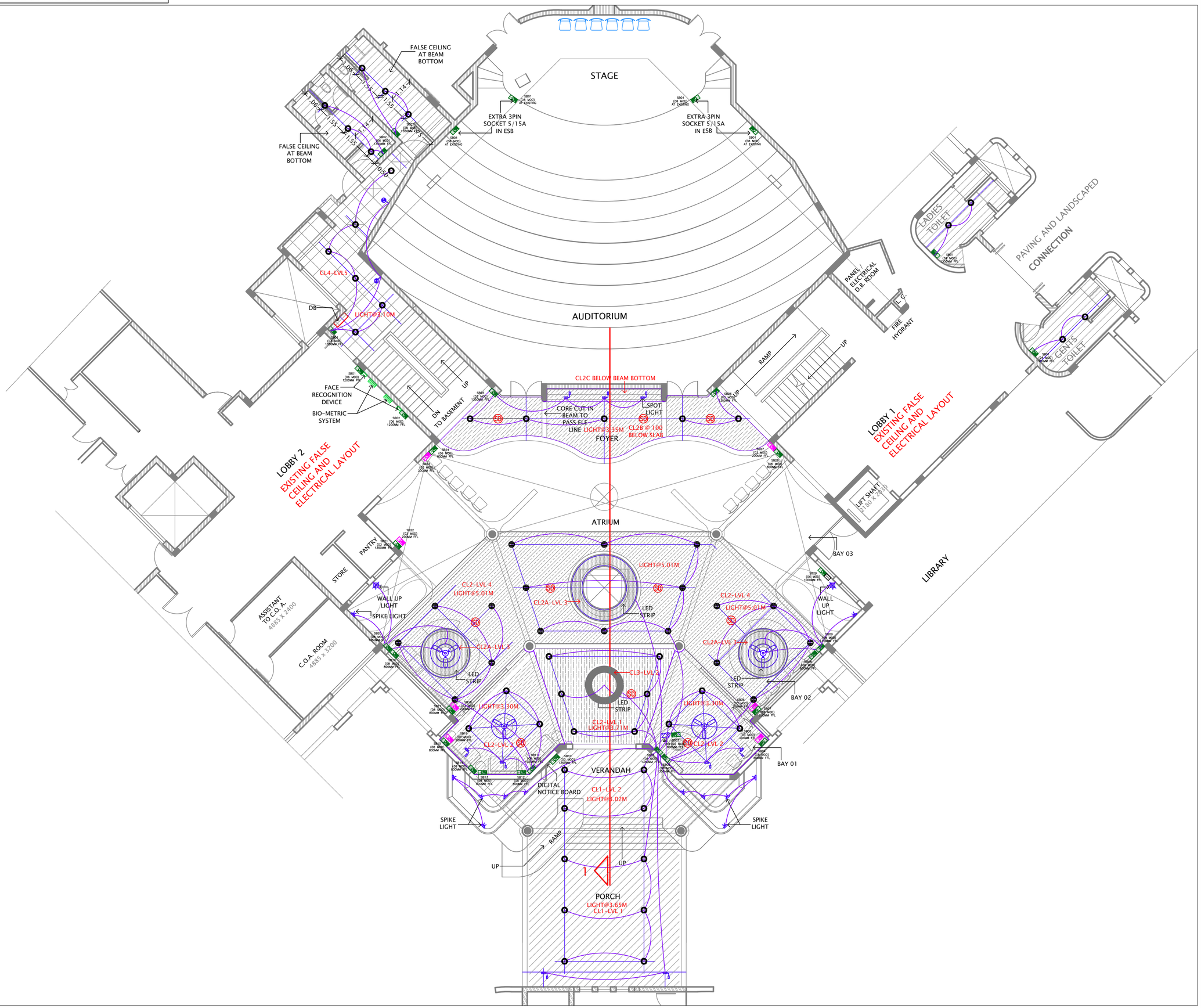
AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 20 @A2	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N

GROUND FLOOR ELECTRIFICATION LAYOUT



NOTES -

NORTH

JOB NO.	DRG.NO. :	REV.NO. ::
ID_100_2026	ID_A_10_EL1	R0

.

LEGEND : ELECTRICAL FIXTURES	
	18W RECESSED DOWNLIGHTER
	30W RECESSED DOWNLIGHTER
	WALL LIGHT POINT
	1400mm ∅ CEILING FAN
	DB-GROUND FLOOR FOYER AREA
	TELEPHONE INTERCOM LINE
	10W SPIKE LIGHT
	9W SPOT LIGHT
	WALL UP LIGHT
	LED STRIP LIGHT
	BOLARD LIGHT
	15W HANGING LIGHT
	FACE RECOGNITION DEVICE
	BIO-METRICS SYSTEM
	SWITCH BOARD
	SWITCH BOARD BOTTOM AT 200MM FROM F.FL
	LAN
	DIGITAL NOTICE BOARD
	SMOKE DETECTOR
	EXHAUST FAN
	ELECTRIC CONTROL
	2-WAY ELECTRIC CONTROL

REVISIONS -

23.09.26	R0	PRANAV	FOR APPROVAL
DATE	REVISIONS	DRAWN BY	UPDATE

CONSULTANTS -

VIDYUTSALLAGAR PVT. LTD.
ELECTRICAL CONSULTANT AND ENGINEER
SAVITRI, 113 VINAYAK SOCIETY, SAHAKAR NAGAR NO. 01
NEAR VIDYA VIKAS VIDYALAYA PUNE – 411009.
Tel: (020) 24226534
Email: vidyutsallagar@gmail.com
Website : www.vidyutsallagar.com

ARCHITECT

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA,
SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

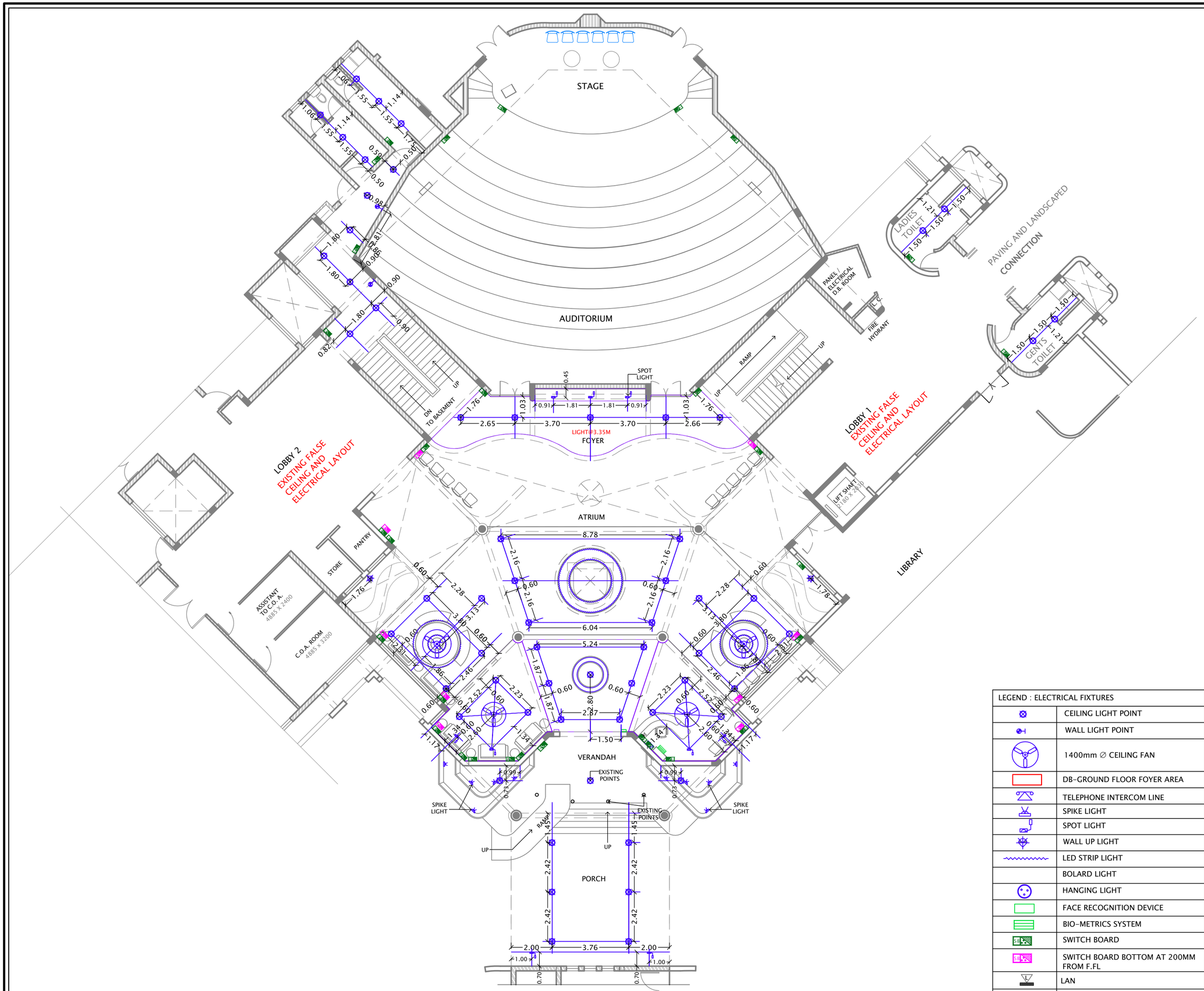
PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER
AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI
PHULE PUNE UNIVERSITY, PUNE.

SCALE	DATE	DRAWN BY	CHECKED BY	STATUS
	23.09.2026	PRANAV	CHETAN	FOR APPROVAL

DRAWING NAME - GROUND FLOOR ELECTRIFICATION LAYOUT
DRAWING NO. - VSPL/NCCS/GF/ELE/R0

R0



ELECTRICAL LINEOUT - GROUND FLOOR

LEGEND : ELECTRICAL FIXTURES	
	CEILING LIGHT POINT
	WALL LIGHT POINT
	1400mm ∅ CEILING FAN
	DB-GROUND FLOOR FOYER AREA
	TELEPHONE INTERCOM LINE
	SPIKE LIGHT
	SPOT LIGHT
	WALL UP LIGHT
	LED STRIP LIGHT
	BOLARD LIGHT
	HANGING LIGHT
	FACE RECOGNITION DEVICE
	BIO-METRICS SYSTEM
SB	SWITCH BOARD
SB	SWITCH BOARD BOTTOM AT 200MM FROM F.FL
	LAN
	DIGITAL NOTICE BOARD
SD	SMOKE DETECTOR
	EXHAUST FAN

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_011_EL1A	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

GROUND FLOOR PLAN

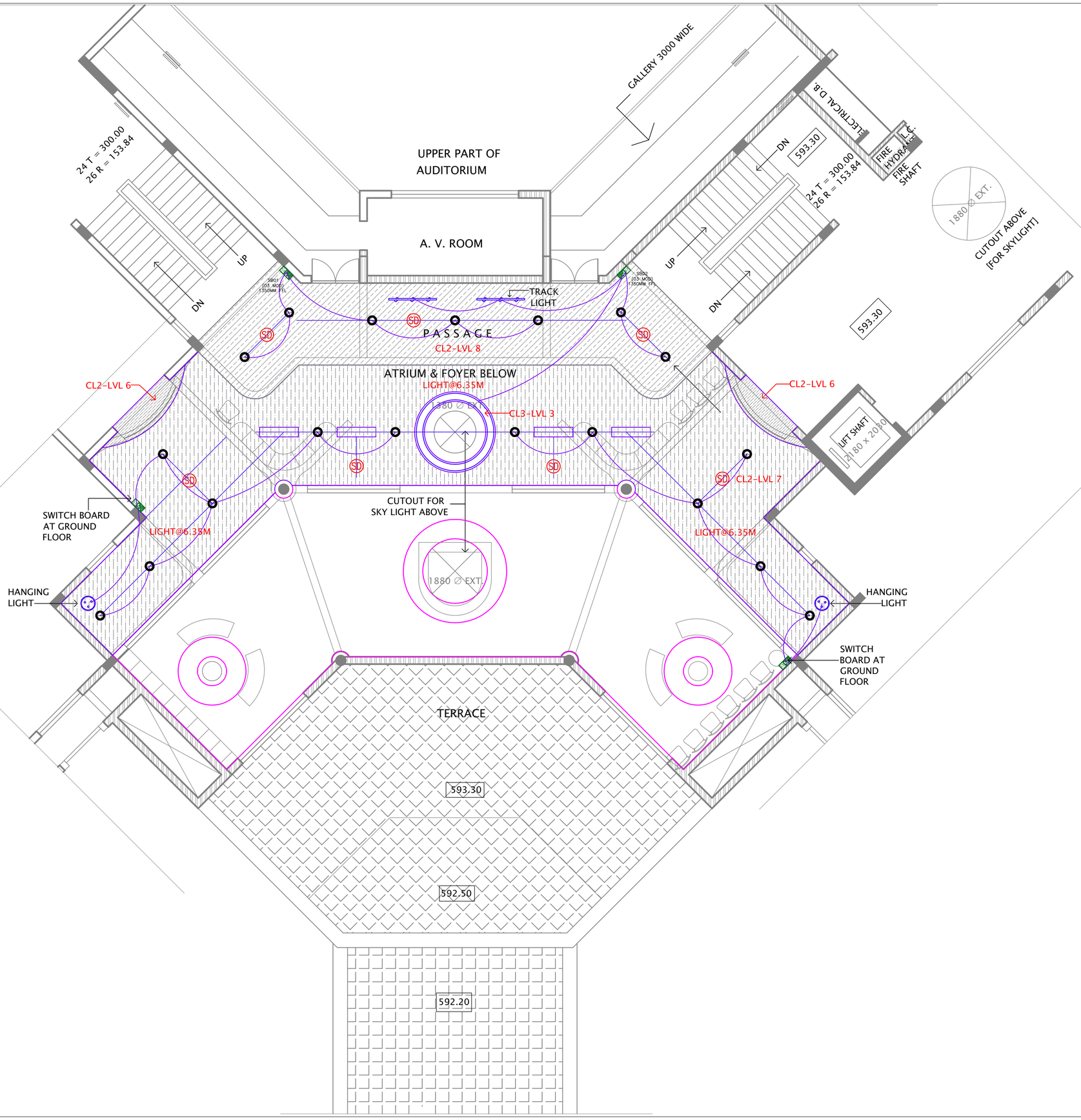
AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	22-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N

FIRST FLOOR ELECTRIFICATION LAYOUT



NORTH

NOTES -

JOB NO.	DRG.NO. :	REV.NO. ::
ID_100_2026	ID_A_12_EL2	R0

LEGEND : ELECTRICAL FIXTURES

	18W RECESSED DOWNLIGHTER
	30W RECESSED DOWNLIGHTER
	WALL LIGHT POINT
	1400mm ∅ CEILING FAN
	DB-GROUND FLOOR FOYER AREA
	TELEPHONE INTERCOM LINE
	10W SPIKE LIGHT
	9W SPOT LIGHT
	WALL UP LIGHT
	LED STRIP LIGHT
	BOLARD LIGHT
	15W HANGING LIGHT
	FACE RECOGNITION DEVICE
	BIO-METRICS SYSTEM
	SWITCH BOARD
	SWITCH BOARD BOTTOM AT 200MM FROM F.FL
	LAN
	DIGITAL NOTICE BOARD
	SMOKE DETECTOR
	EXHAUST FAN
	ELECTRIC CONTROL
	2-WAY ELECTRIC CONTROL

REVISIONS -

DATE	REVISIONS	DRAWN BY	UPDATE
23.09.26	R0	PRANAV	FOR APPROVAL

CONSULTANTS -

VIDYUTSALLAGAR PVT. LTD.
ELECTRICAL CONSULTANT AND ENGINEER
SAVITRI, 113 VINAYAK SOCIETY, SAHAKAR NAGAR NO. 01
NEAR VIDYA VIKAS VIDYALAYA PUNE – 411009.
Tel: (020) 24224534
Email: vidyutsallagar@gmail.com
Website : www.vidyutsallagar.com

ARCHITECT

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA,
SHIVAJI NAGAR, PUNE. 411004
MOBILE 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

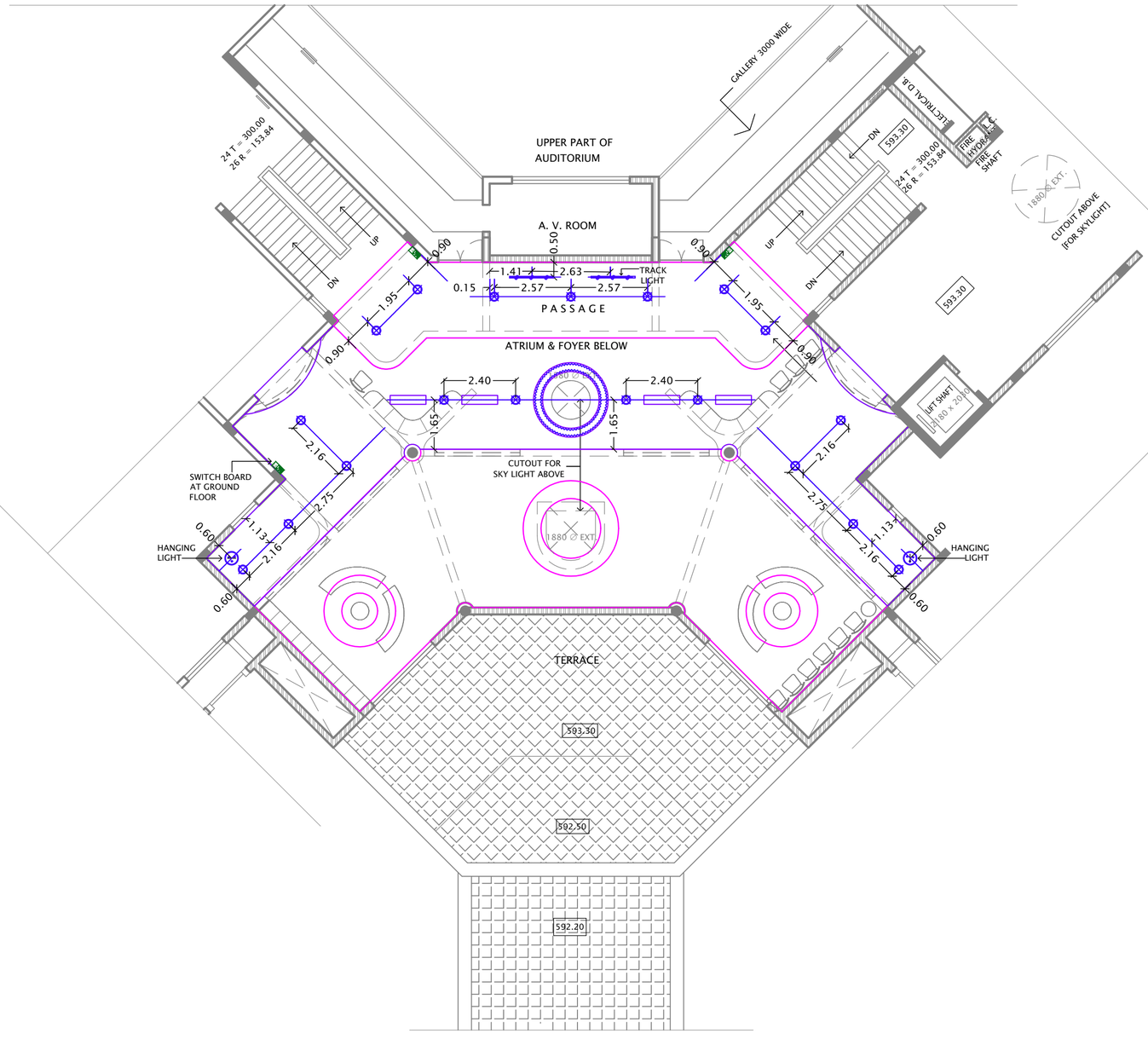
PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER
AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI
PHULE PUNE UNIVERSITY, PUNE.

SCALE	DATE	DRAWN BY	CHECKED BY	STATUS
	23.09.2026	PRANAV	CHETAN	FOR APPROVAL

DRAWING NAME – FIRST FLOOR ELECTRIFICATION LAYOUT
DRAWING NO. – VSPL/NCCS/GF/ELE/R0

R0



ELECTRICAL LINEOUT- FIRST FLOOR

LEGEND : ELECTRICAL FIXTURES	
	CEILING LIGHT POINT
	WALL LIGHT POINT
	1400mm ∅ CEILING FAN
	DB-GROUND FLOOR FOYER AREA
	TELEPHONE INTERCOM LINE
	SPIKE LIGHT
	SPOT LIGHT
	WALL UP LIGHT
	LED STRIP LIGHT
	BOLARD LIGHT
	HANGING LIGHT
	FACE RECOGNITION DEVICE
	BIO-METRICS SYSTEM
SB	SWITCH BOARD
SB	SWITCH BOARD BOTTOM AT 200MM FROM F.FL
	LAN
	DIGITAL NOTICE BOARD
SD	SMOKE DETECTOR
	EXHAUST FAN

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_A_013_EL2A	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

GROUND FLOOR PLAN

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

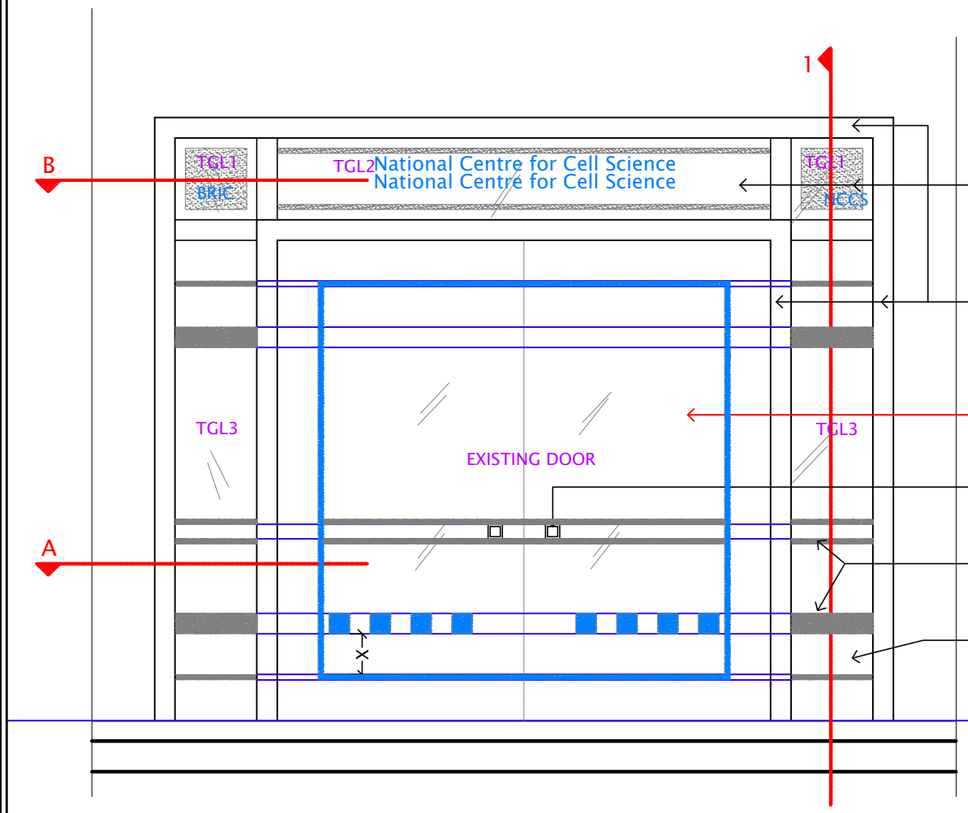
SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 125 @A2	22-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_B_1	R0



8 + 8 mm THK. CLEAR TOUGHENED GLASS FIXED WITH 25x25mm BTC LIPPING WITH MELAMINE POLISH / POLISH PAINT

* Front side glass is clear glass with logo as per design.
Back side glass is with 3M film as per selection & design.

ALL WOODEN FRAMES ARE EXISTING. REMOVE EXISTING PAINT POLISH CLEAN IT, & FINISHED WITH NEW MELAMINE POLISH / PAINT POLISH

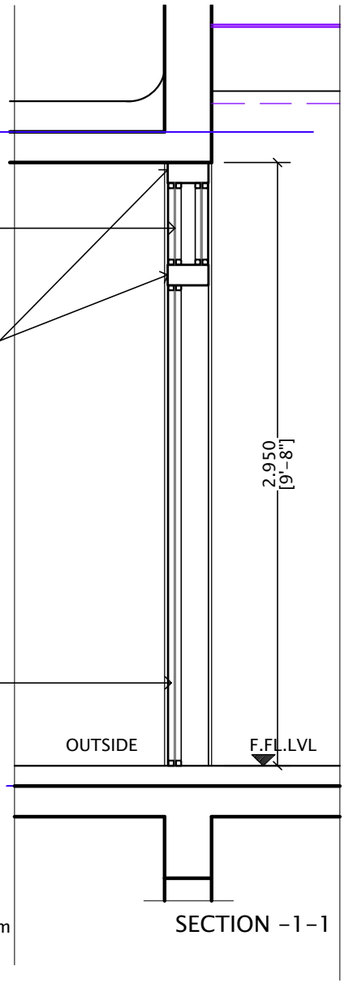
KEEP EXISTING DOOR AS IT IS ALONG WITH GLASS FILM. ONLY CLEAN & POLISH THE DOOR GLASS

EXISTING DOOR HANDLE, ONLY CLEAN IT & FINISHED WITH MELAMINE POLISH / POLISH PAINT

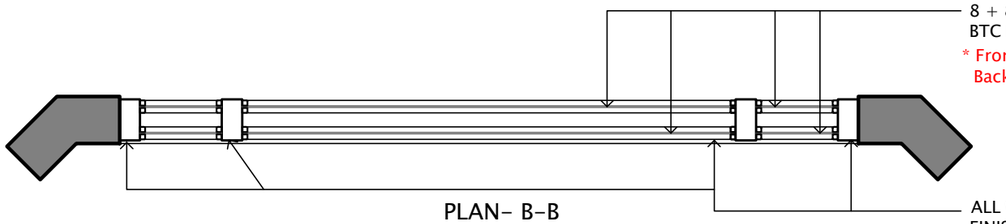
3M FILM AS PER DESIGN (Lines match to existing door film design)

8 mm THK. CLEAR TOUGHENED GLASS FIXED WITH 25x25mm BTC LIPPING WITH MELAMINE POLISH / POLISH PAINT

F.FL.LVL



SECTION -1-1

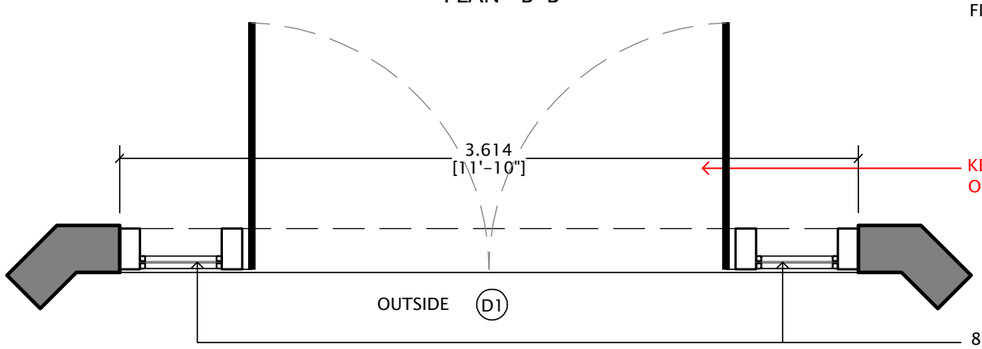


8 + 8 mm THK. CLEAR TOUGHENED GLASS FIXED WITH 25x25mm BTC LIPPING WITH MELAMINE POLISH / POLISH PAINT

* Front side glass is clear glass with logo as per design.
Back side glass is with 3M film as per selection & design.

PLAN- B-B

ALL WOODEN FRAMES ARE EXISTING . ONLY CLEAN IT & FINISHED WITH MELAMINE POLISH / POLISH PAINT



KEEP EXISTING DOOR AS IT IS ALONG WITH GLASS FILM. ONLY CLEAN & POLISH THE DOOR GLASS

8 mm THK. CLEAR TOUGHENED GLASS FIXED WITH 25x25mm BTC LIPPING WITH MELAMINE POLISH / POLISH PAINT

PLAN- A-A

PLAN-EXISTING ENTRANCE DOOR -D1

SCALE 1:30

* As this is renovation work, please verify all the dimensions on site. Do not measure it from drawing.

- Glass door will be existing but replace old & use new floor plate, top pivot plate, Lock patch fitting & new door stopper for glass door.

Existing glass film shown in colour

DRAWING TITLE : WORKING DRAWING

ENTRANCE DOOR _ MODIFICATIONS

PROJECT

PROPOSED INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

REVISIONS			ISSUE OF PRINTS			
NO.	DATE	DESCRIPTION	CLIENT	CONT.	OTHERS	DATE
R1	00.00.00	XXXXXXXX	00	------	------	00-00-00

NOTES :

* **THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.**

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

PRINT ISSUE :		
JOB NO : ID_100_2026	DRG NO :	DATE : 23-09-2026
SCALE : 1:30 @ A3	REV NO : R0	DRAWN BY: AR.YOGITA
CHECKED BY:	APPROVED BY : AR. AVINASH HAVAL REG.NO. = CA/86/10025	

NORTH

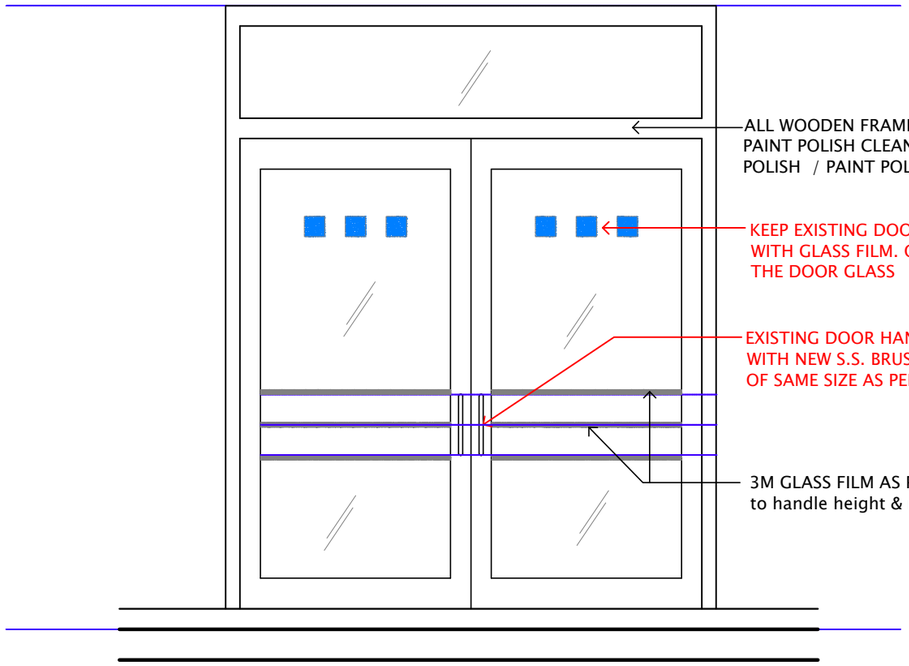
N

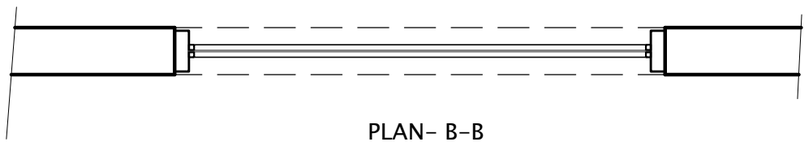
AGORA DESIGNERS PVT. LTD.

ARCHITECTS AND INTERIOR DESIGNERS

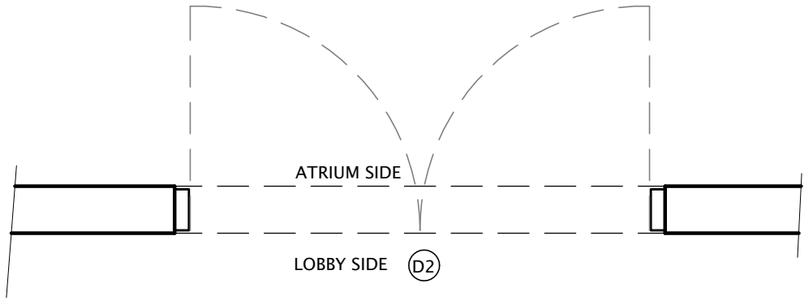
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

PRINT ISSUE: FOR TENDER		
JOB NO. ID_100_2026	DRG.NO. : ID_B_2	REV.NO. : R0





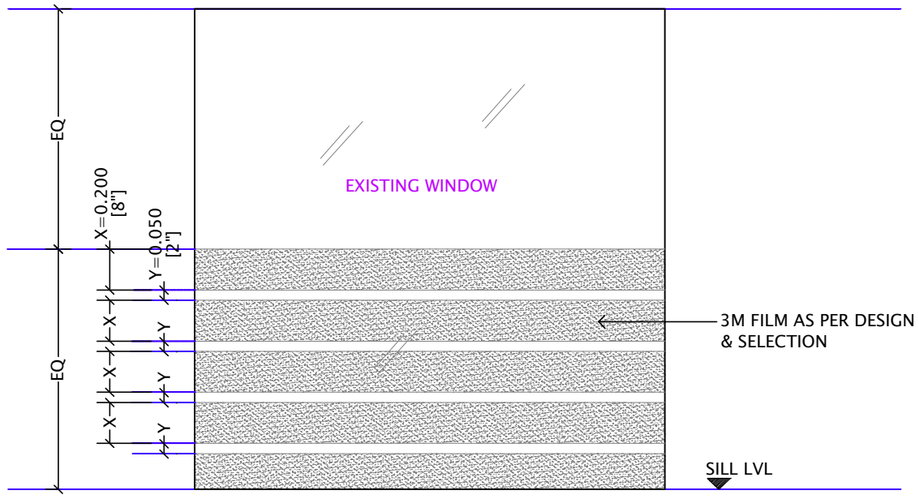
PLAN- B-B



PLAN- A-A

PLAN-EXISTING LOBBY DOOR -D2 -2 Nos.

SCALE 1:30



ELEVATION -EXISTING WINDOW IN LOBBY 1

DRAWING TITLE : WORKING DRAWING	REVISIONS			ISSUE OF PRINTS			
LOBBY DOORS & WINDOW _ MODIFICATIONS	NO.	DATE	DESCRIPTION	CLIENT	CONT.	OTHERS	DATE
PROJECT	R1	00.00.00	XXXXXXXX	00	------	------	00-00-00
PROPOSED INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.							

NOTES :

* **THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.**

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

PRINT ISSUE :		
JOB NO : ID_100_2026	DRG NO :	DATE : 23-09-2026
SCALE : 1:30 @ A3	REV NO : R0	DRAWN BY: AR.YOGITA
CHECKED BY:	APPROVED BY : AR. AVINASH HAVAL REG.NO. = CA/86/10025	

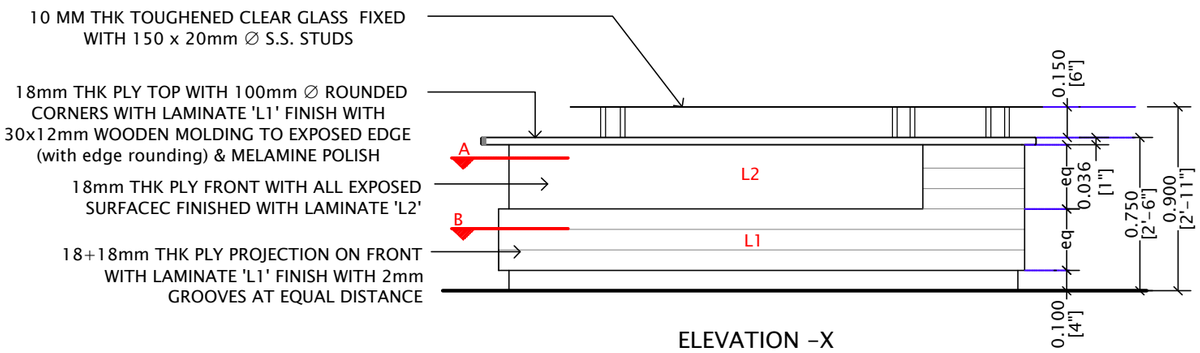
NORTH

N

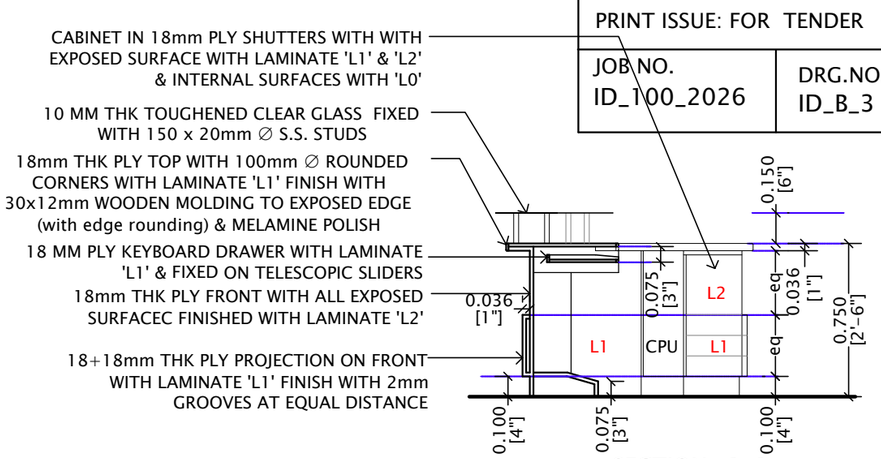
AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

PRINT ISSUE: FOR TENDER

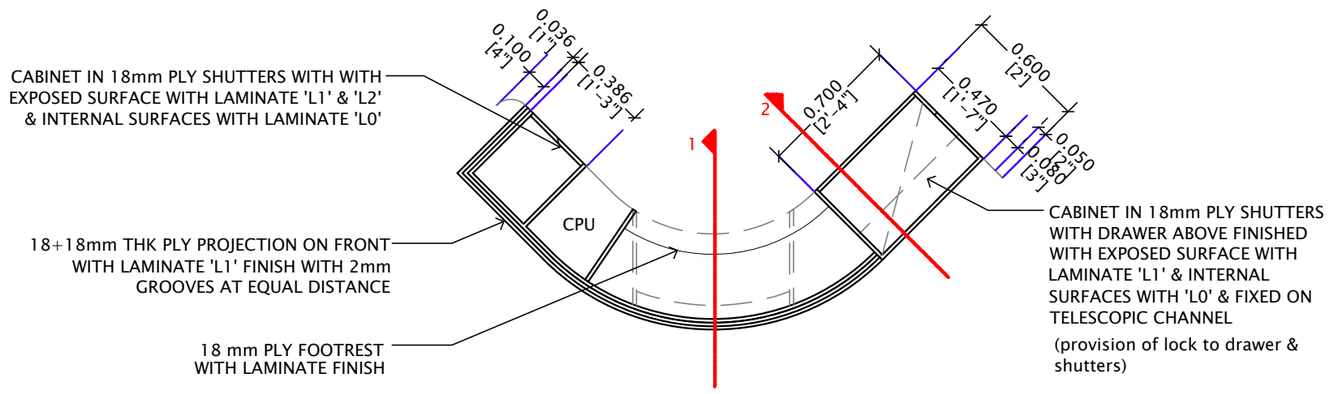
JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_B_3	R0



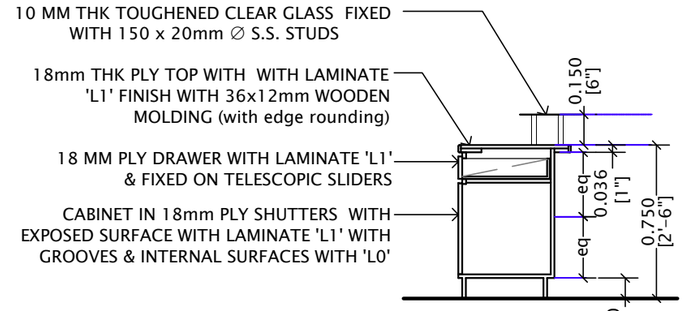
ELEVATION -X



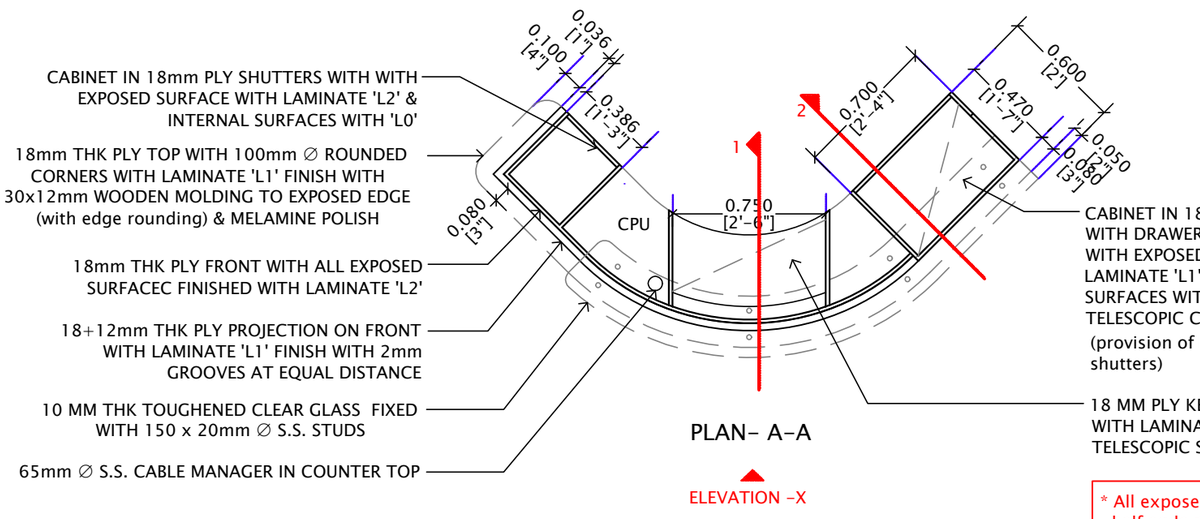
SECTION -1-1



PLAN-B-B



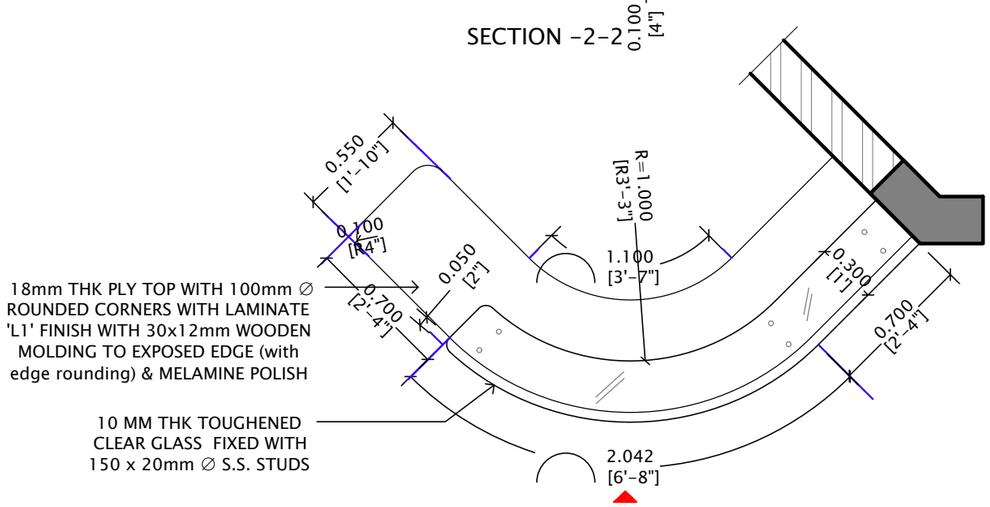
SECTION -2-2



PLAN- A-A

ELEVATION -X

PLAN-RECEPTION -RCP



ELEVATION -X

PLAN-RECEPTION -RCP

SCALE 1:30

* All exposed edges are finished with $\frac{3}{4}$" x $\frac{1}{2}$" BTC with half egde round & with melamine polish.

*30x12mm wooden molding to exposed Counter top edges (with edge rounding) & melamine polish.

DRAWING TITLE : WORKING DRAWING
RECEPTION COUNTER
PROJECT
PROPOSED INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

REVISIONS			ISSUE OF PRINTS			
NO.	DATE	DESCRIPTION	CLIENT	CONT.	OTHERS	DATE
R1	00.00.00	XXXXXXXX	00	------	------	00-00-00

NOTES :

* THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

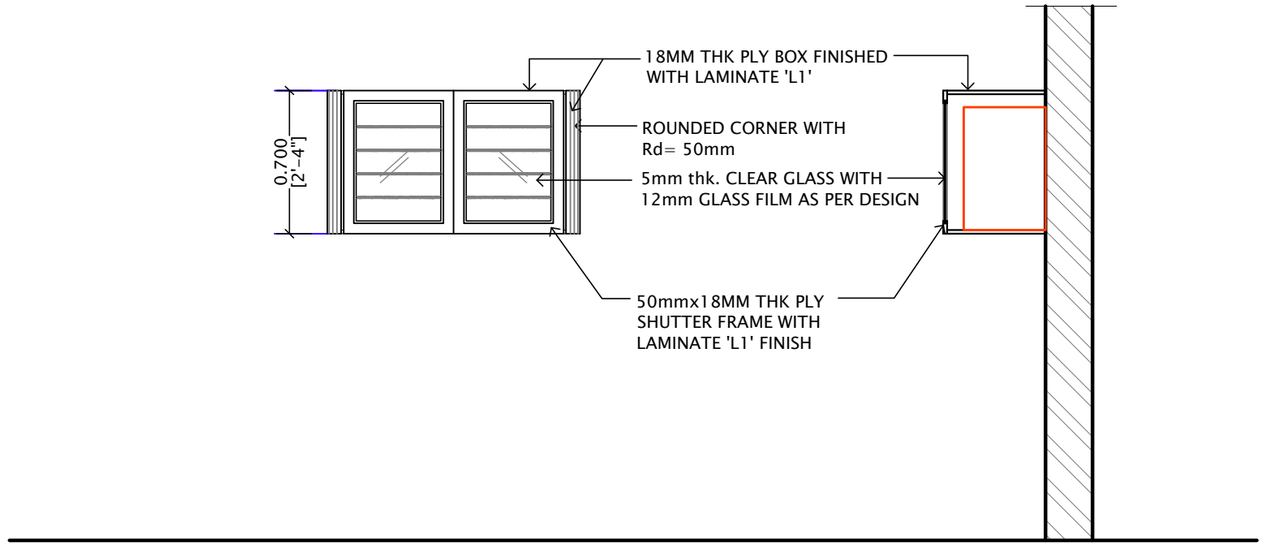
PRINT ISSUE :		
JOB NO : ID_100_2026	DRG NO :	DATE : 23-09-2026
SCALE : 1:30 @ A3	REV NO : R0	DRAWN BY: AR.YOGITA
CHECKED BY:	APPROVED BY : AR. AVINASH HAVAL REG.NO. = CA/86/10025	

NORTH

N

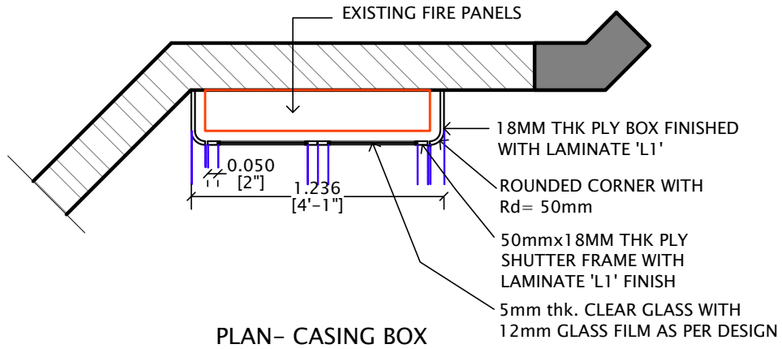
AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

PRINT ISSUE: FOR TENDER		
JOB NO. ID_100_2026	DRG.NO. : ID_B_4	REV.NO. : R0

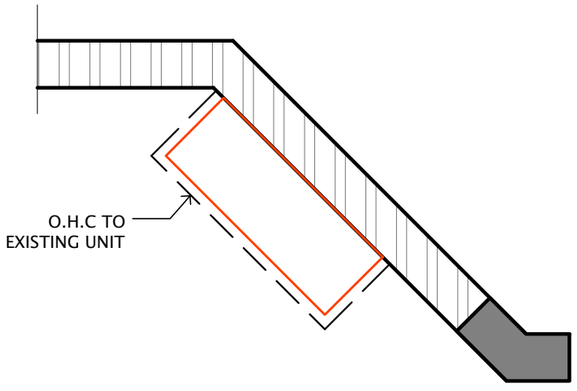


ELEVATION
SCALE 1:30

SECTION
SCALE 1:30



PLAN- CASING BOX
SCALE 1:30



* As this is renovation work, please verify all the dimensions on site. Do not measure it from drawing.

DRAWING TITLE : WORKING DRAWING	REVISIONS			ISSUE OF PRINTS			
CASING CABINATE TO DB IN RECEPTION	NO.	DATE	DESCRIPTION	CLIENT	CONT.	OTHERS	DATE
PROJECT	R1	00.00.00	XXXXXXXX	00	------	------	00-00-00
PROPOSED INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.							

NOTES :

* **THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.**

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

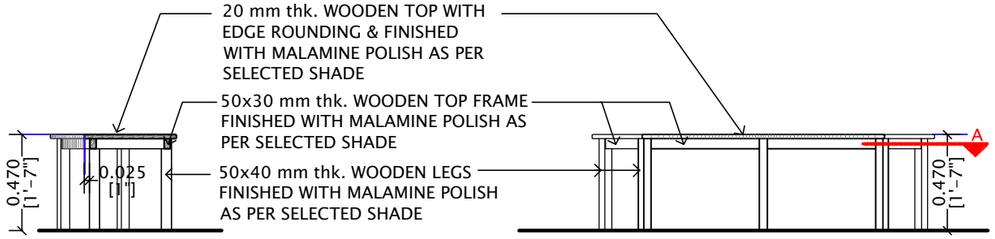
PRINT ISSUE :		
JOB NO : ID_100_2026	DRG NO :	DATE : 23-09-2026
SCALE : 1:30 @ A3	REV NO : R0	DRAWN BY: AR.YOGITA
CHECKED BY:	APPROVED BY : AR. AVINASH HAVAL REG.NO. = CA/86/10025	

NORTH

N

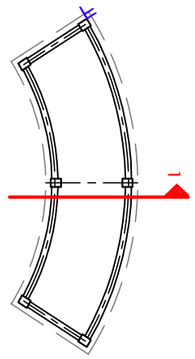
AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

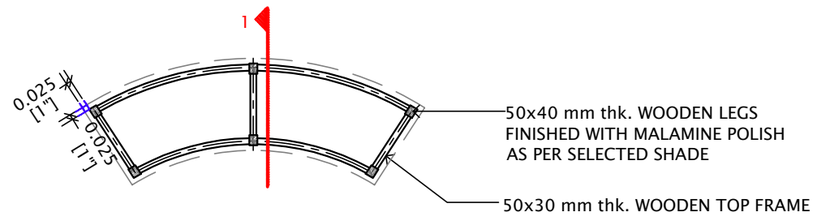
PRINT ISSUE: FOR TENDER		
JOB NO. ID_100_2026	DRG.NO. : ID_B_5	REV.NO. : R0



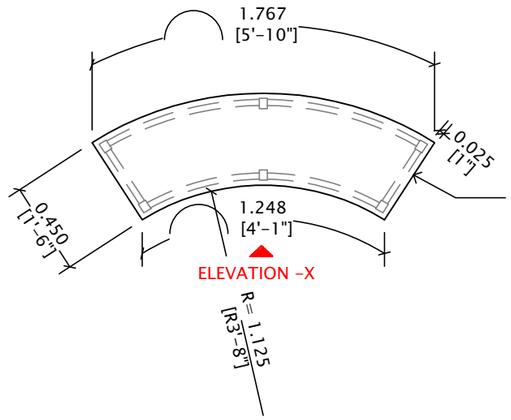
SECTION -1-1

ELEVATION -X





PLAN- A-A



ELEVATION -X

PLAN- WOODEN BENCH-BCH1

SCALE 1:30

NOTE :
SIZES OF ALL WOODEN MEMBERS ARE FINAL FINISHED CUT SECTIONS

DRAWING TITLE : WORKING DRAWING

WOODEN BENCHES

PROJECT

PROPOSED INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

REVISIONS			ISSUE OF PRINTS			
NO.	DATE	DESCRIPTION	CLIENT	CONT.	OTHERS	DATE
R1	00.00.00	XXXXXXX	00	------	------	00-00-00

NOTES :

* **THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.**

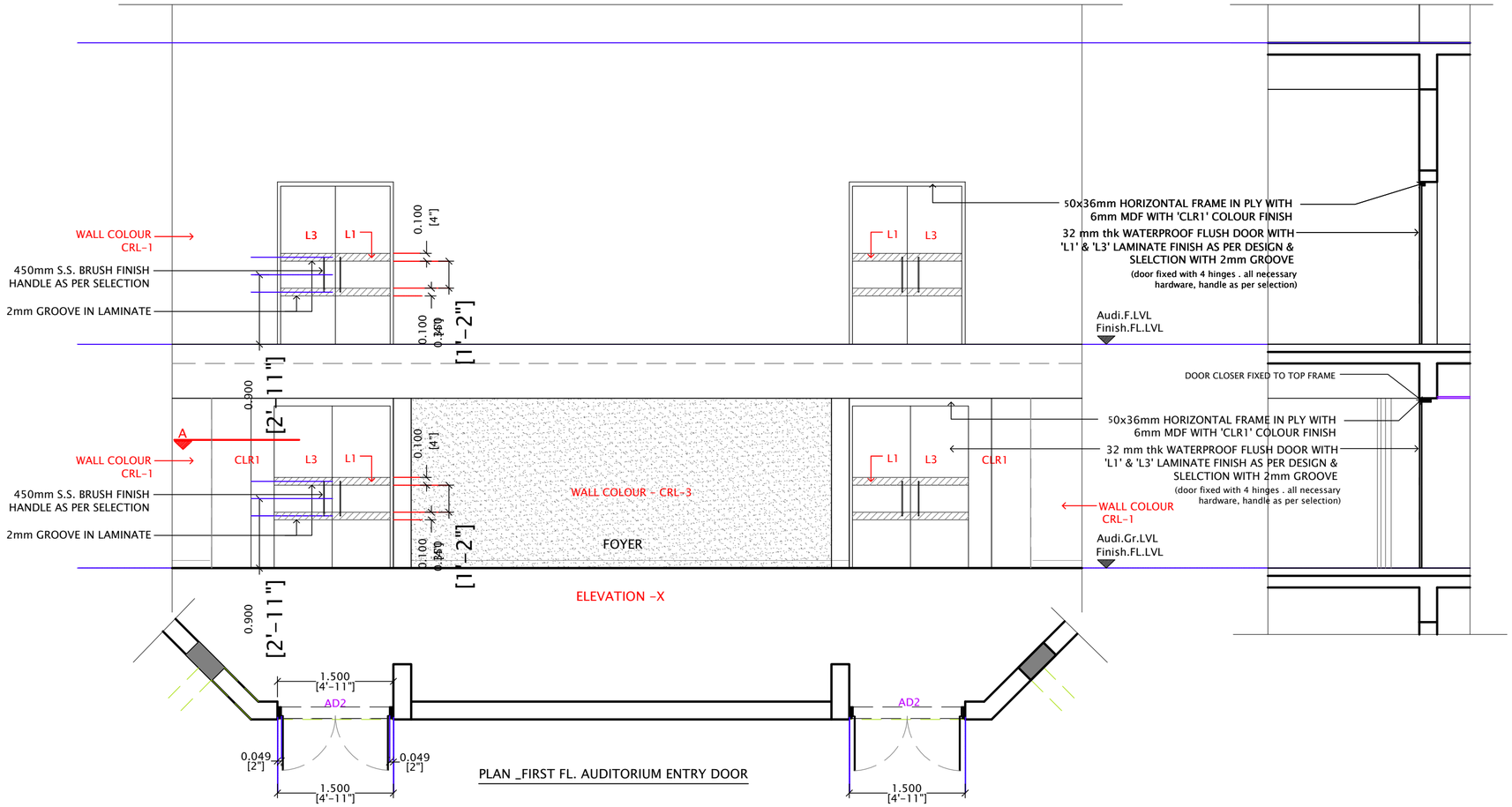
1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

PRINT ISSUE :		
JOB NO : ID_100_2026	DRG NO :	DATE : 23-09-2026
SCALE : 1:30 @ A3	REV NO : R0	DRAWN BY: AR.YOGITA
CHECKED BY:	APPROVED BY : AR. AVINASH HAVAL REG.NO. = CA/86/10025	

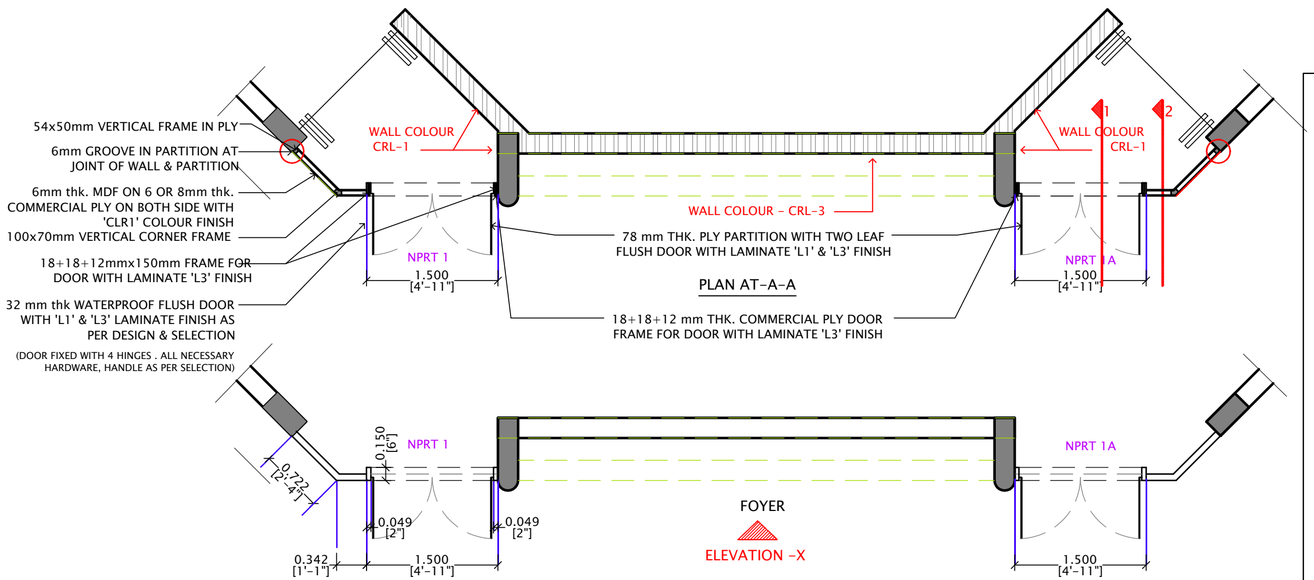
NORTH

N

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com



PLAN _FIRST FL. AUDITORIUM ENTRY DOOR



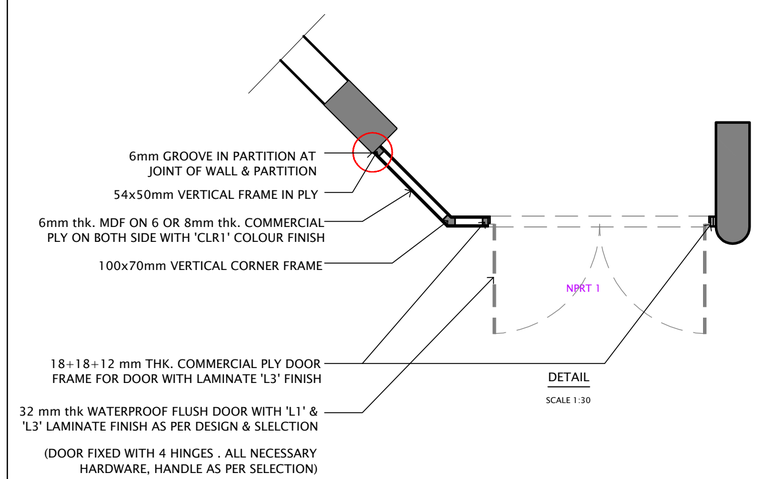
PLAN AT-A-A

PLAN - AUDITORIUM ENTRANCE DOORS WITH PARTITION

SCALE 1:50

* PARTITION FRAME IN 18mm thk PLY size =(18+18+18)x50 = 54x50mm

* As this is renovation work, please verify all the dimensions on site. Do not measure it from drawing.



DETAIL

SCALE 1:30

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_B_6	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

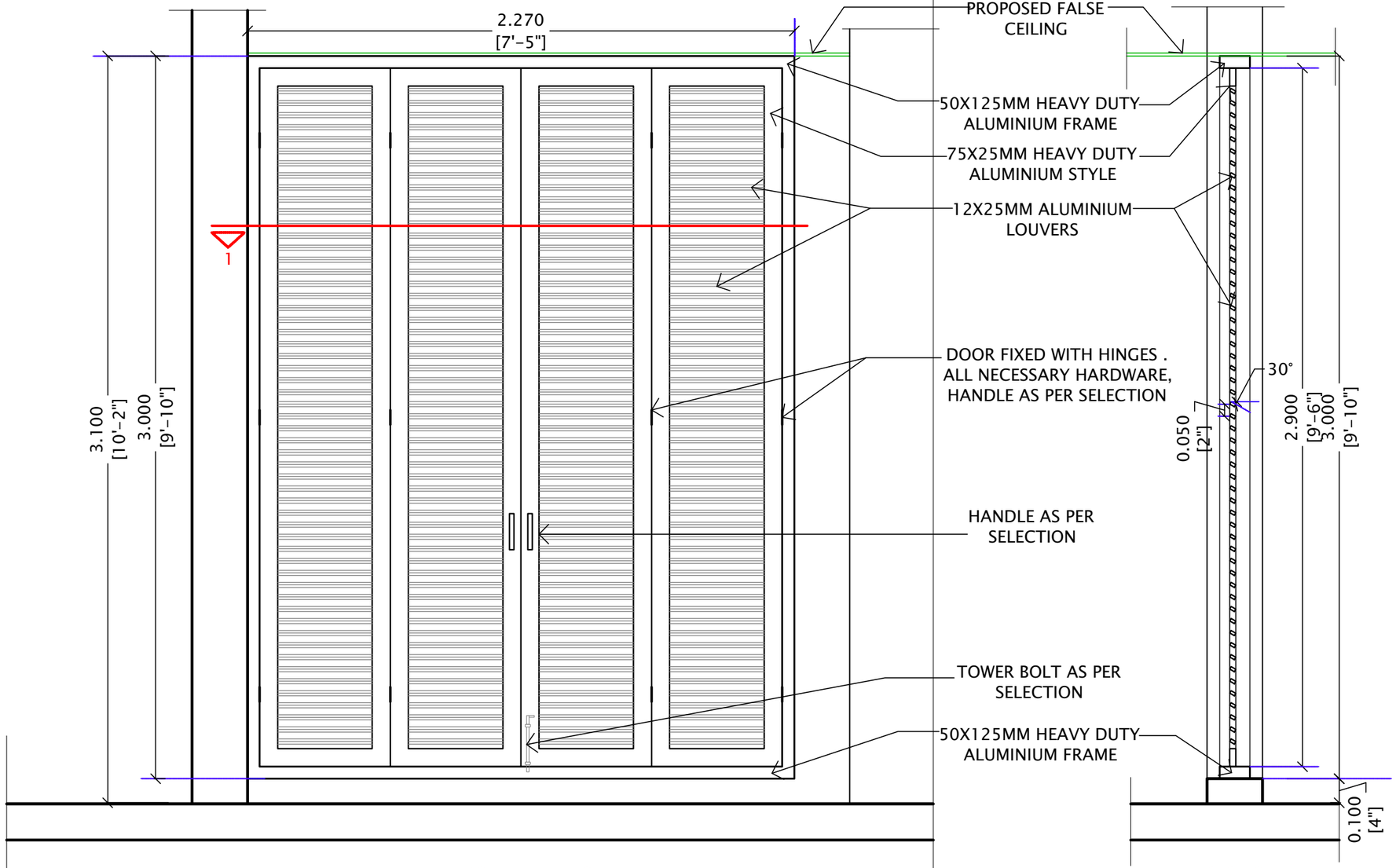
AUDITORIUM DOORS & PARTITION

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 50,30 @A2	23-09-26	AR.YOGITA	AR.YOGITA	AR.YOGITA

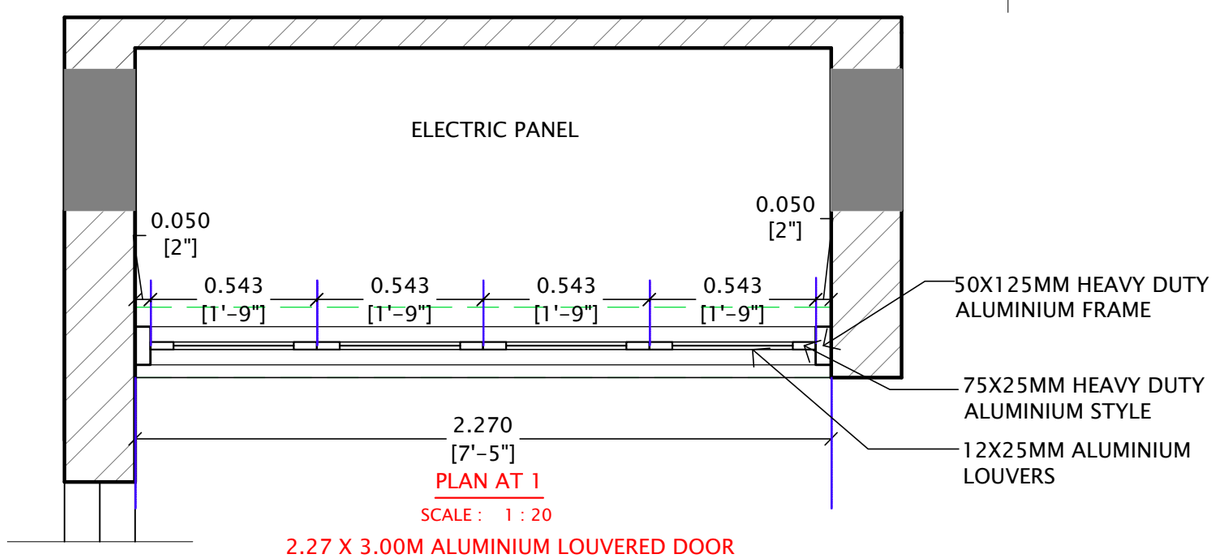
APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



FRONT ELEVATION

SECTION



PLAN AT 1

SCALE : 1 : 20

2.27 X 3.00M ALUMINIUM LOUVERED DOOR WITH 4 FOLDING SHUTTERS

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_B_7	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

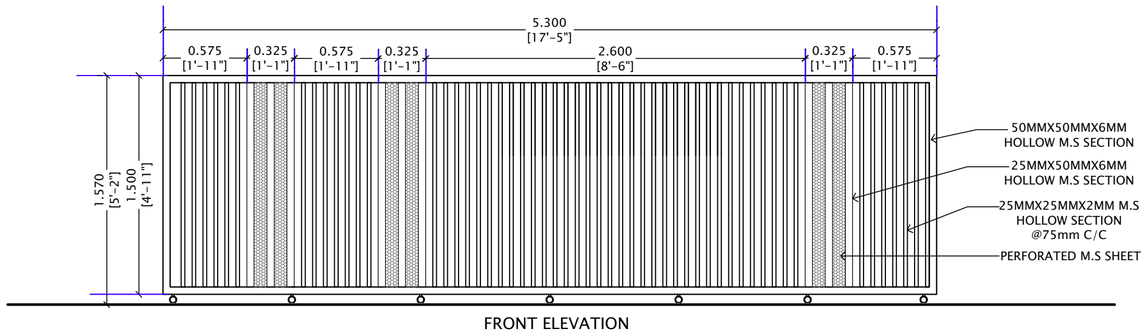
ALUMINIUM LOUVERED FOLDED DOOR DETAILS

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

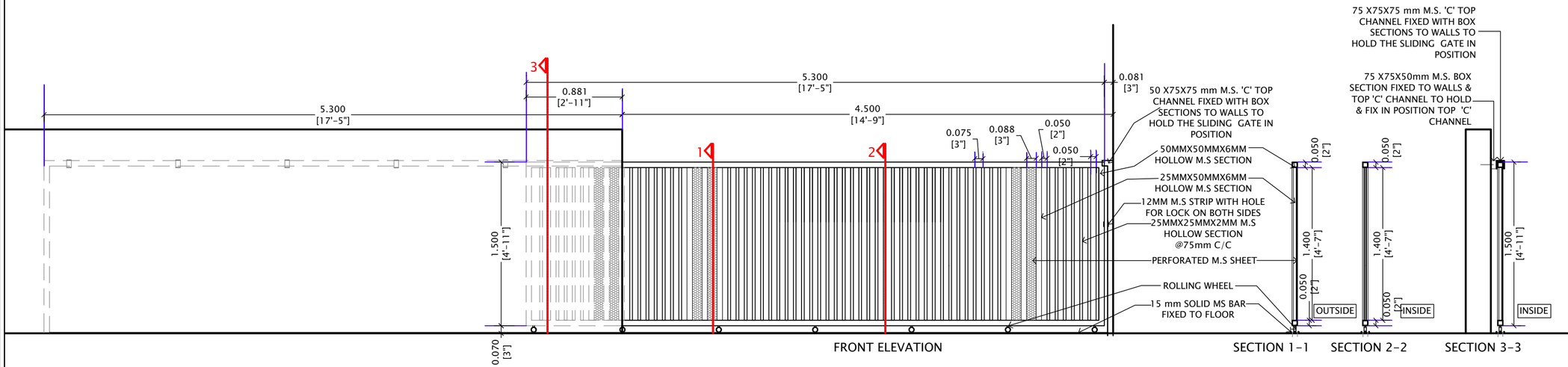
SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 20 @A3	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N



FRONT ELEVATION



FRONT ELEVATION | SECTION 1-1 | SECTION 2-2 | SECTION 3-3

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_B_8	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

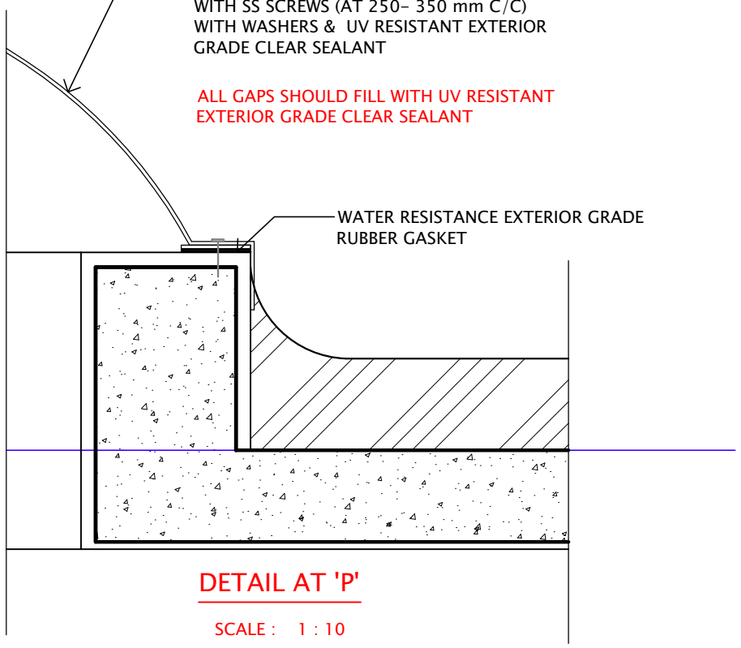
MAIN ENTRANCE GATE

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 30 @A2	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

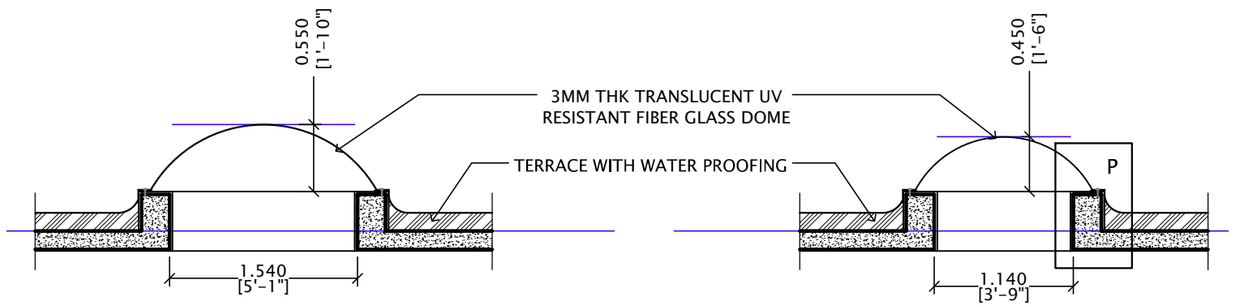
APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

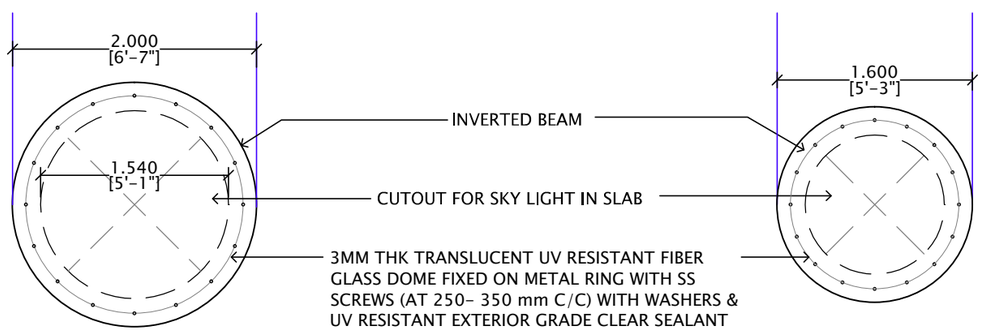
NORTH : N



DETAIL AT 'P'

SCALE : 1 : 10



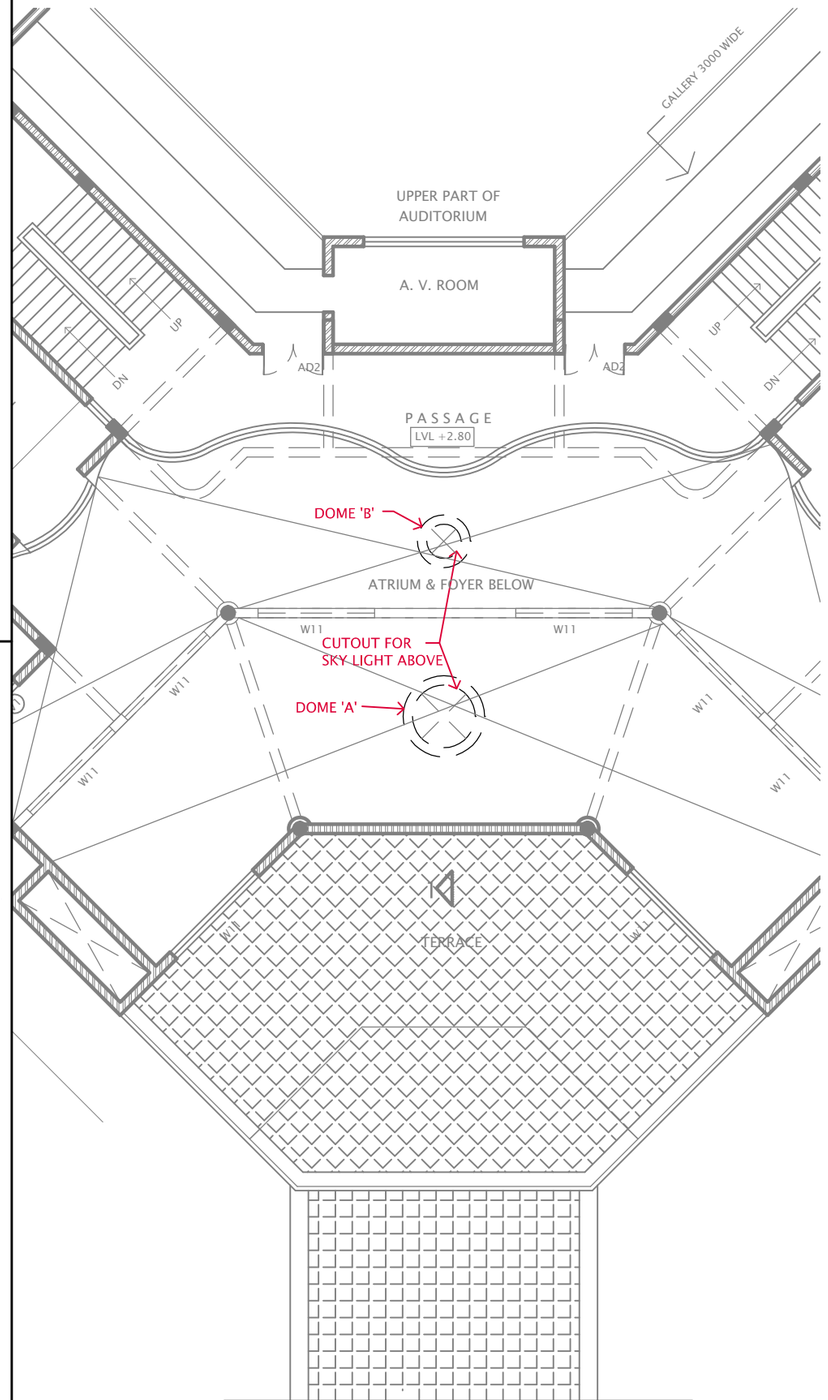


PLAN- DOME 'A'

SCALE 1:50

PLAN- DOME 'B'

* As this is renovation work, please verify all the dimensions on site. Do not measure it from drawing.



FIRST FLOOR

KEY PLAN

PRINT ISSUE: FOR TENDER

JOB NO.	DRG.NO. :	REV.NO. :
ID_100_2026	ID_B_9	R0

NOTES

THIS DRAWING IS THE SOLE PROPERTY OF AGORA DESIGNERS PVT.LTD. AND IS NOT TO BE REPRODUCED OR COPIED IN PART OR WHOLE OR IN ANY FORM.

1. DO NOT SCALE FROM THIS DRAWING. ONLY WRITTEN DIMENSIONS ARE TO BE FOLLOWED.
2. CONTRACTORS MUST CHECK AND VERIFY THE DRAWING BEFORE EXECUTION & IN CASE OF ANY DISCREPANCY MUST REPORT TO THE ARCHITECT.
3. ARCHITECT WILL NOT BE RESPONSIBLE FOR ANY CHANGES ON SITE WITHOUT HIS CONCERN.
4. FOR STRUCTURAL ELEMENTS & OTHER SERVICES REFER DRAWINGS FROM RESPECTIVE CONSULTANTS.

LEGENDS

NOTES

ISSUE OF PRINTS

CLIENT	CONT.	OTHERS	DATE
---	------	------	00-00-00

REVISIONS

NO.	DATE	DESCRIPTION
R0	00.00.00	XXXXXXXX

PROJECT

PROPOSED RENOVATION & INTERIOR WORK OF ATRIUM / FOYER AREA OF NATIONAL CENTRE FOR CELL SCIENCE, SAVITRIBAI PHULE PUNE UNIVERSITY, PUNE.

DRAWING TITLE : WORKING DRAWING

FRP DOME DETAILS

AGORA DESIGNERS PVT. LTD.
ARCHITECTS AND INTERIOR DESIGNERS
1249/50, 3rd FL. ABOVE GREETWELL SHOP, DECCAN GYMKHANA, SHIVAJI NAGAR, PUNE. 411004
MOBILE: 91 9822268058 / 9423582087
E-MAIL: agora.designers@gmail.com

SCALE	DATE	DRAWN BY	DEALT	CHECKED
1 : 20 @A3	23-09-26	AR.ISHA	AR.YOGITA	AR.YOGITA

APPROVED BY : AR. AVINASH HAVAL
REG.NO. = CA/86/10025

NORTH : N

COMMERCIAL BID

COMMERCIAL BID SUMMARY

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

Sr.No.	Item of Works	Quoted Amount (in Rs.)
A	**PART A - CIVIL AND INTERIOR WORKS**	
I	CIVIL WORKS	
II	DESIGNED / CUSTOM MADE FURNITURE	
III	FIRE ALARM SYSTEM	
IV	ELECTRIFICATION WORKS	
B	**PART B - READYMADE FURNITURE**	
I	READYMADE FURNITURE	
	Sub Total (Part A + Part B)	
	Taxes, if any	
	Total Quoted Amount	
	Amount in Words :	

Signature:

Name:

Seal of Firm:

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
I	**CIVIL WORK**					
Sr. No.	**DSR Code No.**	**DESCRIPTION OF WORK**	**Quantity**	**Unit**	**Rate**	**Amount**
A		**Demolition**				
1	15.57	Dismantling aluminium/ Gypsum partitions, doors, windows, fixed glazing and false ceiling including disposal of unserviceable material and stacking of serviceable material with in 50 meters lead as directed by Engineer- in-charge	5.76	SQM		
2	15.12.2	Dismantling doors, windows and clerestory windows (steel or wood) shutter including chowkhats, architrave, holdfasts etc. complete and stacking within 50 metres lead : • Of area beyond 3 sq. metres	35.16	SQM		
3	15.23.1	Dismantling tile work in floors and roofs laid in cement mortar including stacking material within 50 metres lead • For thickness of tiles 10 mm to 25 mm	144.00	SQM		
4	15.56	Dismantling old plaster or skirting raking out joints and cleaning the surface for plaster including disposal of rubbish to the dumping ground within 50 metres lead	58.00	SQM		
5	15.60	Disposal of building rubbish/malba/similar unserviceable, dismantled or waste materials by mechanical means, including loading, trnasporting, unloading to approved municipal dumping ground or as approved by Engineer-in-Charge, beyond 50m initial lead, for all leads including all lifts involved	10.27	CUM		
B		**Renovation work**				
B-I		**Plaster**				
6	13.1.1	Providing and applying 12mm cement plaster in fine sand of mix 1:4 (1 Cement : 4 Fine Sand)	100.00	SQM		
7	13.78	Providing and applying 12 mm thick (average) premixed formulated one coat gypsum lightweight plaster having additives and light weight aggregates as vermiculite/ perlite respectively conforming to IS: 2547 (Part - 1 & II) 1976, applied on hacked / uneven background such as bare brick/ block/ RCC work on walls & ceiling at all floors and locations, finished in smooth line and level etc. complete.	12.84	SQM		
8	13.72	Washed stone grit plaster on exterior walls height upto 10 metre above ground level, in two layers, under layer 12 mm cement plaster 1:4 (1 cement: 4 coarse sand), furrowing the under layer with scratching tool, applying cement slurry on the under layer @ 2 Kg of cement per square metre, top layer 15 mm cement plaster 1:1/2:2 (1 cement: 1/2 coarse sand : 2 stone chipping 10 mm nominal size), in panels with groove all around as per approved pattern, including scrubbing and washing the top layer with brushes and water to expose the stone chippings complete as per specification and direction of Engineer-in-charge (payment for providing grooves shall be made separately).	58.00	SQM		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
9	13.73.1	Forming groove of uniform size in the top layer of washed stone grit plaster as per approved pattern using wooden battens, nailed to the under layer, including removal of wooden battens, repair to the edges of panels and finishing the groove complete as per specifications and direction of the Engineer-in-charge: 15mm wide & 15mm deep groove	26.40	RM		
10	13.11	18mm cement plaster in two coats under layer 12mm thick cement plaster 1:5 (1 Cement : 5 Coarse Sand) finished with a top layer 6mm thick cement plaster 1:6 (1 Cement : 6 Fine Sand)	100.00	SQM		
B-II		**Flooring**				
11	RA1	Providing and laying 15mm thick exterior grade vitrified tiles having size 600x600 mm of approved make, shade and pattern for flooring in required position laid on a bed of 1:4 cement mortar including neat cement float, filling joints, curing & clearing etc. complete	150.00	SQM		
12	RA2	Jaisalmer stone flooring with 18 mm thk marble stone, as per sample of jaisalmer approved by Architect & Engineer-in-charge, laid over 20 mm thick base of cement mortar 1:4 (1 cement : 4 coarse sand) laid and jointed with grey cement slurry, including rubbing and polishing complete	5.35	SQM		
13	11.37	Providing and laying Ceramic glazed floor tiles of size 300x300 mm (thickness to be specified by the manufacturer) of 1st quality conforming to IS: 15622 of approved make in colours such as White, Ivory, Grey, Fume Red Brown, laid on 20 mm thick cement mortar 1:4 (1 Cement: 4 Coarse sand), Jointing with grey cement slurry @ 3.3 kg/sqm including pointing the joints with white cement and matching pigment etc., complete	24.82	SQM		
14	11.42	Deduct for not using 20mm thick cement mortar 1:4 (1 Cement : 4 Coarse sand) bedding in laying of floor tiles and jointing with grey cement slurry @ 3.3kg/sqm	24.82	SQM		
15	11.43	Fixing glazed/ ceramic/ vitrified floor tiles with cement based high polymer mofied quick-set tile adhesive (water based) conforming to IS: 15477, in average 3mm thickness.	24.82	SQM		
B-III		**Door and Gate**				
16	SSR- 44.10	Providing and fixing mild steel grill gate with angle iron frame 65mm x 65mm x 10mm with tron bars at 150mm C/C and diagonal flats as per the detailed drawing including hinges, pivot block locking arrangement, welding riveting and oil painting of three coats of approved shade Weight of gate 35 Kilogram/Smt	10.08	SQM		
17	Non-CPWD	Providing and fixing aluiminium louvered folded door of specified size with aluminium door frame of anodized section 50 X 125 mm, and shutter comprising of anodized section having bottom and lock rail of 75x25m, top rail 75x25mm, vertical styles 75x25mm and 12x25mm louvers etc. , ISI mark, toer bolt, handle, hinges etc. as per detailed design and drawing including all materials, labours and equipment etc complete.	7.59	SQM		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
B-IV		**Painting**				
18	SSR - 36.21	Providing and applying Royale Luxury Emulsion of approved make on internal wall surface as detailed below Scrapping for surface with emery paper and wipe clean for area. wall primer with brush by adding mineral turpentine oil by 8 to 10 % or water by 15 to 20% allowing to dry for 6 to 8 hoursAfter applying acrylic wall putty with appropriate prpportion of water of allow to dry for period of 4 to 6 hours of activity. Scrapping with emery paper and wipe clean Applying paints Royale Luxury emulsion 1st coat with brush water content water 40 to 45% or 65 to 70% by role Applying paints Royale luxury emulsion 2nd coat with brush with water content 40 to 45% or 65 to 70 % by roller. (With prior approval of S.E.)	1929.46	SQM		
19	SSR - 35.22	Providing and applying one coat of seal cement primer of approved manufacture and shed including scaffolding preparing the surface by cleaning dirt and other foreign matters, scrapping if necessary including scaffolding etc. complete.	244.75	SQM		
20	SSR - 35.12	Providing and applying two coats of flat oil paint of approved colour and shade to internal / external plastered surfaces including scaffolding if necessary, cleaning and preparing the surface (excluding primer coat) etc. complete.	244.75	SQM		
21	13.47.1	Finishing walls with Premium Acrylic Smooth exterior paint with Silicone additives of required shade to New work (Two or more coats applied @ 1.43 ltr/10 sqm over and including priming coat of exterior primer applied @ 0.90 litre/10 sqm)	105.88	SQM		
B-V		**False Ceiling**				
22	RA4	Providing and fixing 8 mm thick fiber cement board false ceiling of approved make, including all necessary materials, labour, tools and equipment, comprising of GI/MS framing system of approved sections, including perimeter channels, intermediate channels, main runners, cross runners and suspension members, as required, securely fixed to the existing RCC slab/structural members using approved anchors, dash fasteners, cleats, hangers and other accessories at suitable spacing as per manufacturer's recommendations. Fixing 8 mm thick cement board sheets to the framework with corrosion-resistant self-drilling screws at approved spacing, including cutting, fitting, levelling, alignment and forming openings for light fixtures, fans, access panels and other services wherever required.The work shall include treatment of all board joints with suitable joint filler/compound and reinforcing tape, filling of screw heads, sanding, preparation of the surface, complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge	126.26	SQM		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
23	12.45.3	Providing and fixing false ceiling at all heights including providing and fixing of frame work made of special sections, power pessed from M.S. sheets and galvanized with zinc coating of 120 gms/sqm (both side inclusive) as per IS : 277 and consisting of angle cleats of size 25 mm wide x 1.6 mm thick wiht flanges of 27 mm and 37 mm, at 1200 mm centre to centre, one flange fixed to the ceiling with dash fastener 12.5 mm dia x 50 mm long with 6 mm diadia bolts, other flange of cleat fixed to the angle hangers of 25x10x0.50 mm of required length with nuts & bolts of required size and other end of angle hanger fixed with intermediate G.I. channels 45x15x0.9 mm running at the spacing of 1200 mm centre to centre, to which the ceiling sction 0.5 mm thick bottom wedge of 80 mm with tapered flanges of 26 mm each having lips of 10.5 mm, at 450 mm centre to centre, shall be fixed in a direction perpendicular to G.I. intermediate channel with connecting clips made out of 2.64 mm dia x 230 mm long G.I. wire at every junction, including fixing perimeter channels 0.5 mm thick 27 mm high having flanges of 20 mm and 30 mm long, the perimeter of ceiling fixed to wall/partition with the help of rawl plugs at 450 mm centre, with 25 mm long dry wall srews @230 mm interval,	441.74	SQM		
		including fixing of gypsum board to ceiling section and perimeter channel with the help of dry wall screws of size 3.5 x 25 mm at 230 mm c/c, including jointing and finishing to a flush finish of tapered and square edges of the board with recommended jointing compound, jointing tapes, finishing with jointing compound in 3 layers covering upto 150 mm on both sides of joint and two coats of primer suitable for board, all as per drawings, specification and direction of the Engineer-in-Charge but excluding the cost of painting with 12.5mm thick tapered edge gypsum moisture resistant board				

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
24	12.53	Providing and Fixing 15 mm thick densified tegular edged eco friendly light weight calcium silicate false ceiling tiles of approved texture of size 595 x 595 mm in true horizontal level, suspended on inter locking metal grid of hot dipped galvanised steel sections (galvanising 120 grams per sqm including both side) consisting of main 'T' runner suitably spaced at joints to get required length and of size 24x38 mm made from 0.33 mm thick (minimum) sheet, spaced 1200 mm centre to centre, and cross "T of size 24x28 mm made out of 0.33 mm (Minimum) sheet, 1200 mm long spaced between main'T' at 600 mm centre to centre to form a grid of 1200x600 mm and secondary cross T of length 600 mm and size 24 x28 mm made of 0.33 mm thick (Minimum) sheet to be inter locked at middle of the 1200x 600 mm panel to from grid of size 600x600 mm, resting on periphery walls /partitions on a Perimeter wall angle pre-coated steel of size (24x24X3000 mm made of 0.40 mm thick (minimum) sheet with the help of rawf plugs at 450 mm centre to centre with 25 mm long dry wall screws 230 mm interval and laying 15 mm thick densified edges calicum silicate ceiling tiles of approved texture in the grid, including, cutting/ making opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc., wherever required.	30.78	SQM		
		Main "T' runners to be suspended from ceiling using G.1. slotted cleats of size 25x35x1.6 mm fixed to ceiling with 12.5 mm dia and 50 mm long dash fasteners, 4 mm G.I. adjustable rods with galvanised steel level clips of size 85 x 30 x 0.8 mm, spaced at 1200 mm centre to centre along main 'T'. Bottom exposed with 24 mm of all T-sections shall be pre-painted with polyster baked paint, for all heights, as per specifications, drawings and as directed by Engineer-in-Charge. Note: Only calcium silicate false celling area will be measured from wall to wall. No deduction shall be made for exposed frames/opening (cut outs) having area less than 0.30 sqm. The calcium silicate ceiling tile shall have NRC value of 0.50 (Minimum), light reflection > 85%, non-combustible as per B.S. 476 part IV, 100% humidity resistance and also having thermal conductivity <0.043 w/mk				
25	12.36.2	Thermal indulstion of roofing with expanded polystrene fixed with suitable adhesive to the false ceiling as per the direction of the Engineer-in-Charge with type SE - Self Extinguishing type 50mm thick	460.15	SQM		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
B-VI		**Fibre Dome**				
26	Non-CPWD	Removing existing dome & Providing and fixing on site Modular self supporting structurally stable (as per ISI roofing parameters) signle piece segmental FRP dome of diameter and centre height mentioned below, having 230 mm horizontal flange and downward flange of 50 mm. FRP Thickness: 3 mm.FRP colour: approved Basic FRP colour-Natural, Fiberglass content: More than 35%,Resin used: U. V. Stabilized orthophtalic. Installed and fixed on existing R.C.C curved beam of width 230 mm by S.S fasteners / screws using M.S. ring & exterior grade rubber gasket & complete as per detail drawings & directed by Architect.				
a		1.54 M Dia.	1.00	Nos.		
b		1.14 M Dia.	1.00	Nos.		
B-VII		**MISCELLANEOUS**				
27	RA5	Providing core cutting through beam (upto 230mm thick) as per the instruction including scaffolding, watering, cleaning completed.				
a		25mm. Dia	2.00	Nos.		
b		50mm. Dia	2.00	Nos.		
c		75mm. Dia	2.00	Nos.		
28	14.72	Providing and fixing double scaffolding system (cup lock type) on the exterior side, up to seven story height made with 40 mm dia M.S. tube 1.5 m centre to centre, horizontal & vertical tubes joining with cup & lock system with M.S. tubes, M.S. tube challies, M.S. clamps and M.S. staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for the required duration as approved and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connection with the building etc wherever required for inspection of work at required locations with essential safety features for the workmen etc. complete as per directions and approval of Engineer-in-charge. The elevational area of the scaffolding shall be measured for payment purpose. The payment will be made once irrespective of duration of scaffolding.	220.00	SQM		
29	RA6	Providing and laying 2.4mm thk waterproof bubble / guard sheets of 200 GSM on ground floor exisiting flooring for protecction during execution of work. The material to be used as mentioned in the list of aprroved make complete with necessary hardware as per drawing, site conditions, approved samples, instructions from engineer incharge / Architect etc.	327.00	SQM		
					TOTAL OF CIVIL WORK - I	

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
II	**DESIGNED / CUSTOM MADE FURNITURE**					
Sr. No.	**Code**	**DESCRIPTION OF WORK**	**Quantity**	**Unit**	**Rate**	**Amount**
A		**DESIGNED FURNITURE**				
30		Providing & Fixing **Full Height solid Partition for Entrance of Auditorium** in 50x50mm thk ply frame work (@ 600mm c/c) with 8mm commercial ply on both sides finished with 1mm thk laminate to all exposed surface.Provided with **32mm thk door** fixed with necessary fixing hardware of approved make as per design. The material to be used as mentioned in the list of aprroved make complete with necessary hardware as per drawing, site conditions, approved samples, instructions from engineer incharge / Architect etc.	2	ITEM		
31		Providing and fixing **Semi-Circular Reception Counter** of size 3500 x 550 x 750 mm with 10mm thk toughened glass top at 150mm from counter top. The top is in 18mm thk plywood with 1mm thk laminate with 30 x 12mm wooden molding with edge rounding and melamine polish finish. The counter has two cabinates in 18mm ply with exposed surface in L1 and L2 laminate and internal surface with L0 laminate. One cabinate is with drawer made in 18mm thk plywood with exposed surface with L1 laminate and internal surface with L0 laminate fixed on telescopic channels. Also the table has keyboard drawer made in 18mm thk plywood with laminate L1 fixed on telescopic sliders. All External surfaces in 1mm thk laminate and all Internal surfaces to be finished with 0.8 mm laminate. The table to be made as per drawing.The material to be used as mentioned in the list of aprroved make complete with necessary hardware as per drawing, site conditions, approved samples, instructions from engineer incharge / Architect etc.	1	ITEM		
32		Providing & Fixing **Casing Box for FIre Panel** in Reception Area of size 1300 x 300 mm deep x 700 mm heigh as per design and layout made out of 18 mm thick plywood finished with laminate L1. It has two shutters fixed in 50 x 12mm ply frame with laminate finish. Shutters are provided with BTC lipping louvers fixed in BTC frame with melamine polish finish. The furniture to be made as per drawing. The material to be used as mentioned in the list of aprroved make complete with necessary hardware as per drawing, site conditions, approved samples, instructions from engineer incharge / Architect etc.	1	ITEM		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
33		Providing & fixing **Semi-circular Wooden Benches** of size 1800 x 450 x 500 mm with 20mm thk wooden top with edge rounding finished with melamine polish fixed on 50 x 30mm wooden frame finished with melamine polish . Bench has 50 x 40mm thk 6 wooden legs finished with melamine polish as per selected shade. The benches to be made as per drawing.The material to be used as mentioned in the list of aprroved make complete with necessary hardware as per drawing, site conditions, approved samples, instructions from engineer incharge / Architect etc. **(Wood type - Country wood)**	4	ITEM		
34		Providing and fixing **plywood false ceiling** in rectangular and circular profiles, comprising 12 mm thick MR grade plywood for rectangular portions and 12 mm thick plywood with 6 mm thick flexible plywood for circular portions, fixed over a suitably designed framework with necessary supports, hangers, ribs, blocking, screws, fasteners and accessories. Circular portions shall be properly formed to the required radius/profile using flexible plywood, including cutting, bending, shaping, jointing and fixing. All exposed surfaces shall be finished with 1.0 mm thick laminate of approved make, colour, shade and texture as selected by the Architect/Client. Providing and fixing leaping patti to all exposed circular edges and other required edges, properly shaped, jointed, sanded and finished with melamine polish matching the laminate colour. The item shall include complete framework, hardware, adhesives, scaffolding, labour, wastage and all incidental works necessary to complete the ceiling in all respects as per approved drawings and specifications.	1	ITEM		
35		Providing and carrying out **refurbishment of existing glass door frame**, including removal of existing polish, cleaning, sanding and surface preparation, followed by application of approved stain/colour, sealer and melamine polish in required coats, including rubbing and final polishing to achieve a smooth finish. Existing glass door shutter shall be retained without replacement.Providing and fixing **new hardware to existing glass door** including floor plate, pivot plate, lock patch fitting and door stopper, including dismantling of existing hardware, necessary fixing accessories, alignment, adjustment and testing. Providing & fixing **8 mm thick toughened clear glass** of approved make, size and shape. Selected glass panels shall be provided with glass film as per approved design.Rate shall include all materials, labour, dismantling, surface	1	ITEM		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
36		Providing and carrying out removal of **existing polish from glass door frames**, including scraping, cleaning, sanding and surface preparation, followed by application of approved stain/colour, sealer and melamine polish in required coats, including rubbing and final polishing to achieve a smooth, uniform finish as per approved sample.Providing and fixing approved **glass film to existing lobby doors & existing window** as per approved design and instructions of the Architect/Client.Rate shall include all materials, labour, surface preparation, polish, glass film, tools, tackles, wastage and incidental works complete.	1	ITEM		
37		Providing and fixing 32 mm thick waterproof two-leaf plywood flush door shutter with all necessary fixing and accessories. Door shutter shall be finished with 1.0 mm thick laminate of approved make, shade and colour as selected by the Architect/Client. Door frame of size 50x36mm in plywood shall be provided with 6 mm thick MDF facing and finished with approved colour/paint finish as per selection, including preparation, primer/sealer and finishing coats complete. The door shall be provided with all necessary hardware and fittings, including hinges, handles, tower/door bolts or suitable locking arrangement, door stopper, screws, fasteners and other required accessories, including fixing, alignment and adjustment for smooth operation of both shutters.Rate shall include all materials, labour, hardware, cutting, fixing, polishing/painting, wastage, tools and tackles and all incidental works complete as per approved drawings, specifications and instructions of the Architect/Client.	2	ITEM		
					TOTAL OF DESIGNED / CUSTOM MADE FURNITURE - II	

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
III	**FIRE ALARM SYSTEM**					
Sr. No.	**DSR Code No.**	**DESCRIPTION OF WORK**	**Quantity**	**Unit**	**Rate**	**Amount**
A		**ADDRESSIBLE Fire Alarm System**				
38	17.1.2	Supplying, installation, testing & commissioning of smoke detector with builtin LED and mounting base complete with all connections etc. as required	5	Nos		
39	17.5.2	Supplying & laying of 2x1.5 sqmm fire alarm armoured cable, 60/1000V rated with annealed copper conductor having XLPE insulation, steel wire armouring & FRLS outer sheath complete as required.	125	RM		
					TOTAL OF FIRE ALARM SYSTEM - III	

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
IV	**ELECTRIFICATION WORKS (WITH FITTINGS & FIXTURES)**					
Sr. No.	**DSR Code No.**	**DESCRIPTION OF WORK**	**Quantity**	**Unit**	**Rate**	**Amount**
A		**Distribution Boards**				
40	2.10	Supplying and fixing 5 amps to 32 amps rating, 240/415 volts, "C" curve, miniature circuit breaker suitable for inductive load of following poles in the existing MCB DB complete with connections, testing and commissioning etc. as required.				
a	2.10.1	Single Pole	10	Nos		
b	2.10.1	Double Pole	1	Nos		
41	2.3	Supplying and fixing following way, single pole and neutral, sheet steel, MCB distribution board, 240 volts, on surface/ recess, complete with tinned copper bus bar, neutral bus bar, earth bar, din bar, interconnections, powder painted including earthing etc. as required. (But without MCB/RCCB/Isolator)				
a	2.3.1	12 way, Double Door	1.00	Nos		
B		**Mains & Submains Cabling**				
42	7-2-31 CSR	Supplying, erecting & terminating FR XLPE insulated, galvanised steel wire armoured (round) cable 1100 V, 4 core 4 sq. mm. copper conductor complete erected with glands & lugs, on wall/ trusses/ pole or laid in provided trench/ pipe as per specification no. CB-LT/CU	20.00	RMT		
43	1.14	Wiring for circuit/ submain wiring alongwith earth wire with the following sizes of FRLS PVC insulated copper conductor, single core cable in surface/ recessed medium class PVC conduit as required				
a	1.14.2	2 X 2.5 sq. mm + 1 X 2.5 sq. mm earth wire	120.00	RMT		
44	1.21	Supplying and fixing of following sizes of medium class PVC conduit along with accessories in surface/recess including cutting the wall and making good the same in case of recessed conduit as required.				
a	1.21.2	25 mm	150.00	RMT		
C		**Point Wiring**				
45	1.10	Wiring for light point/ fan point/ exhaust fan point/ call bell point with 1.5 sq.mm FRLS PVC insulated copper conductor single core cable in surface / recessed medium class PVC conduit, with modular switch, modular plate, suitable GI box and earthing the point with 1.5 sq.mm. FRLS PVC insulated copper conductor single core cable etc as required.				
a	1.10.3	Group C	157.00	Nos		
46	1.31	Supplying and fixing suitable size GI box with modular plate and cover in front on surface or in recess, including providing and fixing 3 pin 5/6 amps modular socket outlet and 5/6 amps modular switch, connection etc. as required. (For light plugs to be used in non residential buildings).	2.00	Nos		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
47	1.32	Supplying and fixing suitable size GI box with modular plate and cover in front on surface or in recess, including providing and fixing 6 pin 5/6 & 15/16 amps modular socket outlet and 15/16 amps modular switch, connection etc. as required.	78.00	Nos		
48	1.26	Supplying and fixing modular blanking plate on the existing modular plate & switch box excluding modular plate as required.	10.00	Nos		
49	1.27	Supplying and fixing following size/ modules, GI box alongwith modular base & cover plate for modular switches in recess etc as required.				
a	1.27.1	1 or 2 Module (75mmX75mm)	2.00	Nos		
b	1.27.2	3 Module (100mmX75mm)	13.00	Nos		
c	1.27.3	4 Module (125mmX75mm)	2.00	Nos		
d	1.27.4	6 Module (200mmX75mm)	7.00	Nos		
e	1.27.5	8 Module (125mmX125mm)	19.00	Nos		
50	1.19	Supplying and drawing co-axial TV cable RG-6 grade, 0.7 mm solid copper conductor PE insulated, shielded with fine tinned copper braid and protected with PVC sheath in the existing surface/ recessed steel/ PVC conduit as required.	50.00	RMT		
D		**Light Fittings**				
51	8.5	Supplying, Installation, Testing & Commissioning of LED Recessed/surface Down lighter (Round / square/ Rectangular) COB Type of following body material and construction as per IS : 10322 with driver as per the requirement with Driver efficiency >85%, Operating voltage AC 140-270 Volt, frequency 50/60 hz, Operating temp range -5° C to 40° C, internal surge protection of 2.5 KV with Short & Open circuit protection ,THD < 10% , P. F.≥0.95, IP20, CRI >80 , UGR (Unified Glare Rating) < 19, Flicker free (flicker should be below 5 %), life time (LED, Driver & electrical circuitry), life time of minimum 50000 Burning Hours with, 70% of initial Lumen maintained till life ends , CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), SDCM(Standard Deviation Colour Matching) <3, Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard. Manufactures Word Mark/ Name Engraved/ Embossing/ Screen printing on housing. OEM must have its own in house NABL lab setup for all testing facilities for LED fixtures. "complete in all respect i/c external connections with 1.5 sqmm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy ≥120 <135 lm/Watt output . LM79 & LM80Test report and all testing required for LED fixtures				
a	8.5.4	18 Watt	82.00	NOS		
b	8.5.6	30 Watt	26.00	NOS		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
52	2.1.10	Supplying and erecting LED Strip light Max. 45 W IP20 class having minimum lumens output of 800 Lumens/m, min. efficacy of 90 lumen/W, CRI>80, CCT upto 5000K, Beam Angle of 110 deg., THD<10%, p.f. >0.95, operating range of 230-270V, Life class of 30,000 Hrs at L70B50 including driver with minimum 1 year warranty as per specification No. FG-IDF/LED.	26.67	NOS		
53	9.2	Supply, Installation, Testing and Commissioning ofceiling fan with Brush Less Direct Current (BLDC) Motor, class of insulation: B, 3 nos. metal(Aluminium alloy) blades, 30 cm long down rod, 2 nos. canopies, shackle kit, safety rope, copper winding, steel/Al body Power Factor not less than 0.9, Service Value (CM/M/W) minimum as below, 350 RPM (tolerance as per IS : 374-2019), THD (Total Harmonic Distortion) less than 10%, suitable for operation with regulator for speed control and all remaining accessories including safety pin, nut bolts, washers, temperature rise=75 0C (max.), insulation resistance more than 2 mega ohm, suitable for 230 V, 50 Hz, single phase AC supply, Ceiling Fan compliant to IS 374:2019 fan i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required.				
a	9.2.3	1200mm, service value ≥ 6.0 CM/Min/Watt, air delivery 210 CM/Min (Minimum)	4.00	NOS		
54	Non CSR	Supply, Installation ,Testing & Commissioning of SPOT LIGHT 9 W 36DEG NW LUMEN OUTPUT OF LED FITTING - 486 LUMEN, COLOR TEMPERATURE , IP RATING Of, LIGHT FITTING - IP 65 AND ABOVE, IK RATING- IK 08 AND ABOVE, SURGE PROTECTION 2 KV AND ABOVE , POWER FACTOR > 0.95,	12.00	NOS		
55	Non CSR	Supplying and erecting LED square / circular Max. 10 W Up light/ Panel Light having pressure die-cast aluminium housing, polystyrene diffuser having system lumens output of Min. 1000 Lumens, min. efficacy of 110 lumen/W, CRI>80, CCT upto 6500K, Beam Angle of 120 deg., max. ripple of 5%, THD<10%, p.f. >0.95, operating range of 120-270V, surge protection of 2.5 kV, Life class of 50,000 Hrs. at L70B50, including driver, having mounting arrangement with board for surface type or spring loaded mounting clips complete with 3 years warranty.	3.00	NOS		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
56	Non CSR	Supplying, installation, testing, and commissioning of outdoor-grade energy-efficient LED Planter / Spike Light fixture of approved make (e.g., Philips / Havells / Wipro or equivalent) of 3W / 5W / 9W / 12W capacity. The luminaire assembly must feature a high-pressure die-cast copper-free aluminium housing with a phosphochromotised and pure polyester powder-coated finish for optimal thermal management and corrosion resistance. Equipped with a high-performance COB LED light engine, clear toughened/tempered safety glass lens with minimum IK08 impact rating, molded durable silicone rubber gaskets, and Grade 316 stainless steel fasteners. Complete with an integrated or potted electronic LED driver featuring short-circuit and open-circuit protection, operating on 230V AC, 50Hz supply. The fixture must provide a minimum IP65/IP67 ingress protection rating and come supplied with a 1-meter heavy-duty outdoor neoprene/PVC insulated power cable and a sturdy mounting ground spike/bracket. The rate includes the cost of all required hardware, connecting accessories, proper sealing of cable entries, earthing continuity, and alignment/focusing in the planters.	20.00	NOS		
57	Non CSR	Supplying, installation, testing, and commissioning of indoor directional spotlight 10-Watt LED Track Light luminaire, surface or track-mounted, having a system lumen efficacy of ≥ 100 lm/W, constructed with a premium powder-coated die-cast or extruded aluminum housing acting as an integrated heat sink (ensuring junction temperature ≤ 90°C). Equipped with a high-efficiency COB (Chip-on-Board) LED chip, high-transmittance lens or anti-glare reflector optics with a beam angle of 24° to 36°. The assembly must feature a 360-degree horizontal rotation and a minimum 90-degree vertical tilt capability for directional focus. Integrated electronic driver must operate reliably between AC 140V–270V (50Hz) with short-circuit/open-circuit protection, total harmonic distortion (THD) < 10%, power factor (P.F.) ≥ 0.95, and Color Rendering Index (CRI) ≥ 80. Designed for a minimal lifetime of 50,000 burning hours maintaining 70% of initial lumen output (L70). CCT shall be 3000K / 4000K / 5700K as approved by the Engineer-in-charge. Fully compliant with IS 10322 and BIS certified, complete with track adapters, necessary connections, and interconnections as required.	8.00	NOS		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
58	Non CSR	Supplying, fixing, testing, and commissioning of extruded heavy-duty aluminum track rail 1-Meter length for track light assembly, suitable for surface mounting on walls/ceilings or suspended layout via standard suspension kits as required. The rail structure must be premium grade to prevent sagging or deformation under the load of multiple fixtures. Provided with internal high-conductivity solid copper conductor strips (2-wire/3-wire system) safely insulated to prevent short circuits. Complete with dead-end caps, live-end power feed connectors, straight/L-shaped/T-shaped coupling connectors, mounting clips, screws, rawl plugs, and making necessary electrical connections with the supply mains as directed by the Engineer-in-charge.	2.00	RMT		
59	2-4-3 CSR	Supplying & erecting integral post top lantern fixtures (mushroom type) suitable for LED lamp upto 12 W consisting of clear acrylic top cover, cast aluminium pole cap complete with accessories on provided pole /bracket as per specification no. FG-ODF/PTL.	7.00	NOS		
E		**Earthing**				
60	5.2	Earthing with G.I. earth pipe 4.5 metre long, 40 mm dia including accessories, and providing masonry enclosure with cover plate having locking arrangement and watering pipe etc. with charcoal/ coke and salt as required.	2.00	SET		
61	5.15	Providing and fixing 25 mm X 5 mm G.I. strip on surface or in recess for connections etc. as required.	20.00	RMT		
62	5.18	Providing and fixing 6 SWG dia G.I. wire on surface or in recess for loop earthing along with existing surface/ recessed conduit/ submain wiring/ cable as required.	50.00	RMT		
F		**Telephone & Data**				
63	19-1-24 CSR	Supplying, erecting & terminating 15 m HDMI cord low voltage grade minimum 4k compliant to be laid in provided conduits with male/female 19pin HDMI connectors complete.	2.00	NOS		
64	1.18	Supplying and drawing following pair 0.5 mm dia FRLS/HFFR PVC insulated annealed copper conductor, unarmored telephone cable in the existing surface/ recessed steel/ PVC conduit as required.				
a	1.18.3	4 Pair	100.00	RMT		
65	1.21	Supplying and fixing of following sizes of medium class PVC conduit along with accessories in surface/recess including cutting the wall and making good the same in case of recessed conduit as required.				
a	1.21.2	25 mm	110.00	RMT		

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

	PART A - CIVIL AND INTERIOR WORKS					
66	1.24	Supplying and fixing following modular switch/ socket on the existing modular plate & switch box including connections but excluding modular plate etc. as required.				
a	1.24.6	Telephone Socket Outlet	2.00	NOS		
67	1-6-17 CSR	Supplying and erecting modular type computer Jack RJ 45 with safety shutter, on provided plate and box with wiring connections complete.	2.00	NOS		
68	1.53	Supplying and drawing of UTP 4 Pair, CAT 6 LAN Cable in the existing surface or recessed steel or PVC conduit as required				
a	1.53.1	1 Run of cable	100.00	NOS		
					TOTAL OF ELECTRIFICATION WORKS - IV	

SCHEDULE OF WORK

Name of the Work : Comprehensive Refurbishment and Allied Works at NCCS Campus

PART B - READYMADE FURNITURE						
Sr. No.	**Make / Model**	**DESCRIPTION OF WORK**	**Quantity**	**Unit**	**Rate**	**Amount**
1	Fabindia SKU : 10711072 or equivalent model of Tanget / Woodstory	Providing & Supplying 2 seater wooden Sofa- SF2 in waiting area (Size - 1.65x0.89x0.92)	2.00	NOS		
2	Urban Ladder, Home Dekor Loria or equivalent model of Paperfry / Ikea	Providing & Supplying Wooden Chairs in waiting area (Size - 0.50x0.54x0.75)	20.00	NOS		
3	Urban Ladder, Home Dekor Ringbud Coffee Table or equivalent model of Paperfry / Ikea	Providing & Supplying 750mm dia wooden Center coffee table (Size - 0.75 diax0.35)	3.00	NOS		
4	Fabindia SKU : 20241478 or equivalent model of Tanget / Woodstory	Providing & Supplying 450mm dia wooden Side table in waiting area (Size - 0.45 diax0.52)	9.00	NOS		
5	Fabindia SKU : 20335715 or equivalent model of Tanget / Woodstory	Providing & Supplying Wooden Chairs for dais in Auditoium (Size - 0.57x0.66x0.80)	6.00	NOS		
6	Urban Ladder Florence or equivalent model of Paperfry / Ikea	Providing & Supplying wooden oval Central coffee table for dais in Auditoium (Size - 1.1x0.65x0.40)	1.00	NOS		
7	Fabindia SKU : 10711072 or equivalent model of Tanget / Woodstory	Providing & Supplying 2 seater wooden Sofa- SF2 in waiting area (Size - 1.65x0.89x0.92)	3.00	NOS		
8	Fabindia SKU : 10711072 or equivalent model of Tanget / Woodstory	Providing & Supplying 3 seater wooden Sofa- SF3 in waiting area (Size -1.85x0.89x0.93)	9.00	NOS		
9	Fabindia SKU : 20328220 or equivalent model of Tanget / Woodstory	Providing & Supplying wooden Central coffee table (Size - 0.57x0.66x0.80)	3.00	NOS		
10	Urban Ladder Raynor - Amber Walnut or equivalent model of Paperfry / Ikea	Providing & Supplying 2 seater wooden Sofa- SF2 (Size - 1.27x0.789x0.812)	1.00	NOS		
11	Urban Ladder Raynor - Amber Walnut or equivalent model of Paperfry / Ikea	Providing & Supplying 3 seater wooden Sofa- SF3 (Size - 1.83x0.789x0.813)	2.00	NOS		
12	Urban Ladder, Claire Amber Walnut or equivalent model of Paperfry / Ikea	Providing & Supplying wooden Central coffee table (Size - 1.15x0.60x0.445)	1.00	NOS		
13	Fabindia SKU : 20328243 or equivalent model of Tanget / Woodstory	Providing & Supplying Wooden side table (Size - 0.45x0.45x0.50)	1.00	NOS		
14	Redoak - gayle or equivalent model of Paperfry / Ikea	Providing & Supplying PP (Polypropylene) seat with sterdy solid beach wood legs with natural finish stackable chairs (stackable upto 4 nos) (Size - 0.48x0.48x0.43)	25.00	NOS		
					TOTAL OF READYMADE FURNITURE	