

JBNSS

AYODHYA , UP

CONTRACT DOCUMENT

Renovation Work for
Admin office & Reception area at
J B Academy

UNIT PRICE CONTRACT

Date: 09-10-2026

Document No. : JAK-2601-T-001-A0
Project : Renovation Work for Admin office & Reception area at JBA
Client : JBNSS, Ayodhya UP
Consultant : Avinya Design Consultant, Lucknow

Introduction

JBNSS planned to renovate JB Academy Admin office and Reception area renovation considering underutilized internal spaces and unorganized functional areas. Accordingly new planning is proposed with new reception area, visitor area, principal room, conference room, document room and staff workstations etc.

Brief Scope of Work

- Dismantling work
- Flooring work
- Aluminum glazed Door & Window work
- Glazing repair work
- Wood work / wooden door
- Internal Brick partition work
- Gypsum partition work
- Gypsum false ceiling work
- Internal painting work
- Acoustic Insulation work
- General lighting & electrical work
- LAN networking & CCTV / sound work
- Plumbing & sanitary work

List of attachment

- Price bid format and payment stages
- General Conditions of contract
- Tender drawings
- Technical specifications

Measurement Method

Measurement shall be done for payment in two parts. Refer technical specification for detail scope of work and activity list for part A&B.

PART-A

Floor area of admin office area shall be measured for payment and it shall include the work elaborated in part-A of technical specification.

PART-B

Floor area of Reception area (double height) shall be measured for payment and it shall include the work elaborated in part-B of technical specification.

No separate payment shall be done for any double height work.

Exclusions & Provisions

Any work not considered in the scope. Same shall be done as per mutually agreed rate.

Loose furniture such as sofa, chair, table etc. not considered in the scope, same shall be finalized as per budgetary quotation from market for approved brand.

Schedule of contract

4 months' time shall be provided for extension & renovation work from the day of award of work.

List of Make

SL. NO.	MATERIAL	MAKES LIST
1.	LAMINATE	MERINO/ GREENLAM
2.	STEEL BAR	TATA
3.	CEMENT	ACC / ULTRATECH
4.	PLYBOARD	CENTURY SAINIK/ SYLVAM/
5.	VITRIFIED TILE	KAJARIA/SOMANY/JHONSON
6.	PAINT	ASIAN / BERGER / BIRLA OPUS
7.	WATERPROOFING	DR FIXIT
8.	ELECTRICAL FITTINGS	PHILLIPS/ ANCHOR/ SURYA/ PANASONIC
9.	ELECTRIC WIRES	HAVELLS/ BONTON / ANCHOR

SL. NO.	MATERIAL	MAKES LIST
10.	ELECTRICAL ACCESSORIES	ANCHOR / C&S/ HAVELLS
11.	SANITARY FITTING/FIXTURE	PARRYWARE / CERA / KEROVIT
12.	ALUMINUM SECTION	JINDAL OR EQUIVALENT
13.	GYPSUM BOARD	GYPROC OR EQUIVALENT
14.	PUTTY	SAKARNI / JK / BIRLA

QUALIFICATION CRITERIA

EXPERIENCE CRITERIA:

Bidder shall comply with the qualification criteria mentioned in clause below.

The Bidder shall have completed contract(s) of “similar work(s)” as mentioned below during the last THREE (3) years to be reckoned from the due date of submission of bid.

One contracts of minimum value of INR 15 Lakhs (Rupees one hundred and two lakhs only)

“Similar work(s)” mentioned in the clause shall mean “Renovation & Interior work of office or any work in school building. including flooring, false ceiling, electrical, wood work and internal painting Works”.

Bidder to submit following documents in compliance to experience criteria for similar works.

Copy of work order or purchase order or completion certificate or contract agreement issued to the bidder by PMC/ Owner/ End User indicating Owner, Contractor, Job or project name, date of award, and scope of work.

COMMERCIAL CRITERIA

Annual turnover

Annual Turnover of the Bidder shall not be less than Rs. 10,00,000/- (Rupees Ten Lakhs only) in at least one of the immediate preceding three financial years as per the audited annual financial results as on the due date of submission of Bids.

Net worth

The Net-worth of the bidder as per the immediate preceding year’s audited financial results should be positive.

Working capital

Bidder should have minimum working capital equal Rs. 5,00,000/- (Rupees Five Lakhs Only) as per the immediate preceding year’s audited financial results.

PRICE BID FORMAT

CONTRACTOR NAME: _____

CONTACT DETAILS OF CONTRACTOR: _____

ADDRESS DETAILS OF CONTRACTOR: _____

PAN / GST DETAILS OF CONTRACTOR: _____

PART-A

QUOTED RATES (Rs): _____ **(Per Sqft)**

QUOTED RATES (Rs): (in word) _____ **(Per Sqft)**

TENDER AMOUNT (PART-A)

(QUOTED RATE x OFFICE FLOOR AREA) _____ **X 900 sqft (area)**

Note: Admin office area to be considered as **900 sqft** for bidding purpose. Final payment shall be done based on actual measurement.

PART-B

QUOTED RATES (Rs): _____ **(Per Sqft)**

QUOTED RATES (Rs): (in word) _____ **(Per Sqft)**

TENDER AMOUNT (PART-B)

(QUOTED RATE x RECEPTION FLOOR AREA) _____X800 sqft (area)

Note: Reception area to be considered as **800 sqft** for bidding purpose only. Final payment shall be done based on actual measurement.

PART-A + PART-B

TOTAL TENDER AMOUNT (Rs): _____

TENDER AMOUNT (Rs): (in words) _____

Note: Taxes will be applicable as per Govt. norms.

Signature and Stamp

Name

Designation

Date

Contractor

Signature and Stamp

Name

Designation

Date

Client

Payment Stages

1. Mobilization Advance – 20% of tender amount

Award of work

2. Stage 1 – 20% of tender amount

After dismantling work completion

3. Stage 2 – 30% of tender amount

After completion of civil work, plumbing work, dry partition work and false ceiling work including associated electrical work.

4. Stage 3 – 10% of tender amount

Completion wood work, aluminum work and door/window work

5. Stage 4 – 10% of tender amount

Completion of internal painting work and finishing work

6. Stage 5 – Final payment as per measurements of work completed (Final Project Cost).

Upon completion of works as per scope.

As per actual measurement only 90% payment shall be disbursed and 5% payment shall be cleared at stage-5 on satisfactory completion.

Retention money – 5% of Final Project Cost for SIX Months from date of completion.

NOTE:

As per time schedule of FOUR MONTHS from award of work. Penalty of Rs 2500 per day shall be applicable (from date of scheduled completion) if delay in project is due to contractors planning and issues. However reward of Rs 2500 per day is applicable if the work is completed before scheduled completion date.

GENERAL CONDITIONS OF CONTRACT

INTERPRETATIONS:

Project : Renovation Work of Admin office & Reception area at JBA
Client : JBNSS, Ayodhya UP
Consultant : Avinya Design Consultant, Lucknow
Contractor :

1. In construing these conditions, specifications and contract Agreement, the following words shall have the meaning herein assigned to them except where the subject or context otherwise requires:

- (a) **Employer.** Shall mean JBNSS, Ayodhya UP and shall include his (their) legal representatives/assign(s) or successor(s).
- (b) **Contractor.** Means the individual or Firm or Company, whether incorporated or not, under-taking the works and shall include legal personal representatives of such individual or the persons comprising of such Firm or Company, or the successors of such individual or firm or Company and the permitted assigner of such individual or Firm or Company.
- (c) **Architect/PMC.** Shall mean the said M/s. Avinya Design Consultant, whose registered office is situated at Lucknow and shall include his authorized representative or in the event of his death or termination of his services by Employer in his sole and unqualified discretion, such other person/persons as shall be nominated for that purpose by Employer, provided always that no person subsequently appointed to be Architect under this contract shall be entitled to disregard or over rule any previous decisions or approval or direction given or expressed by the Architect herein before specified, unless otherwise approved by the Employer.
- (d) **This Contract.** Shall mean the documents forming the tender and acceptance thereof, together with the documents referred to therein including these conditions, tender forwarding letter, instructions to tenderers, tender offer of the Contractor, Particular specifications, Special Conditions, General Conditions of contract and the drawings and all these documents, as applicable taken together shall be deemed to form one contract and shall be complementary to one another.
- (e) **Site.** Means the building/room, plot, land, or area where the Interior Renovation is to be done under this contract, including roof, ceiling, any adjacent access roads, pathways, or areas provided or designated for use in connection with the execution of the works.
- (f) **Working Day.** Means any day other than that prescribed by the Negotiable Instruments Act as being a holiday and consist of the number of hours for labour as commonly recognized by good employer in the trade and in the district where the work is carried out.

- (h) **Day Work.** Means items of labour and/or materials, which in the opinion of the Architect are not capable of being evaluated by the accepted methods of measurements or assessment.
- (j) **IS.** Shall mean Indian Standard as issued by the Bureau of Indian Standards. Wherever reference is made to “IS” it shall mean the relevant “IS” Code on the subject with latest edition as amended till date of submission of tender.
- (k) **Contract Sum.** Shall mean as under: -
Unit Price contract, rate per Sqft for which the tender is accepted.
- (l) **Tender Documents.** Shall mean the form of tender, the applicable Schedules and/or General Summary, these Conditions, the Special Conditions and the Specifications and/or Drawings as issued/sold to contractors for the purpose of quoting their tenders.
- (m) **Approved and Directed.** Shall mean the approval or direction of the Employer, Architect/PMC or person deputed by the Employer for the particular purpose.
- (n) **Week.** Shall mean seven days without regard to the number of hours worked or not worked in any day in that week.
- (o) **Day.** Shall mean a day of 24 hours irrespective of the number of hours worked or not worked in that day.

GENERAL:

- 2. **Property, Ownership and Possession.** The assets being created under this contract as stipulated in the schedules will be the “Property” solely belonging to the “Employer”. The ownership of the site and property will solely rest with the Employer throughout the performance of this contract from the beginning upto its completion or determination or termination or cancellation and beyond. The use of site or the assets under construction or part thereof by the Contractor is purely to facilitate his performance under the contract and does not confer on him the right of possession or tenancy.
- 3. Words importing persons include firms and corporations. Words importing the singular only also include the plural and vice versa where the context requires.

Laws Governing the Contract

- 4. The Contract shall be governed by the Indian Laws for the time being in force.
- 5. This Contract is confidential and must be strictly confined to the purpose of the contract. The original and duplicate copies of the Contract Agreement shall be signed by the Employer and the Contractor or their accredited representative. The original shall be kept in the safe custody of the Employer and the duplicate copy shall be handed over to the Contractor.
- 6. One certified true copy of the contract shall remain in the custody of the Architect. The Contractor, on signing thereof shall be furnished by the Employer, free of cost, with one certified true copy of the contract Agreement and two copies of all drawings issued during the progress of the work. Any further copies of such drawings required by the Contractor

shall be paid for by him. The Contractor shall keep one certified true copy of the contract agreement and all drawings on the work site and the Employer/Architect/PMC or his representative shall at all reasonable time have access to the same.

Scope of Contract

7. The Contractor shall carry out and complete the said work in every respect in accordance with this contract and with the directions of and to the satisfaction of the Employer and Architect/PMC.
8. The contract shall include all labour, materials, tools, plant, equipment and transport which may be required for the full and entire execution and completion of the works and shall unless otherwise stated, include wastage on materials, carriage and cartage, carrying of empties, Hoisting, setting, fitting and fixing in position, testing and commissioning of aforesaid work in accordance with good Engineering practice and recognized principles.
9. The Contractor shall provide everything necessary for the proper execution of the works according to the intent and meaning of the specifications and drawings taken together whether the same may or may not be particularly shown or described therein, provided that the same can reasonably be inferred therefrom and if the Contractor finds any discrepancy in the specifications and drawings, or between the drawings, he shall immediately and in writing refer the same to the Architect/PMC and Employer who shall decide which is to be followed subject.
10. The Contractor shall be deemed to have satisfied himself as to the nature of the site, local facilities of access and all matters affecting the execution and completion of the works. No extra charges consequent on misunderstanding or otherwise will be allowed.
11. The Contractor shall be deemed to have satisfied himself as to all matters affecting the full and entire execution and completion of works. On completion of the works, the contractor shall clear and remove of all debris/unserviceable material, constructional plant, surplus materials, etc from the site.

Discrepancies and Adjustment of Errors

12. The several documents forming the contract are to be taken as mutually explanatory of one another. In case of discrepancy/ambiguity the following order of precedence shall be observed:
 - (a) Particular Specifications.
 - (b) Drawings (Detailed drawings being followed in preference to small scale drawings and figured dimensions in preference to scale drawings).
 - (c) Special Conditions.
 - (d) General Conditions of contract.
13. If there are varying or conflicting provisions made in any one of the aforesaid documents forming part of the contract, the client/Architect/PMC shall be the deciding authority with regard to intention and interpretation of the document and his decision in this respect shall be final and binding.

Date of Commencement and Completion

14. The Contractor shall be allowed admittance to the site on 'Date of Commencement' to be intimated in a work order issued by the Employer and shall thereupon and forthwith begin the works and shall regularly proceed with and complete the same on or before the 'Date of Completion', subject, nevertheless, to the provision for extension of time contained thereafter. Date of completion is the date or dates for completion of the whole or any part of the works, set out in or ascertained in accordance with the individual work order or the tender documents or any subsequent amendment thereto as provided in the conditions.

Work Order to Commence the Work:

15. The work order shall be issued by the Employer within fifteen days from the date of signing of the acceptance letter by the Director, JBNSS. The date of commencement shall be seven days from the date of issue of work order.

Assignment and Subletting

16. The whole of the works included in the contract shall be executed by the Contractor and the Contractor shall not directly or indirectly transfer, assign or sublet the contract or any part thereof or interest therein without the written consent of the Employer, but no undertaking shall relieve the Contractor from the full and entire responsibility of the contract or from active superintendence of the works during their progress.

Mandatory Requirement

17. The Contractor shall conform to the provisions of any act of the legislature relating to the works and to the regulations and Bye-laws of authorities such as UP development Authority, State Pollution Control Board, and like. The contractor shall, before making any variation from the drawings or specifications that may be necessitated by so conforming, give to the Architect/PMC and Employer written notice specifying the variation proposed to be made and the reason for making it and for instruction thereon.
18. The Contractor shall bring to the attention of the Employer through the Architect/PMC all notices required by the said acts, regulations or bye-laws to be given to any public office. All fees that may be properly chargeable in respect of such works shall be paid by the Contractor and he shall lodge the receipt with the Architect/PMC, and the amount shall be reimbursed by Employer.

Labour

19. The Contractor shall employ labour in sufficient number to maintain the required rate of progress and of quality to ensure workmanship of the degree required by the specifications and to the satisfaction of the Architect/PMC/ Employer.
20. The Contractor shall remain liable for the payment and shall pay or cause to be paid all wages or other moneys to his work people or Employees and for those employed by his Sub-contractors (engaged directly or indirectly) from time to time on or in connection with the said work under the act or enactments relating thereto and the rules formed thereunder as if the labour had been directly employed by him.
21. In respect of all labour directly or indirectly employed on the works for the performance on the Contractor's part of this agreement, the Contractor shall comply with or cause to be

complied with the current labour regulations in regard to all matters provided therein and with all other labour laws as may be applicable.

22. The Regulations aforesaid shall be deemed to be a part of this contract and any breach thereof shall be a breach of this contract.
23. The Contractor shall take all actions and deposit fees as may be necessary under the applicable contract labour act and current labour regulations including the actions and deposition of money on behalf of the Employer, if required. The Contractor shall at all times keep the Employer indemnified against any actions for breach of the said act and regulations.

Safety Precautions

24. The Contractor shall, during the progress of works, comply at his own expense with all Acts/ Rules/provisions in force in the Republic of India for protection of health and sanitary arrangement and safety provisions for workers employed or/and plant and equipment deployed and shall at his own expense provide for all facilities in connection therewith. Special attention shall be paid by the Contractor for safety arrangements at site such as wearing of helmets by all concerned and for additional security for Employees working at heights such as safety belts, etc. and security surveillance/watching of various activities, etc. In case of any accident due payment to the injured would be deducted from contractor account.

Right of Inspection

25. The Employer and the Architect/PMC concerned with the Contract shall be entitled, at any time, to inspect and examine any materials intended to be used in or on the works, either on the site or at the Factory or workshop or other place(s) where such materials are assembled, fabricated or manufactured or at any places(s) where these are lying or from which these are being obtained and the Contractor shall provide for such facilities as may be required for such inspection and examination.

Materials to be Supplied/Provided by the Contractor

26. The Contractor shall at his own cost and expense, provide all materials and equipments required for the works, unless otherwise specifically mentioned elsewhere. All charges on account of transport, terminal or sales tax, GST, excise duty and VAT etc. and other duties on materials obtained for the works from any source, will be borne by the Contractor.
27. All materials to be provided by the Contractor shall be brand new of approved quality and makes conforming to latest IS and ISI marked wherever applicable and all materials and workmanship shall be as far as possible be of the respective kinds described in the specifications, drawings and/or Schedule of Quantities and in accordance with Instructions of the Architect/PMC and the Employer. The Contractor shall, upon the request of the Architect/PMC or the Employer furnish him with all bills, invoices, accounts receipts and other voucher/documents in original for defacing and to prove that the materials comply therewith.
28. The Contractor shall at his own cost and expense supply to the Employer through the Architect/PMC samples of materials proposed to be used in the works. Such approved samples are to be prominently marked and kept in a sample room by the Contractor at the work site. The Employer shall within **fifteen days** of supply of samples or within such

further period as he may require, inform the Contractor whether samples are approved by him or not. If samples are not approved, the Contractor shall forthwith arrange to supply to the Employer new samples for his approval complying with the specification and approved makes laid down in the contract. Record of approval of all samples duly signed and dated by the Architect/PMC, the Employer and the Contractor shall be kept by the Employer.

29. No material shall be brought to site by the Contractor for incorporation in the works unless samples are approved.

Testing of Materials

30. The Employer /Architect/PMC shall be entitled to have tests carried out as specified in IS for any materials supplied by the Contractor (other than those for which satisfactory proof has been furnished) at the cost of Contractor and the Contractor shall provide at his expense all facilities which the Employer or Architect/PMC may require for the purpose. The cost of materials consumed as well as cost of testing from approved laboratory shall be borne by the Contractor.

Rejection of Materials

31. The Architect/PMC/ the Employer shall have full powers to reject/instruct the Contractor for removal of any or all the materials brought to site by the Contractor which are not brand new and in accordance with the contract specifications or do not conform in character or quality to sample approved under Condition-28 above. In case of default on the part of the Contractor in removing rejected materials, the Architect/PMC and or the Employer shall be at liberty to have them removed by other means at the Contractor's risk and cost. The Contractor shall bring materials conforming to quality and character under Condition-27 above to substitute the rejected materials.

Electricity and Water Supply

32. Water at site required for construction and drinking purposes shall be made available by the employer free of cost. The electricity required by the different equipment, tools shall be provided with no extra costs by the employer.

Contractor's Supervision

33. The Contractor shall give all necessary personal superintendence during the execution of the works and as long thereafter as the Architect/PMC and the Employer may consider necessary until the expiration of the "Defect Liability Period".

Dismissal of Contractor's Employees

34. The Employer shall have full power and without giving any reason, direct the Contractor to immediately cease to employ in connection with this contract any agent, servant or employee whose continued employment in his opinion is undesirable. The Contractor shall not be allowed any compensation on this account.

Setting Out of Works

35. The Architect/PMC shall supply dimensioned drawings, levels and other information necessary to enable the Contractor to set out the works.

36. The Contractor shall set out the works and shall provide and fix all setting out apparatus required and solely be responsible for the true and perfect setting out the same and for the correctness of the positions, levels, dimensions and alignment of all parts thereof as per drawings. The Contractor shall take in writing the approval of the Architect/PMC and the Employer for setting out and taking levels before starting the work.

Approval by Stages

37. All work, embracing more than one process shall be subject to examination and approval at each stage thereof as stipulated by the Architect/PMC in consultation with the Employer. The Contractor shall give reasonable notice in writing to the Architect/PMC when each stage is ready. In default of such notice received, the Architect/PMC shall be entitled to appraise the quality or reject the particular stage of work and in the event of any dispute, the decision of the Employer thereon shall be final and binding. Record of such approval will be maintained at site by the Client/PMC and kept in the safe custody of the Employer. Interim approvals do not absolve the Contractor from his responsibility and liability for the work to be as per specifications and quality upon completion.

Covered Work

38. The Contractor shall give reasonable notice in writing to the Client/PMC whenever any work is to be permanently covered or concealed, whether by earth or other means and in default of doing so, shall, if required by the Client/PMC, uncover such work at his own expense.

Architect/PMC Instructions

39. The Contractor shall carry out and complete the said work in every respect in accordance with the contract conditions and with the directions of and to the satisfaction of the Architect/PMC and the Employer. The Architect/PMC may from time to time issue further detailed drawings and or written detailed directions/instructions and explanations within the meaning of contract agreement subject to the condition 41 hereinafter which are hereunder collectively referred to as "ARCHITECT'S INSTRUCTIONS" in regard to: -
- (a) The variation or modification of the design, quality or quantity of works or the addition or omission or substitution of any work, with the prior approval of the Employer.
 - (b) The removal and/or re-execution of any works executed by the Contractor.
 - (c) The opening up for inspection of work which has been covered up.
 - (d) The amending and making good of any defects.

VARIATIONS (DEVIATIONS/ EXTRA WORKS)

40. No alteration, commission or variation shall vitiate this contract but in case the Architect/PMC/ Employer thinks proper at any time during the progress of the works to make any additions, alterations or omissions from the work or any alteration in the kind or quality of the materials to be incorporated therein, the Architect/PMC, with approval of the Employer, shall give the Contractor written notice thereof well in advance of the work being taken up and the Contractor shall alter, add to, or omit from, as the case may require, in accordance with such notice. The value of such extra alteration, additions or omissions shall in all cases be determined by the Employer and the same shall be added to or deducted from the contract amount accordingly, subject to the condition that the contract sum will not thereby vary on the whole by more than 20% (twenty per cent). The overall variation limit of 20%.

Defect Liability Period

41. **Defect Liability Period** shall be **Six calendar months after the date of completion** of the works. Defects in material or workmanship observed in the entire work during execution of work or within defect liability period shall be notified in writing by the Employer to the Contractor and shall be rectified by him at his own cost within time as specified by Architect/PMC/ the Employer.
42. At the end of the defect liability period, the Architect/PMC shall certify the status of defect/s and rectification/s pointed out during defect liability period. This certificate issued by the Architect/PMC shall be counter signed by the Employer, confirming that all defects pointed out have been rectified satisfactorily. The balance amount of Retention Money shall be released only after issue of satisfactory certificate under this condition.
43. The employer reserves the right to execute any part of the work included in this contract or any work which is not included in this contract by other agency or agency or persons and contractor shall allow all reasonable facilities and use of his scaffolding, etc for the execution of work.

Technical Specification

The work shall be carried out as per CPWD specifications, Vol. -1 & Vol.-2. However, where CPWD specifications are not available, the work shall be carried out with prior approval of Engineer in charge/Client.

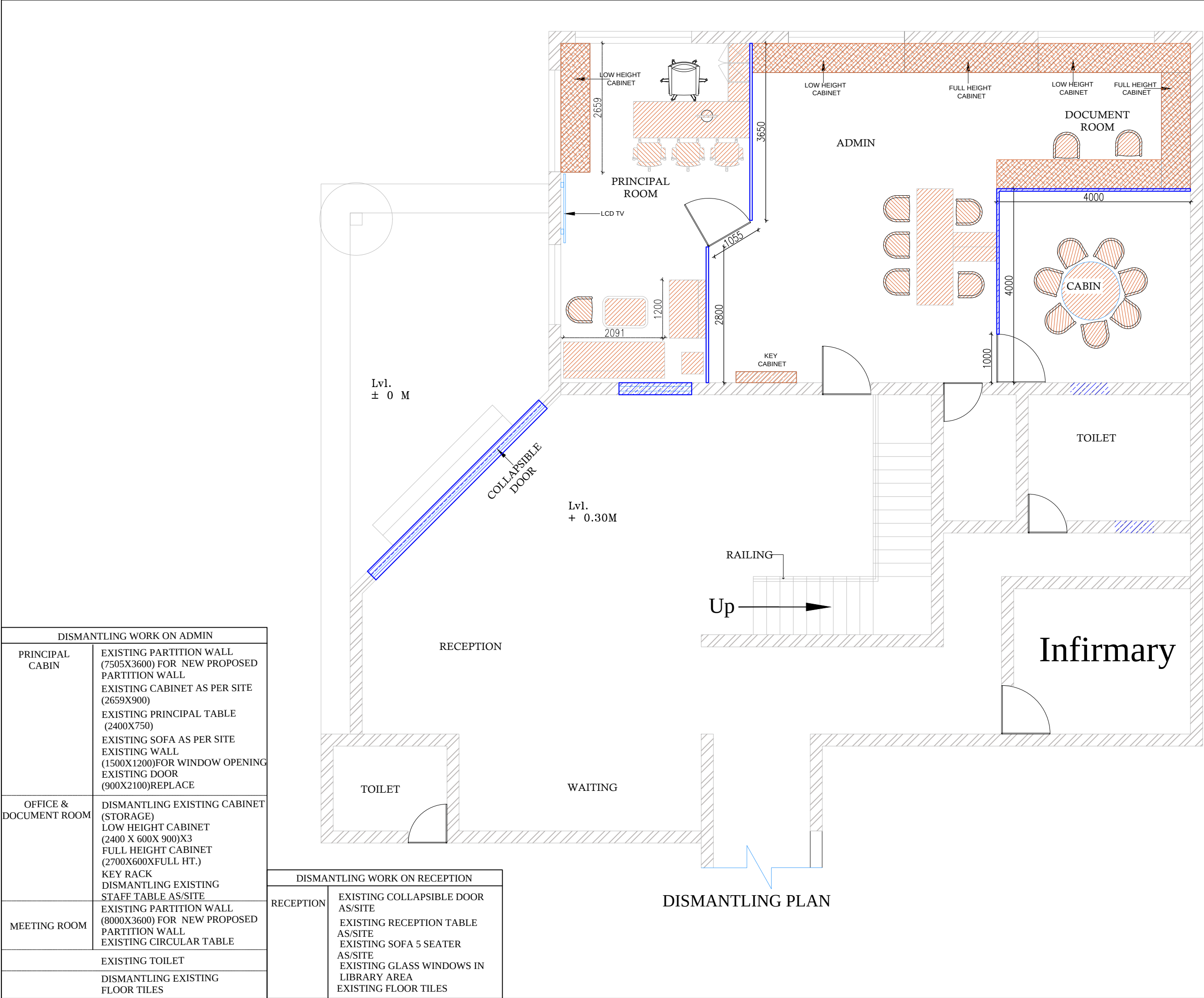
FOR DETAIL SCOPE OF WORK & SPECIFICATION REFER **ANNEXURE-I**

	ANNEXURE-I
	GENERAL NOTES-
	1- Contractor shall quote the lumpsum per sqft rate for this project and final payment shall be based on actual measurement of area as contract/scope.
	2- Any extra work shall be payable based on mutually agreed rate between client and contractor.
	3-This estimation is done for composite work and is not applicable for item rate contract.
	4- Any additional work other than mentioned scope shall be done on basis additional payment based on three quotation of the proposed work by client/contractor.
	5- Any work mentioned in scope and same is not required during execution the cost shall be deducted from overall final payment based on market rate analysis and three quotation by client/contractor.
	6- Deduction of payment for deletion of work from scope shall not exceed 10% of overall project cost.
	JBA OFFICE RENOVATION
S.No	DESCRIPTION OF WORK
A	ADMIN & STAFF AREA (PART-A)
a-1	Dismantling Work
1	
2	Dismantling existing floor tiles or terrazzo flooring, including chipping off the base mortar/screed up to the structural slab level and cleaning the surface for new work.
3	Dismantling and cutting of brick/concrete wall portions for installing new doors and windows as per architectural drawing.
4	Dismantling and carefully removing existing toilet sanitary fixtures (WC, washbasi, urinals) and internal plumbing/CP fittings without damaging the main pipelines.
5	Loading, mechanical/manual transpotation, and environment-friendly disposal of all dismantled debris, scrap , malba from the site to an authorized municipal dumping ground.
a-2	Civil Work
1	Construction of new toilet walls using 4-inch/9-inch brick/block masonry in 1:4 cement mortar, including curing. (If required).
2	Providing and casting of RCC lintels over window openings, including shuttering, reinforcement steel (rebar), and concrete mix. (If required).
3	Internal plastering (12mm/15mm thick) and necessary plaster repairs around openings in 1:4 cement mortar, finished smooth.
4	Supplying and laying of Vitrified tile flooring (including toilets areas) of approved shade/size, laid over a cement mortar bed, including grouting and joint finishing (Tile Base Rate upto 60 Rs Sqft).
5	Supplying and fixing of ceramic wall tiles for toilets, using tile adhesive/cement mortar, including matching grout and spacer joints. (Tile Base Rate upto 60 Rs Sqft).
a-3	Sanitary Fixtures
1	Supply and installation of sanitary fixtures, including all necessary connections, WC (Water Closet), and wash basins.
a-4	Partition Work
1	Providing and fixing double skin Gypsum board partition using 12.5mm thick Gypsum boards (Gypboard/Saint-Gobain) on both sides, with a galvanized iron (GI) metal framework (studs at 600mm C/C),including provision and fixing of 50 mm thick rockwool isulation witin partition cavity for acoustic/sound insulation. Includes joints taping, finishing with compound, primer, and preparing the surface smooth for final paint/wallpaper finish.
a-5	Painting Work
1	Providing and applying two coats of plastic emulsion paint, including through surface preparation, wall putty, and one coat of primer as per specifications.

S.No	DESCRIPTION OF WORK
2	Metal surface enamel painting including necessary surface preparation and one coat of primer with repainting of existing metal window.
a-6	False Ceiling
1	Providing and fixing of combination of Gypsum Board False Ceiling and (600 x 600 mm) grid ceiling, including GI frame work and necessary accessories, with joint treatment and final finishing, complete in all respect.
a-7	Wood Work
1	Executive Principal Table made of 18mm BWP ply, finished with 1mm laminate/veneer, including side runners, drawers, and premium telescopic channels.
2	Low height wood cabinet made of 18mm commercial ply, finished with approved laminate, including side runner and standard hardware.
3	Modular Office Workstations including 25mm thick particle board/ply worktops, privacy screen panels, wire-management trays, and hardware.
4	Premium Conference Room Table with heavy-duty understructure support, wire-manager grommets, finished with high-quality laminate/veneer.
5	Supply and installation of Heavy-Duty Slotted Angle Racks of size [e.g., 6ft x 3ft x 1.5ft] with [e.g., 5] loading shelves. Vertical angles made of 14 Gauge (2.0mm) and MS shelves made of 18 Gauge (1.2mm) steel. Complete rack to be anti-rust treated and powder-coated finish. Includes all necessary nuts, bolts, corner plates, nylon shoes, and installation at site. (Load Capacity: [e.g., 100-150 kg] per shelf UDL).
a-8	Electrical wiring & fixtures installation as per approved layout.
1	led recessed light
2	Ceiling fan
4	exhaust fan
5	Chasing and laying of PVC/MS conduits in walls and false ceiling, including fixing of modular metal/GI switch boxes for light, power and other points, including copper wiring with modular switches and sockets, complete in all respects as per approved layout. including LAN networking work
a-9	CCTV Surveillance, Networking and Audio System Work
1	Ceiling Mounted Camra
2	NVR / DVR
3	Hard Disk
4	PoE Switch / Power Supply
5	Cat6 Cable
B	RECEPTION & WAITING AREA (DOUBLE HEIGHT) (PART-B)
NOTE-	
	1- No additional payment shall be done for double height area.
	2- Any tool/tackle, scaffolding etc. for executing the work with safety in double height area shall be in contractor's scope
b-1	Dismantling Work
1	Dismantling existing MS channel gates and stair case metal railings, including cutting, unfixing components, and shifting the material to a designated storage area.
2	Dismantling existing floor tiles or terrazzo flooring, including chipping off the base mortar/screed up to the structural slab level and cleaning the surface for new work.
3	Replacement of existing glass. Dismantling of existing glass windows in library area, for, wooden display work.
4	Loading, mechanical/manual transpotation, and environment-friendly disposal of all dismantled debris, scrap , malba from the site to an authorized municipal dumping ground.
b-2	Civil Work
1	Supplying and laying of Vitrified tile flooring of approved shade/size, laid over a cement mortar bed, including grouting and joint finishing.
b-3	Painting Work

S.No	DESCRIPTION OF WORK
1	Providing and applying two coats of plastic emulsion paint, including through surface preparation, wall putty, and one coat of primer as per specifications.
2	Metal surface enamel painting including necessary surface preparation and one coat of primer.
3	Providing and applying premium quality Texture Paint (approved brand & shade) over a clean surface, including one coat of primer and creating the specified design pattern using a roller/trowel. Rate includes all materials, labor, scaffolding, and tools required for completion at all heights. (Measurement in Sq.Ft./Sq.M.)
b-4 False Ceiling	
1	Plaster of Paris (POP) false ceiling in double-height areas, including heavy framework scaffolding and final finishing.
b-5 Wood Work	
1	Providing and fixing custom-made Trophy Display Cabinet with an 18mm BWR Plywood carcass, finished with 1.0mm decorative laminate/veneer externally and 0.8mm laminate internally. Shelves to be made of 8mm/10mm toughened clear glass or plywood. Shutters to be 6mm clear glass with premium soft-close hardware and locks. The rate includes concealed LED profile strip lighting, internal wiring, hardware, adhesives, and labor complete as per drawings
2	Providing and fixing wooden wall paneling with a framework of seasoned hardwood/aluminum grid (600x600mm), covered with 12mm thick BWR Plywood, and finished with 1.0mm/1.2mm decorative laminate or 3.5mm wood veneer of approved shade and brand. The rate includes all adhesives, screws, teak wood lipping, hardware, labor, and scaffolding complete as per design and drawings
3	Providing and fixing custom-made Reception Counter Table fabricated with 18mm BWP Plywood, externally finished with 1mm Laminate and internally with 0.8mm liner. Includes drawers with soft-close channels, multi-purpose locks, handles, and cable grommets, complete with all hardware and labor as per design.
4	Polished Wooden Handrail made of seasoned Teak/Marandi wood, smoothly rounded, including sturdy wall brackets, fixing, and PU polish finish.
b-6 Aluminium & Glass Work	
1	Providing and fixing Aluminium-framed fixed glazing and entrance door using heavy-duty anodized/powder-coated aluminium sections (mention brand/thickness, e.g., 1.5mm or 2mm). Fitted with 10mm/12mm thick clear toughened glass (Saint-Gobain/Modiguard), complete with heavy-duty floor spring, patch fittings, lock, and designer stainless steel (SS) handles
2	Supplying and fixing [6mm / 10mm / 12mm] thick clear Fluted Toughened Glass of approved make in partitions/shutters. Rate includes uniform vertical rib pattern, diamond edge polishing, fixing with necessary channels/gaskets, and clear silicone sealing complete with all materials, labor, wastage, and transport as per site requirements.
b-7 Electrical wiring & fixtures installation as per approved layout.	
1	led recessed light
2	Ceiling fan
3	Large fan
5	Chasing and laying of PVC/MS conduits in walls and false ceiling, including fixing of modular metal/GI switch boxes for light, power and other points, including copper wiring with modular switches and sockets, complete in all respects as per approved layout.
b-8 CCTV Surveillance,Networking and Audio System Work	
1	Ceiling Mounted Camra
5	Cat6 Cable
	NOTE: 1. THIS DOCUMENT SHALL BE READ IN CONJUCTION WITH DRAWINGS, SPECIFICATIONS AND SITE CONDITIONS TO UNDERSTAND THE SCOPE OF WORK. 2. Specifications are for reference to be followed during execution for any relevant work as part of the scope. Any specification not mentioned herewith shall be as per CPWD/IS codes and standard practice as per manufacturer recommendation.

TENDER DRAWING
ADMIN OFFICE & RECEPTION
AT
JBA SCHOOL ,AYODHYA.



PROJECT :-

RENOVATION PROPOSAL
FOR
RECEPTION & ADMIN OFFICE

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DISMANTLING WALL

LOOSE FURNITURE

FIX FURNITURE

REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKM

CLIENT

J B N S S

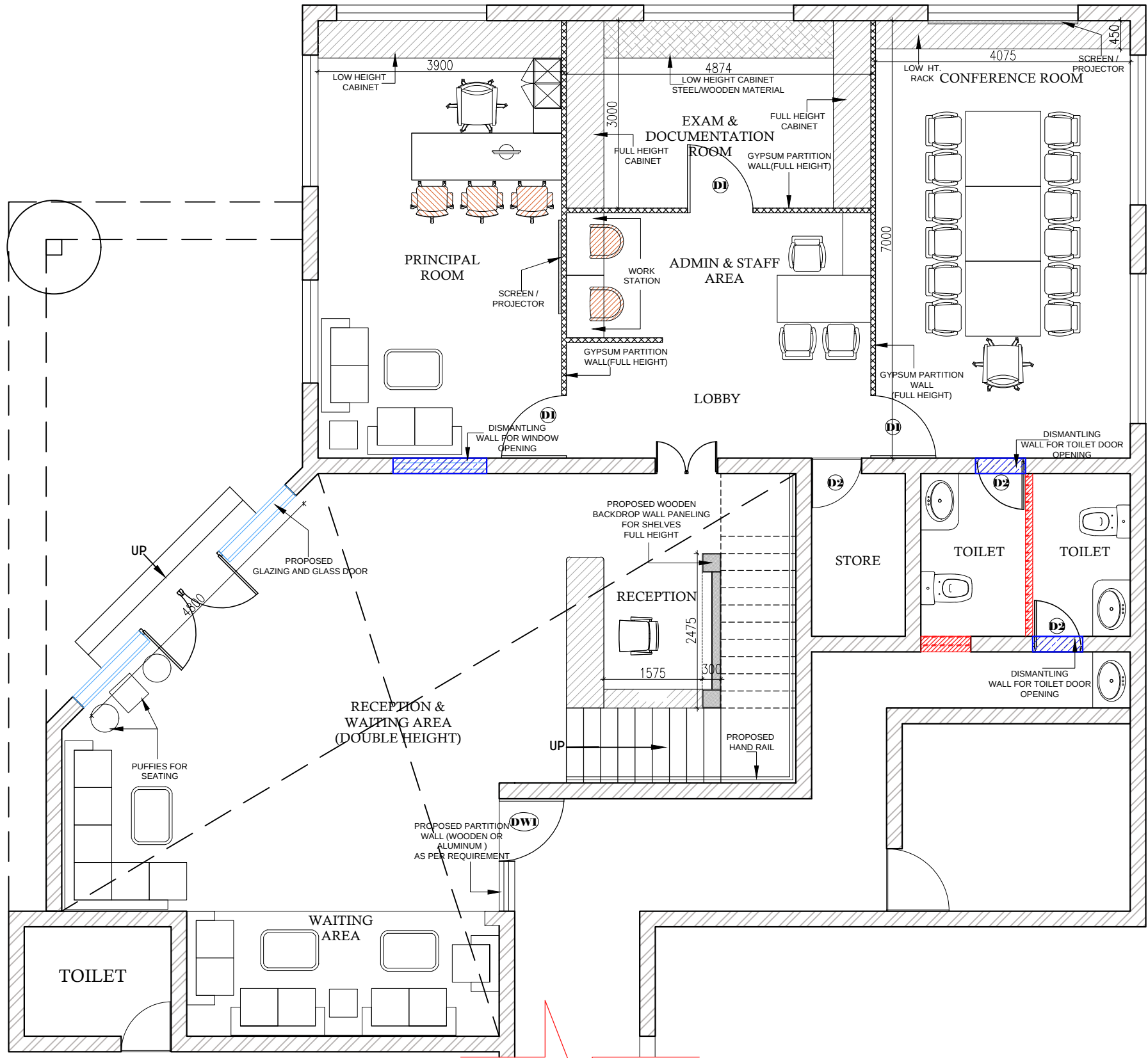
DWG.TITLE	DWG.NO.
DISMANTLING PLAN	ADC/ARCH-01

SCALE	NORTH
N.T.S. @A3	
TENDER DRAWING	

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SCHEDULE DOOR, WINDOW & GLASS PARTITION

NAME	SIZE		LINTEL LVL.	DESCRIPTION	NOS.
	L	B			
D1	3'-0"	7'-0"	7'-0"	SINGLE SHUTTER, GLASS DOOR WITH ALUMINUM FRAME	03
D2	2'-6"	7'-0"	7'-0"	SINGLE SHUTTER, WOODEN LAMINATED FLUSH DOOR WITH WOODEN FRAME	03
W1	5'-0"	4'-0"	7'-0"		01
DW1	6'-0"	7'-0"	7'-0"	SINGLE SHUTTER DOOR WITH WINDOW, GLASS DOOR WITH ALUMINUM FRAME (DOUBLE DOOR WITH WINDOW) GLASS MAIN ENTRANCE	01
GD1	15'-0"	BOB	BOB		01

CIVIL WORK		DOOR & WINDOW WORK		FALSE CEILING		WOOD WORK	
ADMIN OFFICE	CONSTRUCTION OF NEW TOILET WALLS VITRIFIED TILE FLOORING FIXING OF CERAMIC WALL TILES FOR TOILETS	ADMIN OFFICE	GLASS DOOR WITH ALUMINUM FRAME AS/DOOR WINDOW SCHEDULE	ADMIN OFFICE	PROVIDIND AND FIXING OF COMBINATION OF GYPSUM BOARD FALSE CEILING AND (600 X 600 MM) GRID CEILING,	ADMIN OFFICE	EXECUTIVE PRINCIPAL TABLE LOW HEIGHT WOOD CABINET MODULAR OFFICE WORKSTATIONS CONFERENCE ROOM TABLE ANGLE RACKS
		RECEPTION	GLASS DOOR WITH ALUMINUM FRAME AS/DOOR WINDOW SCHEDULE	RECEPTION	PROVIDIND AND FIXING OFCOMBINATION OF GYPSUM BOARD FALSE CEILING AS PER DESIGN	RECEPTION	TROPHY DISPLAY CABINET WALL PANELING RECEPTION COUNTER TABLE POLISHED WOODEN HANDRAIL
RECEPTION	VITRIFIED TILE FLOORING	GLASS WORK		PLUMBING WORK			
PARTITION WORK							
ADMIN OFFICE	GYPSUM BOARD PARTITION	RECEPTION	GLASS PARTITION WITH SLIDING DOOR FOR ENTRANCE	ADMIN OFFICE	PLUMBING WORK AT TOILET AREA		
RECEPTION							

PROJECT :-

RENOVATION PROPOSAL
FOR
RECEPTION & ADMIN OFFICE

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	DISMANTLING WALL
	WINDOW
	GYPSUM BOARD PANELING WALL
	CABINET LOW HT
	CABINET FULL HT
	EXISTING BRICK WALL
	NEW WALL

REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKM

CLIENT

J B N S S

DWG.TITLE	DWG.NO.
PROPOSED GROUND FLOOR PLAN	ADC/ARCH-02

SCALE	NORTH
N.T.S. @A3	
TENDER DRAWING	

ARCHITECT

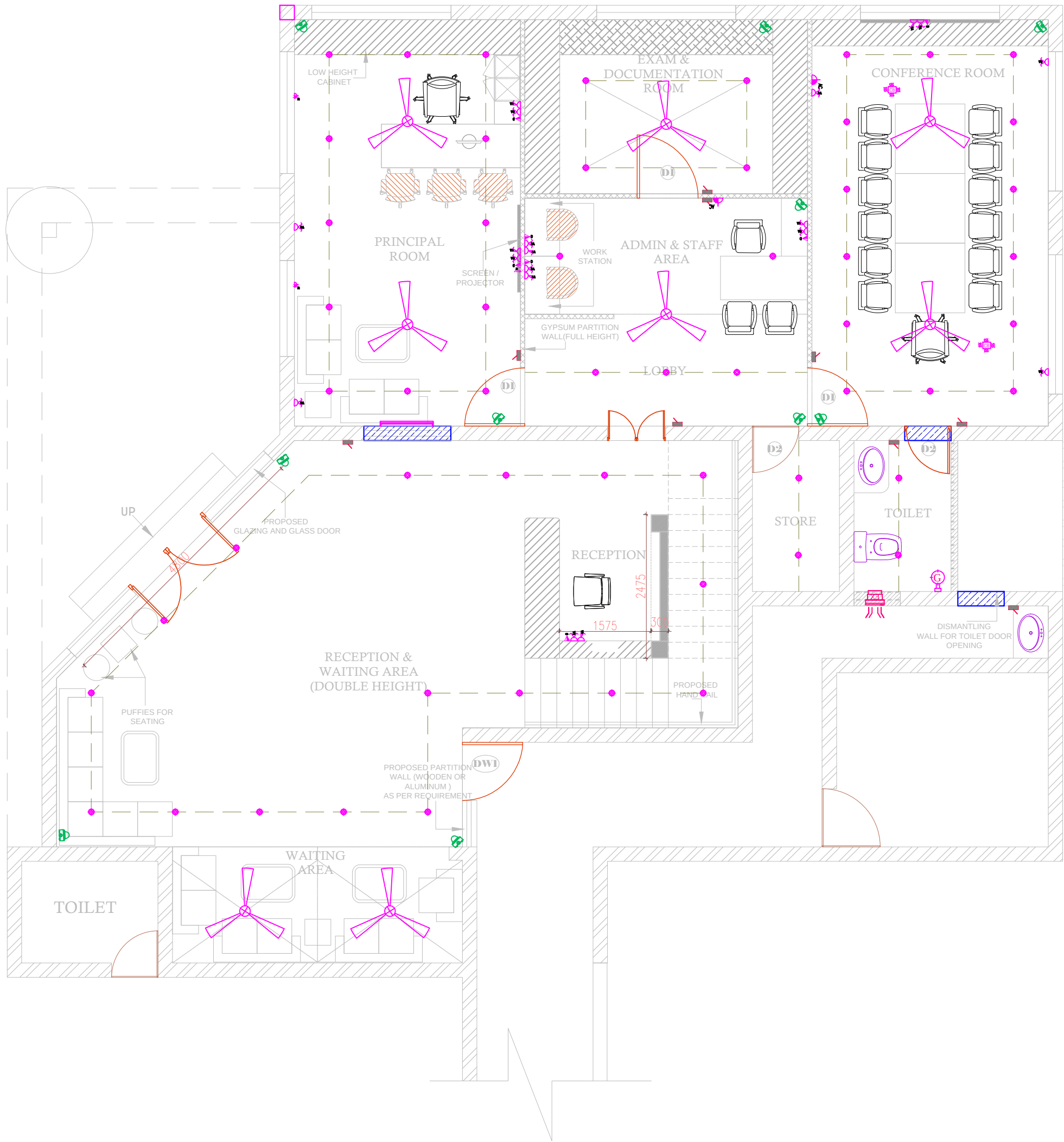
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PROJECT :-

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LIGHTING LEGEND

SYMBOLS	ELECTRICAL SYSTEM	MOUNTING HEIGHT
	DESCRIPTION	
	18 WATT LED POWER RECESSED TRUE CEILING ROUND DOWN LIGHT.	CEILING MOUNTED
	20 WATT HANGING LED LIGHT	CEILING MOUNTED
	60 WATT WALL FAN	2400MM F.F.L
	36 WATT 600X600MM SURFACE MOUNTED LED LIGHT	CEILING MOUNTED
	250mm SNEEP 60 WATT PVC EXHAUST FAN	ADJACENT TO EQP.
	1200mm SNEEP 60 WATT V.LDC CEILING FAN WITH REGULATOR	CEILING MOUNTED
	25A AIR CONDITION POWER SOCKET OUTLET	ADJACENT TO EQP.
	DATA OUTLET	AS A SHOWN
	TELEPHONE SOCKET OUTLET	AS A SHOWN
	TELEVISION SOCKET OUTLET	AS A SHOWN
	SINGLE ROW POWER PLUG WITH 6A/220 V FLUSH TYPE SWITCH AND 3 PIN 6A/220V FLUSH TYPE SOCKET IN SUITABLE M.S. BOX OF 100MMX100X50MM SIZE SWITCH BAKELITE SHEET COVER 3MM THICK.	AS A SHOWN
	TWIN ROW POWER PLUG WITH 6A/220 V FLUSH TYPE SWITCH AND 3 PIN 6A/220V FLUSH TYPE SOCKET IN SUITABLE M.S. BOX OF 175MMX100X50MM SIZE SWITCH BAKELITE SHEET COVER 3MM THICK.	AS A SHOWN
	TWIN ROW POWER PLUG WITH 16A/220 V FLUSH TYPE SWITCH AND 3 PIN 16A/220V FLUSH TYPE SOCKET IN SUITABLE M.S. BOX OF 175MMX100X50MM SIZE SWITCH BAKELITE SHEET COVER 3MM THICK.	AS A SHOWN
	20A SOCKET OUTLET FOR GEYSER	AS A SHOWN
	150mm DIA 2 WATT, 100 VOLTS CEILING MOUNTED SPEAKER FOR CLASSROOM SMART BOARD	CEILING MOUNTED
	2" PROFILE LIGHT CONCEALED IN FALSE CEILING	CEILING MOUNTED
	SWITCH BOARD WITH 6A SP LIGHTING SWITCH.	1200MM F.F.L
	HIGH RESOLUTION, FIXED 6.0MM LENS DOME CAMERA. HAS TO BE SUSPENDED	CEILING MOUNTED
	WALL MOUNTED DDR-CCTV	1800MM F.F.L

REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKM

CLIENT

J B N S S

DWG.TITLE	DWG.NO.
PROPOSED GROUND FLOOR PLAN	ADC/ARCH-04

SCALE	NORTH
N.T.S. @A3	
TENDER DRAWING	

ARCHITECT

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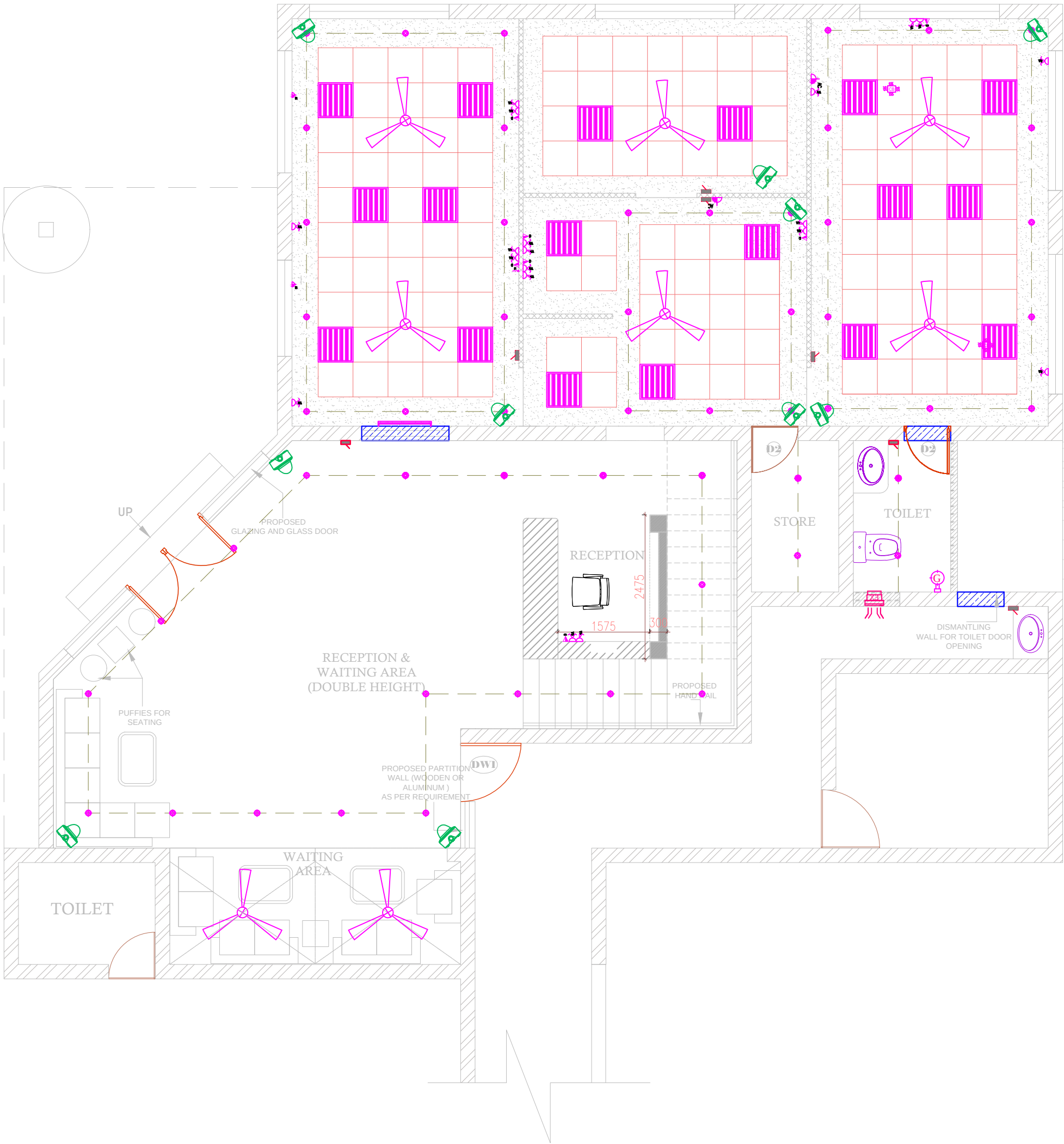
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PROJECT :-

RENOVATION PROPOSAL
FOR
RECEPTION & ADMIN OFFICE

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LIGHTING LEGEND

SYMBOLS	ELECTRICAL SYSTEM	MOUNTING HEIGHT
	DESCRIPTION	
	18 WATT LED POWER RECESSED TRUE CEILING ROUND DOWN LIGHT.	CEILING MOUNTED
	20 WATT HANGING LED LIGHT	CEILING MOUNTED
	60 WATT WALL FAN	2400MM F.F.L
	36 WATT 600X600MM SURFACE MOUNTED LED LIGHT	CEILING MOUNTED
	250mm SNEEP 60 WATT PVC EXHAUST FAN	ADJACENT TO EQP.
	1200mm SNEEP 60 WATT V.L.C. CEILING FAN WITH REGULATOR	CEILING MOUNTED
	25A AIR CONDITION POWER SOCKET OUTLET	ADJACENT TO EQP.
	DATA OUTLET	AS A SHOWN
	TELEPHONE SOCKET OUTLET	AS A SHOWN
	TELEVISION SOCKET OUTLET	AS A SHOWN
	SINGLE ROW POWER PLUG WITH 6A/220 V FLUSH TYPE SWITCH AND 3 PIN 6A/220V FLUSH TYPE SOCKET IN SUITABLE M.S. BOX OF 100MMX100X50MM SIZE SWITCH BAKELITE SHEET COVER 3MM THICK.	AS A SHOWN
	TWIN ROW POWER PLUG WITH 6A/220 V FLUSH TYPE SWITCH AND 3 PIN 6A/220V FLUSH TYPE SOCKET IN SUITABLE M.S. BOX OF 175MMX100X50MM SIZE SWITCH BAKELITE SHEET COVER 3MM THICK.	AS A SHOWN
	TWIN ROW POWER PLUG WITH 16A/220 V FLUSH TYPE SWITCH AND 3 PIN 16A/220V FLUSH TYPE SOCKET IN SUITABLE M.S. BOX OF 175MMX100X50MM SIZE SWITCH BAKELITE SHEET COVER 3MM THICK.	AS A SHOWN
	20A SOCKET OUTLET FOR GEYSER	AS A SHOWN
	150mm DIA 2 WATT, 100 VOLTS CEILING MOUNTED SPEAKER FOR CLASSROOM SMART BOARD	CEILING MOUNTED
	2" PROFILE LIGHT CONCEALED IN FALSE CEILING	CEILING MOUNTED
	SWITCH BOARD WITH 6A SP LIGHTING SWITCH.	1200MM F.F.L
	HIGH RESOLUTION, FIXED 6.0MM LENS DOME CAMERA. HAS TO BE SUSPENDED	CEILING MOUNTED
	WALL MOUNTED DDR-CCTV	1800MM F.F.L

REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKM

CLIENT

J B N S S

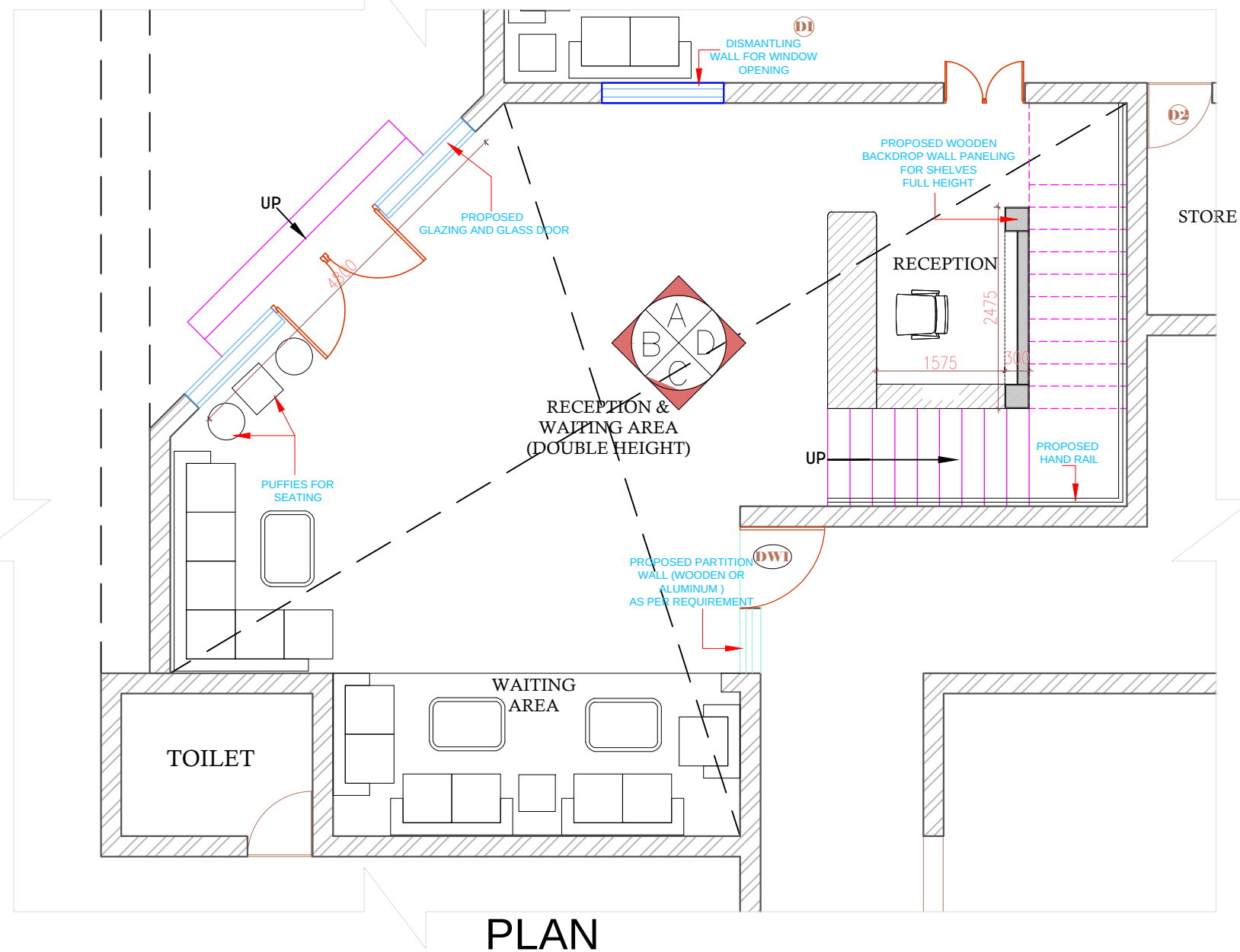
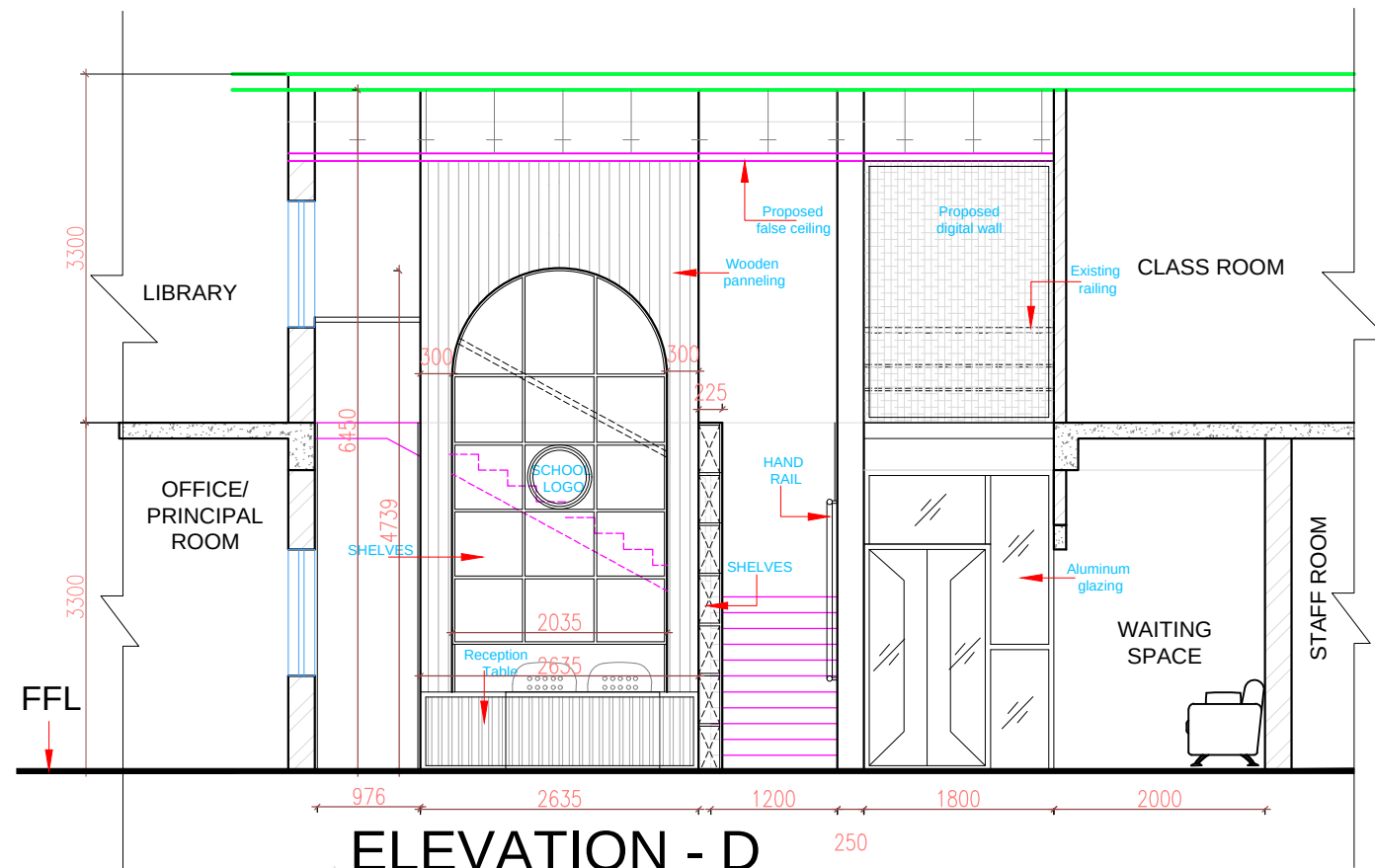
DWG.TITLE	DWG.NO.
PROPOSED GROUND FLOOR FALSE CEILING	ADC/ARCH-05

SCALE	NORTH
N.T.S. @A3	
TENDER DRAWING	

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PROJECT :-

RENOVATION PROPOSAL
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Reception area approved option shall be adopted for execution.

REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKW

CLIENT	
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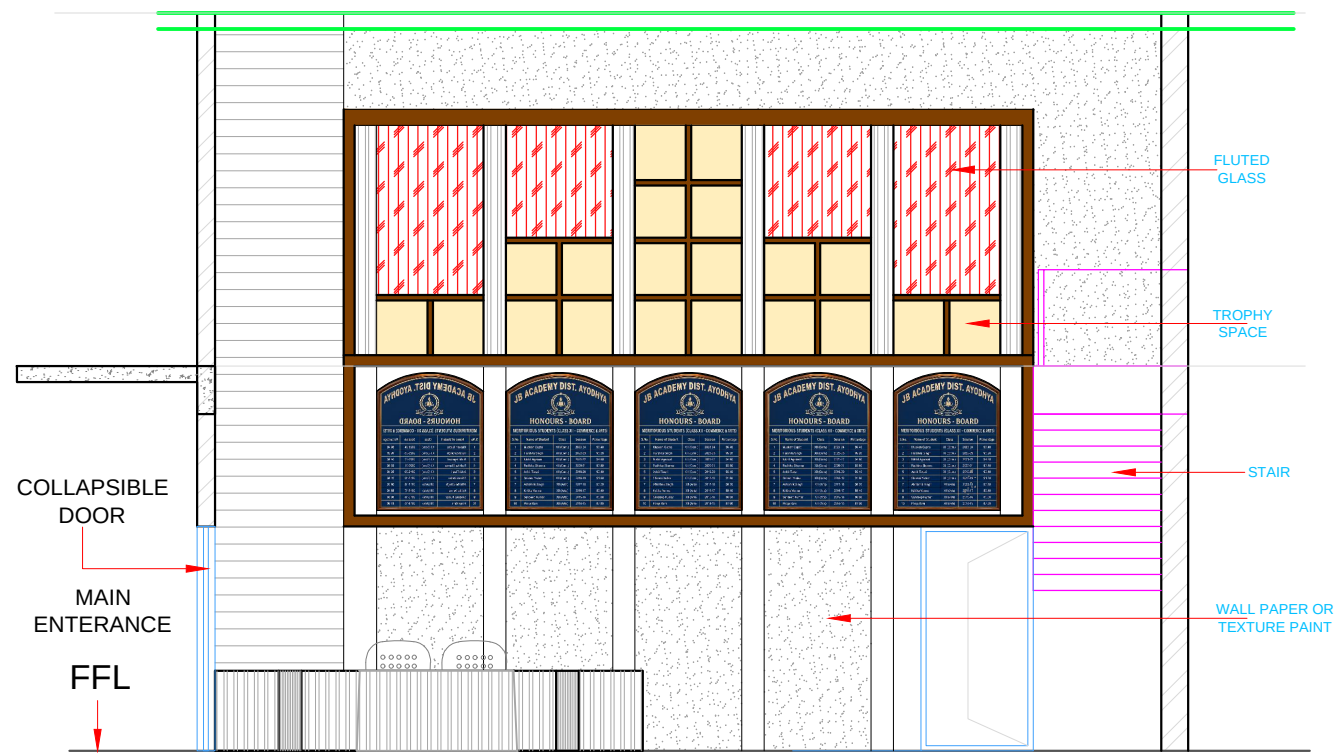
J B N S S

DWG.TITLE		DWG.NO.
PROPOSED RECEPTION PLAN(OPTION-1)		ADC/ARCH-06
SCALE	NORTH	
N.T.S. @A3		
<u>TENDER</u> <u>DRAWING</u>		

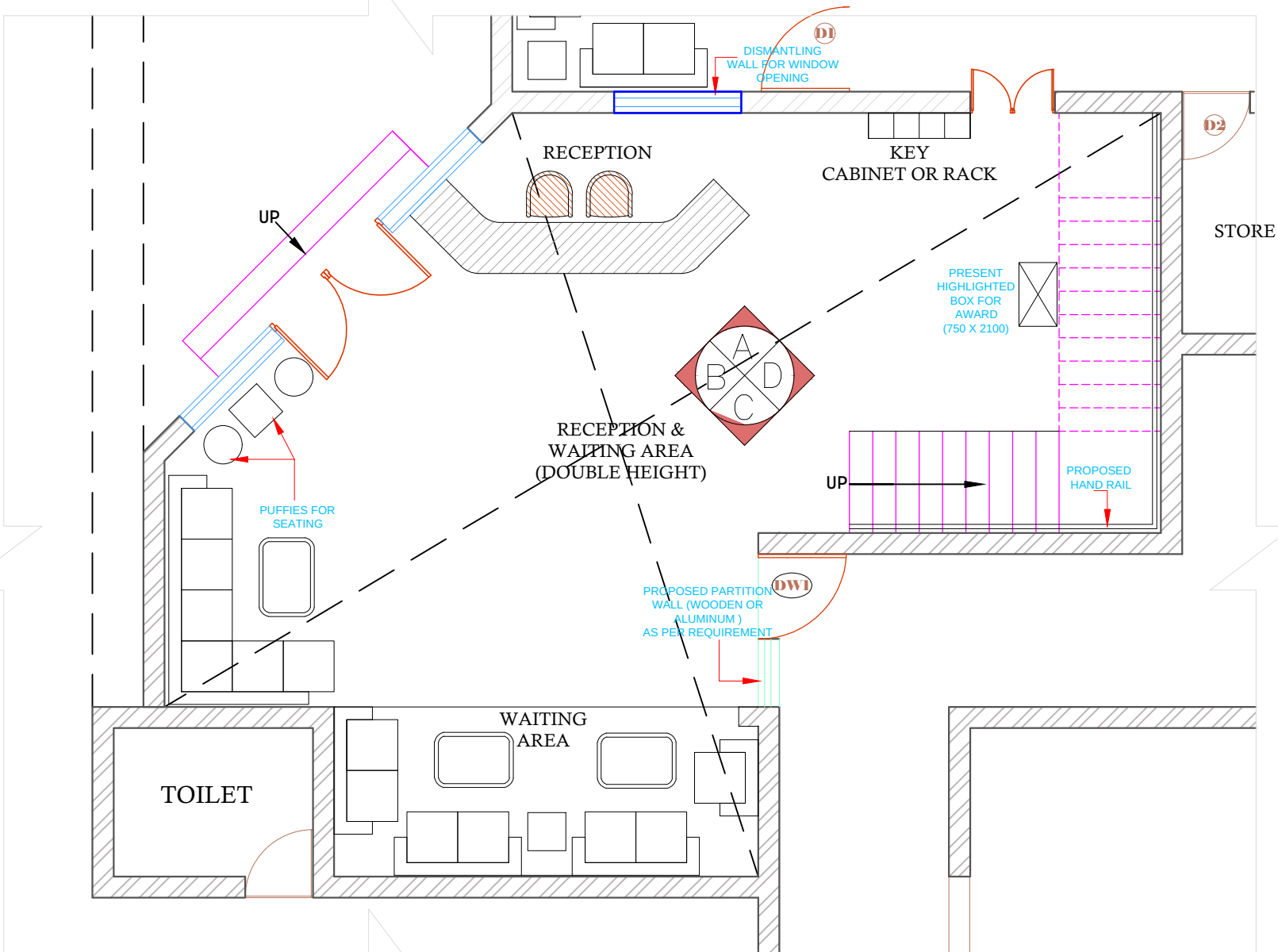
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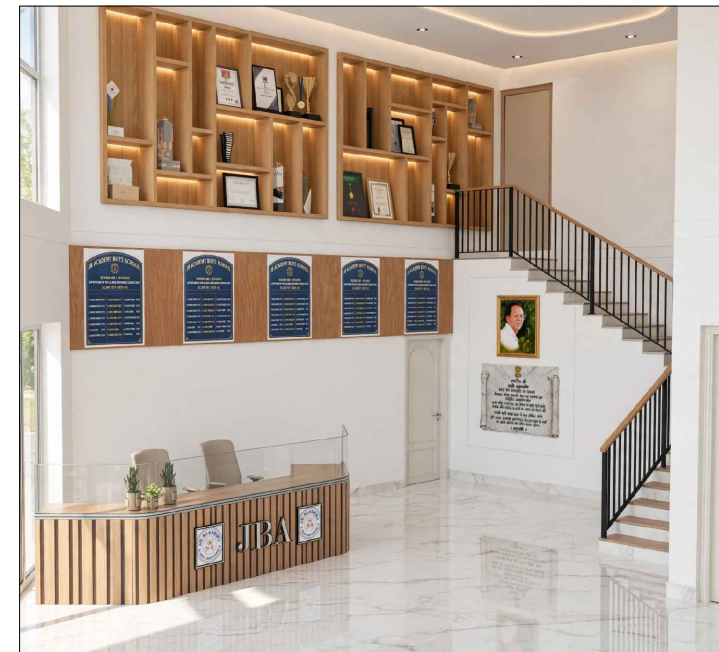
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ELEVATION - A



PLAN



ELEVATION - D

PROJECT :-

RENOVATION PROPOSAL
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REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKM

CLIENT

J B N S S

DWG.TITLE

DWG.NO.

PROPOSED RECEPTION
PLAN(OPTION-2)

ADC/ARCH-06

SCALE

NORTH

N.T.S. @A3

TENDER
DRAWING

ARCHITECT

ARCHITECT

ARCHITECT

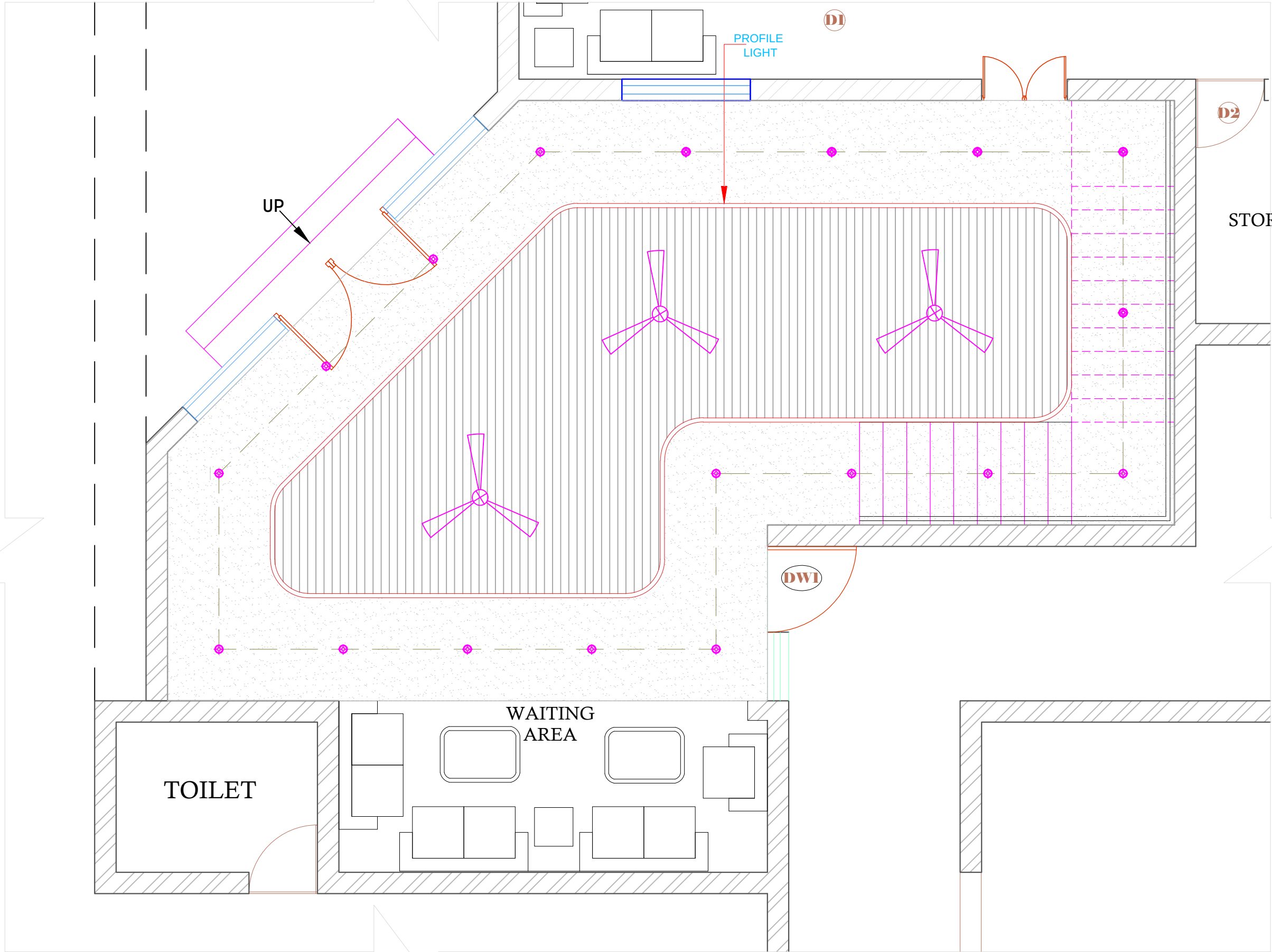
ARCHITECT

ARCHITECT

ARCHITECT

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ARCHITECT



PLAN

PROJECT :-

RENOVATION PROPOSAL
FOR
RECEPTION & ADMIN OFFICE

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REVISION	DATE	DESCRIPTION	PREP.	CHECK
A	15/10	TENDER DRAWING	AS	AKM

CLIENT

J B N S S

DWG.TITLE	DWG.NO.
PROPOSED RECEPTION FALSE CEILING	ADC/ARCH-07

SCALE	NORTH
N.T.S. @A3	
TENDER DRAWING	

ARCHITECT

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