

Technical Requirements for Transit/ Spread Camp

1. Offered premises shall be preferably either independent houses OR two adjacent houses OR (in case of flats) two adjacent flats on the same floor.
2. The owner shall submit the following minimum documents: -
 - a. Ownership proof
 - b. PAN card
 - c. Copy of Latest Electricity bill

Other desirable: -

- (a) GST (if available / applicable)

3. Minimum rooms shall be as follows: -
 - a. Four (04 nos) bed-rooms (preferably all with attached western WC type toilets and wash-basins)
 - b. One (01 no) Driver's room
 - c. One (01 no) Caretaker's room
 - d. One (01 nos) Kitchen, with geyser, chimney, tap fittings and exhaust fan etc
 - e. One (01 nos) drawing-cum-dining hall
 - f. One (01 nos) toilet in common area (western WC type toilets and wash-basin)

Other Desirable: –

- (g) Water storage tank (preferably with motor pump)
- (h) municipal water supply connection
- (i) One store room with sufficient space

4. Parking for minimum three nos. of four-wheeler vehicles preferably under/with same flat/plot
5. Furniture and Furnishing minimum: -

❖ For Full Furnished:

- a. Out of 04 bed-rooms, one shall have with double bed and mattresses (6' x 6' / bigger) which shall be the master bedroom. Remaining 3 bedrooms should have two single cots of (3' x 6' / bigger) in with suitable mattresses (4" / thicker) and pillows.
- b. Four (04 nos) study tables with chairs (one in each bed-room).
- c. Four Almirahs / cup-boards (one in each room).
- d. Four (04 nos) Air conditioners in all bedrooms + 1no. AC in dining room
- e. One Geyser in each bathroom.
- f. One Sofa set (3+1+1 OR 3+2+2) with centre table
- g. Four (04 nos) LED – TVs + 1 nos LED in dining room with Dish/Tata sky Connection
- h. One (01 nos) Automatic/Semi-Automatic Washing Machine
- i. One (01 nos) FF-DD Refrigerator (300 litres or Bigger)
- j. One (01 nos) Dining table with minimum four/six chairs.
- k. Back-up inverter with wiring (at least for fans and lights) / DG set
- l. Tube-lights; LED bulbs, fans, exhaust fans, Plug points, and other electric points etc. (all in working condition) as per design of requirement.
- m. Curtains on all windows.

Note: All electrical/electronic fittings/items shall be in warranty/replacement on the cost of owner. Consumables shall be borne by IOCL

❖ Other Desirable: –

- (a) One (01 nos) Microwave Oven/Gas Stove
- (b) Room Heaters (05 nos)
- (c) Side tables
- (d) One (01 nos) RO water purifier

ANNEXURES TO BE SUBMITTED BY THE VENDOR IN TWO BID SYSTEM

“Hiring of Transit Camp in Panipat and Spread Camps in Pali & Bhiwani” (Please strike off the non-applicable cities)

TECHNICAL BID (TO BE SUBMITTED IN SEALED ENVELOPE – I)

NOTE: The reference no. to be filled up by the bidders for the particular Premises offered and shall be quoted in Price Bid also for easy and correct identification.

Details of Property to be leased out to IOCL:

Location for which Technical bid is being submitted:

Sl. No.	Details of Owner/ Builder/ Firm/ Vendor (called hereby as Lessor)	Details	Remarks
1.	PAN No. of the Lessor is available	Yes/ No	
2.	GST Registration no.	Yes/ No/ Not Applicable	
3.	Title investigation and search report along with copies of title deed documents are in order	Yes/No	
4.	Undertaking that property is free from any kind of legal disputes is submitted	Yes/No	
5.	Property free from encumbrances	Yes/No	
6.	Location of the property is meeting the requirement specified in the tender	Yes/No	
7.	In case space offered is not on ground floor, same should have lift facility beyond 2nd floor to accommodate 4-6 persons at a time	Yes/ No	
8.	Whether requisite details of the property asked in the tender documents have been provided	Yes/ No	
9.	Whether the plot is free hold. In case it is lease hold, the lease is valid for at least 4 years of lease period on the date this offer	Yes/ No	
10.	The details of mortgage are provided and in order	Yes/ No	

11.	Details of plot in sqft/ sq meter provided and in order	Yes/ No	
12.	Whether the locality is free from special hazards like fire/ flood etc.	Yes/ No	
13.	Whether the locality has protection from adverse influence such as a) Encroachment b) Industrial nuisance, noise etc.	Yes/ No	
14.	Copy of property card or <i>Patta or equivalent document submitted</i>	Yes/ No	
15.	A copy of NOC or Occupancy certificate issued by competent authorities or other Govt. Bodies is submitted and in order	Yes/ No	
16.	Date on which spread camp premises can be handed over to IOCL after finalization of the deal is meeting IOCL requirements stipulated	Yes/No	
17.	Approved plan for the premises available	Yes/No	
18.	Built-up area of the premises being offered are meeting requirement as per tender	Yes/No	
19.	Carpet Area meeting requirements as per tender *Carpet Area as per RERA Act,2016]	Yes/No	
20.	Specifications	Yes/No	
21.	Details of flooring provided	Yes/ No	
22.	No of toilets and area meeting requirements	Yes/ No	
23.	Provision for Pantry with wash basin, cupboard and exhaust	Yes/ No	
24.	Whether Building Stability certificate submitted from competent authority and is in order	Yes/ No	
25.	Lift facilities in order	Yes/ No	
26.	Water Supply System adequate and in order	Yes/ No	
27.	Adequate Overhead tanks feeding to the spread camp premises available	Yes/ No	

28.	Sewerage system and storm water disposal system in order	Yes/No	
29.	Building and surrounding area are not prone to flooding	Yes/No	
30.	Electricity	Yes/No	
31.	a) What is the connected load to the building in KW/KVA is adequate for spread camp premises. b) Type of electric connection is in order	Yes/No	
32.	Whether ELCB is provided?	Yes/No	
33.	Common Services	Yes/ No	
34.	Adequate Car Parking Available	Yes/ No	
35.	Adequate Two-wheeler parking Available	Yes/No	
36.	Power/Electricity supply availability is in order	Yes/No	
37.	24 hrs water/overhead tanks available	Yes/No	
38.	A generator for emergency is available-Capacity of Genset is in order considering minimum requirement of 5-10 KW of emergency power by IOCL.	Yes/No	
39.	Security arrangements in order	Yes/No	
40.	Provision for proper arrangement of fire safety	Yes/ No	
41.	Approach road availability and size in order	Yes/No	
42.	Distances of the premises from nearest: a) Airport b) Railway Station c) Town Bus Stand d) National Highway Is in order?	Yes/No	
43.	Electrical supply system including main power supply cable, main Distribution Board, Energy Meter are available and in order	Yes/No	

44.	Permission is given by owner for making the partitions and making fixtures for electrical, computer, telephone and AC, in the offering vacant space.	Yes/No	
45.	Permission is given by owner for using the terrace of the premises to put any communication pole/small tower for data connectivity for IOCL spread camp.	Yes/No	

I/We hereby declare and confirm that the aforesaid premises are free from any legal dispute, vacant and ready for possession of IOCL. I/We also declare and certify that the above information is correct and true to the best of my knowledge. I also acknowledge that in case of submitting any incorrect information and/or withholding any information about the premises, bid offer shall be liable for rejection, without further reference to me.

Thanking you,

Yours faithfully,

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Owner/Constituted attorney of the owner

Price Bid (To be kept in separate sealed Envelope - II)

To,

Chief Construction Manager

Indian Oil Corporation Limited (Pipelines Division),

New Mundra-Panipat Pipeline Project, Plot No.3, Shyam House,

2nd Floor Amrapali Circle, Vaishali Nagar, Jaipur-302021 (Rajasthan)

Dear Sir,

In response to EOI published for “**Hiring of Transit Camp in Panipat and Spread Camps in Pali & Bhiwani**” (Please strike off the non-applicable cities), the undersigned hereby offers premises situated at _____ (Full address of the premises) of which the technical details of premises being described in Annexure-I of which undersigned is owner(s)/constituted attorney on lease to IOCL on following financial terms:

PLEASE QUOTE FOR ONE CITY ONLY IN ONE PRICE BID

Schedule of Rates - Price Bid – Monthly Rent					
SI.	Item Description	Unit	Quantity	Total Rent Excl. GST	Amount Excl. GST
1.0	Minimum 4 bedrooms, Drawing, Diningrooms, Driver & Caretaker Room, Kitchen, Toilets and other facilities as per technical bid. Location: Within Nagarpalika/Municipality limits of location/City Offered Carpet Area in Squarefeet: Offered Built Up area in SquareFeet: (Please specify carpet area and built-up area)	MONTHS	18	(Please Quote)	(Please Quote)
				TOTAL AMOUNT EXCL. GST FOR ONE MONTH	(Please Quote)
				(In Words)	
				APPLICABLE GST	(Please Quote)
				(%)	

NOTE TO SOR:

1. Rate and amount should be quoted in figures as well as in words.
2. Bidder has to quote for complete items, incomplete offer shall be liable for rejection.
3. The lump sum monthly rental quoted will be firm rate for 18 months. The period may be extended for 12 Months or part thereof at the sole discretion of Lessee, depending on Lessee requirement. The lease period after said period shall be extendable for mutually agreed period & rent.
4. The amount is exclusive of GST on rental services as applicable but inclusive of all other taxes, society charge, maintenance fee (if any), etc.
5. The monthly rent, terms and conditions will remain firm for a period of 18 months.
6. TDS, as applicable, will be deducted from the monthly rent.
7. GST, as applicable, shall be paid extra upon submission of documentary evidence.
8. It may be noted that after taking over possession of the premises, in case of incomplete supply of furniture/ defective material supply, rate against same item shall not be paid. Same will be hired/purchased from other agency by Lessee itself and differential amount shall be deducted from Monthly rent amount. A penalty of 15% of actual rate, on which lessee has hired/bought that item, shall also be levied as supervision charges.

*Bidder to quote prices exclusive of GST. However, any new taxes, duties, levies etc., imposed by Central or State Government, subsequent to the submission of the bid but during the scheduled contractual completion period shall be reimbursed against documentary evidence. However, the benefit of any withdrawal of any existing taxes, duties, levies, etc must be passed on to IOCL

Yours faithfully,

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Owner/Constituted attorney of the owner