

NOTICE INVITING TENDER

for

“Development of Eco-Friendly Cottages for Accommodation and Night Stay Facilities for National and International Tourists at Rajgir including Associated Infrastructure and Allied Works under Nalanda Forest Division, Biharsharif”

**Office of the
Divisional Forest Officer
Nalanda Forest Division, Biharshariff**

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1.Disclaimer:

1. The information contained in this Notice inviting tender document (“NIT”) or subsequently provided to Applicants, whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisers, is provided to Applicants on the terms and conditions set out in this NIT and such other terms and conditions subject to which such information is provided.
2. This NIT is not an agreement or an offer by the Authority to the prospective Applicants or any other person. The purpose of this NIT is to provide interested parties with information that may be useful to them in the formulation of their Proposals pursuant to this NIT. This NIT includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Agency. Such assumptions, assessments and statements do not purport to contain all the information that each Applicant may require. This NIT may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this NIT. The assumptions, assessments, statements and information contained in this NIT, may not be complete, accurate, adequate or correct. Each Applicant should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this NIT and obtain independent advice from appropriate sources.
3. Information provided in this NIT to the Applicants may be on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.
4. The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person including any Applicant under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this NIT or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the NIT and any assessment, assumption, statement or information contained therein or deemed to form part of this NIT or arising in any way in this Selection Process.

5. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Applicant upon the statements contained in this NIT.
6. The Authority may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this NIT.
7. The issue of this NIT does not imply that the Authority is bound to select an Applicant or to appoint the Selected Applicant, as the case may be, for the Agency and the Authority reserves the right to reject all or any of the Proposals without assigning any reasons whatsoever.
8. The Applicant shall bear all its costs associated with or relating to the preparation and submission of its Proposal including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Proposal. All such costs and expenses will remain with the Applicant and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the Proposal, regardless of the conduct or outcome of the Selection Process.
9. The information contained in this Bid document or subsequently provided to Bidder(s), whether verbally or in documentary or any other form by or on behalf of the Authority or any of its employees or advisors, is provided to Bidder(s) on the terms and conditions set out in this NIT and such other terms and conditions subject to which such information is provided.
10. This NIT is neither an agreement nor an offer by the Authority to the prospective Bidders or any other person. The purpose of this NIT is to provide interested parties with information that may be useful to them in making their financial offers (Bids) pursuant to this BID. This BID includes statements, which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This BID may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisors to consider the investment objectives, financial situation and particular needs of each Bidder who reads or uses this BID. The assumptions, assessments, statements and information contained in the Bidding Documents, may not be complete, accurate,

adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this BID and obtain independent advice from appropriate sources.

11. Information provided in this NIT to the Bidder(s) is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on law expressed herein.
12. The Authority, its employees and advisors make no representation or warranty and shall have no liability to any person, including any applicant or Bidder under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this BID or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the BID and any assessment, assumption, statement or information contained therein or deemed to form part of this BID or arising in any way for participation in this bid stage.
13. The Authority also accepts no liability of any nature whether resulting from negligence or otherwise howsoever caused arising from reliance of any Bidder upon the statements contained in this NIT.
14. The Authority may in its absolute discretion prior to the Bid Due Date, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this NIT at any time during the Bidding Process.
15. The issue of this NIT does not imply that the Authority is bound to select a Bidder or to appoint the Selected Bidder or Concessionaire, as the case may be, for the Project and the authority reserves the right to reject all or any of the Bidders or Bids any time without assigning any reason whatsoever. Mere submission of a responsive Bid does not ensure selection of the bidder as Concessionaire.
16. The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority or any other costs incurred in connection with or relating to its Bid. All

such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bidding Process.

17. Though adequate care has been taken in preparation of this bid documents, the bidder should satisfy himself/herself that the document is complete in all respect. Some of the clauses to these terms & conditions may be amended, if necessary, prior to the conduct of E-Bid. Intimation of discrepancy, if any, should be given to the below mentioned office on or before tender closing date. If this office receives no Intimation of discrepancy within the stipulated time, it shall be deemed that the bid document is complete and final in all respect.

Interpretation:

In the interpretation of this NIT, unless the context otherwise requires:

1. The singular of any defined term includes the plural and *vice versa*, and any word or expression defined in the singular has the corresponding meaning used in the plural and *vice versa*;
2. Reference to any gender includes the other genders;
3. Unless otherwise stated, a reference to a Clause, Sub-Clause, Paragraph, Subparagraph, Annex, Exhibit, Attachment, Schedule or Recital is a reference to a Clause, Sub-Clause, Paragraph, Subparagraph, Annex, Exhibit, Attachment, Schedule or Recital of this NIT;
4. A reference to any agreement is a reference to that agreement and all annexes, attachments, exhibits, schedules, appendices and the like incorporated therein, as the same may be amended, modified, supplemented, waived, varied, added to, substituted, replaced, renewed or extended, from time to time, in accordance with the terms thereof;
5. The terms “include” and “including” shall be deemed to be followed by the words “without limitation”, whether or not so followed;
6. Any reference to a person shall include such person’s successors and permitted assigns;
7. A reference to a “writing” or “written” includes printing, typing, lithography and other means of reproducing words in a visible form;

8. Any date or period set forth in this NIT shall be such date or period as may be extended pursuant to the terms of this NIT;
9. A reference to “month” shall mean a calendar month, a reference to “week” shall mean a calendar week and a reference to “day” shall mean a calendar day, unless otherwise specified.
10. The terms “hereof”, “herein”, “hereto”, “hereunder” or similar expressions used in this NIT mean and refer to this NIT and not to any particular Article, Clause or Section of this NIT. The terms “Article”, “Clause”, “Paragraph” and “Schedule” mean and refer to the Article, Clause, Paragraph and Schedule of this NIT so specified;
11. In the case of any conflict, discrepancy or repugnancy between the provisions of the NIT documents, provisions of the Agreement (to be signed between the Authority and Selected Bidder) shall prevail over and supersede the provisions of other documents;
12. The descriptive headings of Articles and Sections are inserted solely for convenience of reference and are not intended as complete or accurate descriptions of content thereof and shall not be used to interpret the provisions of the Agreement; and
13. All capitalized words and expressions used in the NIT but not defined therein shall have the same meaning as ascribed to them in the Agreement.

2. BACKGROUND AND OTHER INFORMATION & BRIEF ABOUT WORK

14. The State Government has envisaged development of eco-friendly accommodation infrastructure at Rajgir for promotion of tourism and providing quality stay facilities for national and international tourists visiting the region. Rajgir is an important tourist destination of Bihar with significant historical, religious and ecological importance, attracting visitors throughout the year. In order to enhance tourist amenities and strengthen eco-tourism infrastructure, the project for development of Eco-Friendly Cottages for accommodation and night stay facilities has been approved under Nalanda Forest Division, Bihar Sharif.
15. The proposed project shall be developed at Mahadevpur Mauja, Rajgir or at any other suitable government/revenue land identified by the Divisional Forest Officer, Nalanda Forest Division, Bihar Sharif, depending upon site suitability and administrative requirements. The work is intended to be executed in an environmentally sensitive and aesthetically integrated manner with emphasis on sustainable construction practices,

tourist convenience, landscape harmony and high-quality infrastructure.

16. The scope of work broadly includes development and construction of eco-friendly cottages and associated tourism infrastructure along with all allied civil, electrical, plumbing, mechanical, horticulture and site development works as per approved drawings, designs, specifications, area statements, BOQ and directions of the Department/appointed consultant. The work may include internal roads and pathways, drainage, sewerage, water supply systems, electrification, lighting, landscaping, boundary wall, utility infrastructure, rain water harvesting, STP and other ancillary components required for complete functionality of the project.
17. The agency shall execute the work using high-quality materials, modern construction standards and environmentally suitable construction methodologies while ensuring structural safety, durability, aesthetic appeal and timely completion of the project in accordance with approved technical specifications and departmental requirements.
18. This project is a flagship eco-tourism initiative of the Department of Environment, Forest and Climate Change, Government of Bihar. It is expected to become a major interpretive and recreational destination, complementing existing attractions like the Glass Bridge and Zoo Safari, thereby strengthening Rajgir's position as a premier nature-based tourism hub in Eastern India.

EXPRESSION:

“Divisional Forest Officer, Nalanda Forest Division, Biharsharif” has been engaged for the Development of Eco-Friendly Cottages for Accommodation and Night Stay Facilities for National and International Tourists at Rajgir including Associated Infrastructure and Allied Works under Nalanda Forest Division, Biharsharif.

“Divisional Forest Officer, Nalanda Forest Division, Biharsharif” requires the services of a well-established and experienced agency/firm/company for execution of the project on turnkey basis as per the scope enlisted in the tender document and details given below.

Name of the Project: Development of Eco-Friendly Cottages for Accommodation and Night Stay Facilities for National and International Tourists at Rajgir including Associated Infrastructure and Allied Works under Nalanda Forest Division, Biharsharif. The work includes construction and development of eco-friendly accommodation facilities, cottages, reception and visitor facilities, internal roads and pathways, landscaping and horticulture works, drainage and sewerage systems, water supply infrastructure, electrification and lighting systems, utility services, rain water harvesting structures, STP and all other allied civil, electrical, plumbing, mechanical and

infrastructure works complete in all respects as per approved drawings, specifications and BOQ.

NIT is invited for the project on turnkey basis from eligible Companies/Firms/Agencies based on competitive offers in Two Envelope System i.e. Envelope No. 1: Pre-Qualification cum Technical Bid and Envelope No. 2: Financial Bid.

The 'Scope of Work' under this contract comprises comprehensive execution and development of eco-friendly accommodation infrastructure and associated facilities at Mahadevpur Mauja, Rajgir or any other suitable government/revenue land identified by the Divisional Forest Officer, Nalanda Forest Division, Biharsharif. The work includes site development, construction of eco-friendly cottages and related structures, reception and common utility areas, internal circulation roads and pathways, drainage and sewerage systems, water supply and sanitary works, electrification, lighting systems, landscaping and horticulture development, rain water harvesting systems, boundary infrastructure, utility services, STP and all ancillary infrastructure required for complete operational functionality of the project.

The contractor shall execute the work strictly as per approved master plan, architectural drawings, structural drawings, specifications, area statements, BOQ and directions issued by the Department/appointed consultant. The agency shall ensure use of high-quality materials, sustainable construction practices, eco-sensitive development approach and aesthetically appropriate designs compatible with the surrounding environment and tourism importance of Rajgir.

The Bidder shall adhere to all requirements of the Forest Department and shall adopt modern construction methodologies, innovative planning and environmentally sustainable practices to achieve high standards of quality, durability, visitor convenience and overall project aesthetics. The bidder may be required to make presentations before the committee constituted for the purpose regarding execution methodology, work plan and implementation strategy.

The entire development work shall be carried out with due consideration to environmental sensitivity, natural topography and ecological sustainability. The agency shall ensure proper integration of tourism infrastructure with landscape features and execute all works complete in all respects within the stipulated time period as per approved scope of work and departmental directions.

Abstract:

Sl No.	Scope of work	Cost of tender document (In Rupees) (Online Mode) Paid through e-payment mode (i.e. NEFT/RTGS/Credit Card/Debit card, Net Banking)	Tender processing Fee(Non Refundable) (inclusive of GST @18.00%) to be paid through e-payment mode (i.e. NEFT/RTGS/,Credit Card/Debit card) (in Rupees)	Earnest Money Deposit (In Rupees) Online/ Offline	Time of Completion
1	2	3	4	5	6
01.	Development of Eco-Friendly Cottages for Accommodation and Night Stay Facilities for National and International Tourists at Rajgir including Associated Infrastructure and Allied Works under Nalanda Forest Division, Biharsharif as per BOQ	Rs. 2000.00	As applicable (As per e-PROC Bid Processing Fee Structure)	Rs. 70,00,000	18 months

Details and important dates:

Sl. No.	Activity	Date/Time : Duration
1.	Online Sale/Download date of Tender documents	From the date of publication till 30.06.2026 (Upto 12:00 P.M.) (https://eproc2.bihar.gov.in)
2.	Bid-clarification date and time	19.06.2026 at 02.30 PM (In the office of the Divisional Forest Officer, Nalanda Forest Division, Biharsharif).
3.	Date/Time for Submission/ Uploading of offer/Bid	Till 30.06.2026 up to 5.00 P.M. (https://eproc2.bihar.gov.in)
4.	Submission of EMD in Hard copy/Original.	Till 01.07.2026 up to 11.00 A.M. (In the office of the Divisional Forest Officer, Nalanda Forest Division, Biharsharif).
5.	Submission of soft copy of Presentation in PPT format to official mail as per NIT	01.07.2026 at 11.00 A.M. (https://eproc2.bihar.gov.in)
5.	Date & time for Opening of Technical Bid.	01.07.2026 at 12:30 P.M. (https://eproc2.bihar.gov.in)
6	Contact person/Nodal Officer for queries	Divisional Forest Officer, Nalanda Forest Division, Biharsharif, Email: dfonalandafdivision@gmail.com , Mobile No. +91 91231 24835
7.	Financial Bid Opening Date and Time	Will be notified later.

Tender documents can be downloaded from the website: <https://eproc2.bihar.gov.in/> on or before prescribed time (before the Financial Bid Due Date). The Bidders are requested to submit the EMD amount in form of the original Demand Draft of any scheduled bank of India in the office of Nalanda Forest Division, Bihar sharif in the closed envelope with the mention of the bidder name and communication address as per prescribed time. Bidders are required to submit their Technical Bids in the website as mentioned above, and the Financial Bid to be submitted on the website as mentioned. **The Financial Bid/ Technical Bid, except DD of EMD shall not be submitted (offline). If Technical/Financial Bid is submitted offline, it will lead to disqualification of the Bidder.**

2. Definitions

In this Tender Document, unless the context otherwise requires or provides for, the following words and expressions shall have the meanings as are hereinafter respectively assigned to them:

- a. **“Authority”** means Divisional Forest Officer, Nalanda Forest Division, Bihar sharif
- b. **“Agreement”** shall mean the legal document, including recitals, schedules and attachments which may be amended, supplemented or modified in accordance with the provisions, as executed amongst Divisional Forest Officer, Nalanda Forest Division, Bihar sharif and the Successful / Selected Bidder. In other words, it is the contract which shall be executed between Authority and the Successful / Selected Bidder;
- c. **“Bank”** Bank shall mean any Scheduled Bank within the Reserve Bank of India Act;
- d. **“Bid”** means the documents in their entire form submitted by the Bidder in response to the BID Document issued by the Licensor in accordance with the provisions thereof;
- e. **“Contractor/Bidder”** shall mean an individual legal entity (whether a company (under Companies Act or LLP Act), partnership firm, proprietorship firm or any other incorporated entity) who has responded to the Tender and submitted its Bid in response to the Tender.
- f. **“Business Day”** shall mean such day on which the offices of the Bihar Government are open for work;
- g. **“Coercive Practice”** means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or property to influence any person’s participation or action in the bidding process;
- h. **“Conflict of Interest”** shall have the meaning set out in this NIT;
- i. **“Corrupt Practice”** means (i) the offering, giving, receiving, or soliciting, directly or indirectly, of anything of value to influence the actions of any person connected with the bidding process (for avoidance of doubt, offering of employment to or employing or engaging in any manner whatsoever, directly or indirectly, any official of the Authority who is or has been associated in any manner, directly or indirectly, with the bidding process or the LOA or has dealt with matters concerning the Agreement or arising therefrom, before or after the execution thereof, at any time prior to the

expiry of one year from the date such official resigns or retires from or otherwise ceases to be in the service of the Authority, shall be deemed to constitute influencing the actions of a person connected with the bidding process); or (ii) engaging in any manner whatsoever, whether during the bidding process or after the issue of the LOA or after the execution of the Agreement, as the case may be, any person in respect of any matter relating to the Project or the LOA or the Agreement, who at any time has been or is a legal, financial or technical adviser of the Authority in relation to any matter concerning the Project;

- j. **“Presentation”** - to present a concept of theme-based work as per NIT in format of video, PPT or 3D animated in computerized soft copies format only, and to present in front of technical evaluating committee members. The soft copy of the presentation in PPT format is to be submitted via email dfonalandafdivision@gmail.com before the prescribed time/date only. No other form will be considered by the tender committee.
- k. **“Technical Evaluation”** - Means total marking of eligibility criteria marks and presentation marks.
- l. **“Successful technical Evaluated”** - who qualified in Technical Evaluation.
- m. **Technical evaluating committee”**
- n. **“Bid Due Date”** shall mean the last date for submission of Technical and Financial Bids;
- o. **“Fraudulent Practice”** means a misrepresentation or omission of facts or suppression of facts or disclosure of incomplete facts, in order to influence the bidding process;
- p. **“Letter of Award”** shall mean the letter issued to the Successful Bidder by Divisional Forest Officer, Nalanda Forest Division, Bihar sharif.
- q. **“Successful Bidder/Contractor”** shall mean the Bidder whose has won the financial bid evaluation and has been accepted by the Authority and has been issued a Letter of Award;
- r. **“Person”** shall mean to include an individual, partnership or a company incorporated in India;
- s. **“Restrictive Practice”** means forming a cartel or arriving at any understanding or arrangement among Bidders with the objective of restricting or manipulating a full and fair competition in the bidding process;

- t. **“Tender”** shall mean this document and any Agreement provided with this or at a later stage.
- u. **“Undesirable Practice”** means (i) establishing contact with any person connected with or employed or engaged by the Authority with the objective of canvassing, lobbying or In any manner influencing or attempting to influence the bidding process; or (ii) having a Conflict of Interest.

3. INSTRUCTIONS TO BIDDERS

To participate in the e-tendering process the bidders are required to get registered by the service provider of e-tendering. The Service to get registered by the service provides of e-tendering. The service provider will provide them the user ID, Password and digital signature. This will enable them to participate in the e-tendering process on the website www.eproc.bihar.gov.in. The help desk of the service provider at RJ Complex, 2nd Floor, Opposite Vidyapeeth Institute, Khajpura, Ashiana Road, P.S. - Shastri Nagar, Patna 800 014, Bihar. (supported by mjunction), Toll Free Number: 1800 572 6571, Email Id: eproc2support@bihar.gov.in can be contacted for this purpose. The bidders are required to submit “Technical Bid” and “Financial Bid” separately. Tender can be downloaded from the website before the prescribed time. All bidders are required to follow the bidding process as mentioned on the website <https://eproc2.bihar.gov.in/> and are required to submit their technical bids. The required presentation in soft copy is to be sent to the official email address dfonalandafdivision@gmail.com before the prescribed date and time.

The Bidders are mandated to physically visit and inspect, all the existing facilities, availability of machineries, building and premises as such, etc. that may be necessary for preparing the bid and for entering into an agreement for the property before submission. The bidders must attach and upload all annexures with duly signed otherwise rejected.

Bids should be submitted on or before the Bid Due Date and should be in the prescribed forms/formats as mentioned in this document.

Demand Draft towards EMD should be put in an envelope and sealed. Sealed envelope can be submitted by courier/Hand delivery or sent by registered post at the following address: Divisional Forests Officer, (Aranya Vihar, Sipah, (Patna bypass Road) Deepnagar, Biharshariff, Nalanda district 803216). Bids not submitted in the prescribed forms / formats will be rejected. Bids received after the Technical Bid Due Date shall be rejected and shall not be opened.

In the event a qualified bidder withdraws the Bid or unable to complete the work within the time given, the EMD of such Bidder shall be forfeited.

Bidders are advised to fill all information clearly and legibly in typed format. The EMDs of all unsuccessful Bidders will be returned without any interest, promptly but not later than one month after the expiration of the Bid validity period or within 15 days of issue of Letter of Award (LoA) to the Successful Bidder, whichever is earlier. As per evaluation process mentioned in Section 5 of this tender, Successful Bidder would be issued a Letter of Award (LoA), inviting to sign the Agreement / Contract Agreement.

The Successful Bidder shall submit the second copy of Letter of Award as issued by the Authority, duly signed by Authorized Signatory within 7 (seven) days from the date of issue of Letter of Award as token of acceptance of work allotted to him.

Within 7 days from the date of issue of Letter of Award (Work order), the Successful Bidder shall sign the Agreement with Authority failing which the Letter of Award shall stand withdrawn without any liability and the EMD of such Bidder shall be forfeited.

Bidders should note that:

- (i) If they withdraw their Bid after their Technical Bid has been accepted, or
- (ii) In case Successful Bidder fail to execute the Agreement within 30 days from the date of receipt of the Letter of Award, or
- (iii) If they conceal any material information or make incorrect and misleading statements or misrepresent facts in their Bid, or
- (iv) Try to influence Divisional Forest Officer, Nalanda Forest Division, Bihar sharif or any of its officials in relation to the evaluation of Bids; Divisional Forest Officer, Nalanda Forest Division, Bihar sharif shall have the right to forfeit their EMD and blacklist them from participating in any future tenders issued by Divisional Forest Officer, Nalanda Forest Division, Bihar sharif.

Bids shall remain **valid for a period of 180 days** from the date of opening of the Financial Bid.

Divisional Forest Officer, Nalanda Forest Division, Bihar sharif may cancel the bid any time without giving any reason. Divisional Forest Officer, Nalanda Forest Division, Bihar sharif may, at its sole discretion, extend the Financial Bid Due Date / Technical Bid Due Date and amend the terms of Tender documents. In such a case, all rights and obligations of Divisional Forest Officer, Nalanda Forest Division, Bihar sharif and Bidders previously subject to the Financial Bid Due Date / Technical Bid Due Date will thereafter be subject to the Financial Bid Due Date / Technical Bid Due Date as extended. During evaluation of Bids, Divisional Forest Officer, Nalanda Forest

Division, Bihar sharif may, at its discretion, ask a Bidder for further clarifications and/or information. The request for clarification and the response thereto shall only be in writing. The Bidder shall have to reply to the clarification within 3 working Days or any such period as specified from the date of receipt of the request failing which the Bid of such a Bidder shall be rejected and Divisional Forest Officer, Nalanda Forest Division, Bihar sharif shall have the right to forfeit the EMD of such Bidder.

Pre-Bid Clarification:

All clarifications, suggestions, or queries related to the tender shall be entertained only through the notified medium in the office of the tender issuing authority as specified in the tender notice. Any clarification or request received through means other than the notified medium shall not be considered under any circumstances. The decisions and responses provided by the tender issuing authority during the pre-bid clarification meeting shall be final and binding on all bidders. Further, all intending bidders are required to furnish an undertaking during the pre-bid clarification that they accept the terms and decisions made therein and that they shall not seek modifications or raise objections later on the issues already clarified.

4. GENERAL TERMS & CONDITIONS

1. The said area will be handed over to the Contractor on 'AS IS WHERE IS CONDITION'. Any changes in the building / property shall only be allowed with the prior written permission of the Divisional Forest Officer, Nalanda Forest Division, Bihar sharif.
2. The contractor must deploy high-quality construction materials, modern building technologies and environmentally sustainable development practices suitable for eco-friendly tourism infrastructure. Detailed specifications, makes and technical standards of all civil, electrical, plumbing, lighting, sanitary, mechanical and utility components proposed to be used in the project must be clearly mentioned in the bid document and demonstrated during the technical presentation. The bidder shall ensure use of durable, energy-efficient and weather-resistant systems appropriate to the climatic and environmental conditions of Rajgir. Any additional innovative features, eco-sensitive technologies, sustainable infrastructure solutions, smart utility systems, landscape enhancement concepts or visitor-convenience facilities proposed by the bidder for improving project quality, sustainability and tourist experience may also be included, subject to approval of the Employer.
3. Bids from Joint Ventures (JV), Consortiums, or Associations of Persons shall not be

accepted for this work. Only single, legally recognized entities such as proprietorship firms, registered partnerships, private/public limited companies, LLPs, or other legally incorporated entities shall be eligible to participate. The bidder must have independent legal, financial, and technical capacity to execute the work in its entirety and shall not be permitted to subcontract without the approval of the Engineer or share the scope of work with other firms except for specialized supply components, with prior written approval of the Employer. This is to ensure clear accountability, seamless execution, and avoidance of disputes during the contract period

4. While Divisional Forest Officer, Nalanda Forest Division, Bihar sharif will facilitate the contractor in contents, photographs and other required material, the bidder agency shall have its own arrangement and resources to provide and mobilize the same for fulfilling the bid obligation.
5. The work shall be completed within 18 months from the date of issuance of the Letter of Intent or Work Order, unless an extension is granted by the Divisional Forest Officer, Nalanda Forest Division, based on justified and documented reasons.
6. Financial Bid must be submitted online only as per indicative format given.
7. The bidder shall quote all the rates in total provided in the Financial Bid format. The Rates shall be inclusive of all taxes and statutory levies.
8. The rate quoted for above said work should be on lump-sum basis in INR and not on percentage basis. The rates quoted by the bidders shall be inclusive of all taxes, statutory levies, charges, transportation etc. Authority shall not entertain any claim for extra payment over and above the agreed rates.
9. The Bank guarantee shall be 5% of the financial bid value and have to be deposited before the starting of work. Validity of such Bank guarantee will be a period of sixty days beyond the date of completion of all contractual obligations of the supplier including warranty obligations.
10. Conditional bid shall not be accepted.
11. Divisional Forest Officer, Nalanda Forest Division, Bihar sharif reserves the right to reject any or all the bids without assigning any reason. In case of any dispute, the jurisdiction will be Patna only.
12. The Divisional Forest Officer, Nalanda Forest Division, Bihar sharif reserves the right to

seek additional information from any applicant, if necessary, during the course of bid's evaluation.

13. Experience and Quality of work will be given preference, hence comprehensive proposal with details of similar work experience is expected
14. The contract shall be treated as a fixed-price, lump-sum contract and the quoted rates shall remain firm and final during the entire period of execution of the work as well as defect liability period. No claim for price escalation or revision of rates on account of any fluctuation in the prices of materials, labour wages, statutory taxes, duties, transportation, fuel, or any other input costs shall be entertained under any circumstances.
15. The bidder is deemed to have considered all possible contingencies, including inflationary trends, statutory variations, transportation challenges, and site conditions, while preparing the bid. The Employer shall not be liable for any additional financial burden arising from delay, force majeure events, or market volatility. Any extension of time, if granted, shall be without financial implication
16. The contractor is required to factor in all risks, future market variations, and other liabilities while quoting the price. Submission of the bid shall be treated as the bidder's unconditional acceptance of this no escalation condition, and no correspondence seeking rate revision shall be entertained at any stage. Payment of work would be paid on availability of fund from Government.
17. In case of undue delay beyond stipulated days or withdrawal of work at any stage, no payment shall be made to the agency.
18. The contractor agency will be responsible for any violation of copy rights for all designs, photographs, material etc. used by it, not provided by the Forest Department
19. The final concept plan, master layout, architectural drawings, structural designs, detailed engineering drawings, specifications and overall development scheme for the project shall be provided by the consultant appointed by the Employer. The contractor shall execute the entire work strictly in accordance with the approved drawings, designs, BOQ, technical specifications and directions issued by the Employer/appointed consultant. Any site-specific modifications, construction detailing, shop drawings or execution-level refinements required during implementation shall be prepared by the contractor and submitted for approval

before execution.

20. The Divisional Forest Officer, Nalanda Forest Division (or an authorized committee nominated by the Employer) shall have the authority to examine, suggest modifications, and review construction detailing/shop drawings/execution drawings. No work shall commence on-site until such approval is obtained.
21. Any changes suggested during execution to improve visitor safety, interpretive value, or eco-sensitivity shall be implemented by the contractor at no additional cost, subject to approval by the Divisional Forest Officer. The bidder agency shall furnish and adhere to the schedule of implementation of the Divisional Forest Officer, Nalanda Forest Division, Bihar sharif and install the hard wares and equipment as per concept plan, drawings and specification approved by Divisional Forest Officer, Nalanda Forest Division, Bihar sharif in timely manner.
22. The Successful Bidder / Agency will be required to submit Presentation online as requested. Failure to do so may result in deduction from security deposit.
23. In order to work timely, efficiently and for hassle free preparation and successful management of the activities, the bidder agency shall work and coordinate well in advance with the Divisional Forest Officer, Nalanda Forest Division, Bihar sharif and agencies / Vendors appointed by Divisional Forest Officer, Nalanda Forest Division, Bihar sharif to provide other services.
24. The contractor shall be solely responsible for obtaining all necessary permits, clearances, and approvals required for the execution of the work, including but not limited to electrical safety certification, structural stability certificates for prefabricated structures, fire safety approvals (wherever applicable), and compliance with environmental and labour regulations. All submissions to competent authorities shall be made in consultation with and under intimation to the Employer.
25. In case of delay attributable to statutory approvals (including FCA Stage-I/Stage-II clearances), the contractor shall be entitled only to an extension of time equivalent to the period of such delay, without any claim for price escalation, compensation, or financial relief. The contractor shall, however, be responsible for timely provision of required drawings, documents, and undertakings to avoid procedural delays. The contractor agency shall be liable to abide by all statutory rules and regulations as may be applicable in the state of Bihar to complete the project.

26. The Contactor / Agency has to execute the work with due respect to aesthetics, clean and good ambiance, safety and theme consistent with best of the practices within the given timeframe.
27. Power source provide by authority and other arrangement will be carried out by contractor and consumption bill (cost) shall be payable by contractor.
28. Drinking water and other Utility to be arranged by the contractor.
29. The Contactor / Agency shall deploy adequate technical manpower and other professionals required for installation and execution of work. The Bidder agency shall depute adequate supervisory staff for management of work and coordination with other agencies rendering allied services.
30. The Contactor / Agency shall bring in best of the installation/execution practices and will use high quality material having BIS, Indian standards and applicable all international standards norms.
31. The Contactor / Agency shall be responsible for any damages, injuries, human casualties that may occur due to any negligence on their part. The bidder agency shall obtain sufficient insurance cover anticipating all the risk associated with event.
32. No advance payment will be made to the Contactor / Agency for the works.
33. All statutory taxes will have to be borne and paid to the concerned authorities by the bidder. In case there is any statutory requirement of tax deduction at source under any Act, rules etc., such taxes will be deducted at source while making payment by the tender inviting Authority.
34. Bids submitted shall be complete in all respects with signature on all pages by authorized signatories. Incomplete, partially signed or unsigned bids shall be treated as invalid.
35. Physical documents of Bid not submitted in the time limit shall be treated as invalid and no representations in this regard shall be entertained.
36. Technical bids shall be opened at date mentioned in NIT in the Office of the Divisional Forest Officer, Nalanda Forest Division, Bihar sharif via eproc2 portal. During the technical evaluation, the bidders or their authorized representation are mandated to give presentation before the evaluation committee. The bidder agencies are required

to make a presentation on the concept as per the bid requirement. The presentation must cover all the aspects as elaborated in the scope of work.

37. The bids offered by the applicant must be valid for a minimum period of **06 Months** from the date of opening of bids.
38. The information supplied by tender invite Authority the information generated/ collected during this assignment shall remain the sole property of the Bihar Forest Department and the Bidder shall not divulge the same or publish it in any form without the prior written permission from the Tender inviting authority.
39. After receipt of the proposal, the Tender inviting authority may establish official communication with the prospective bidder in order to seek explanation / clarification and confirmations. The bidders are being advised not to establish any contact or their own or indulge in any form of canvassing, failing which they shall invite disqualification.
40. The Bids submitted in following manner shall be summarily rejected.
 - a. Bids not qualifying under eligibility criteria.
 - b. Bids submitted without or improper EMD.
 - c. Bids received through any platform other than e-tendering platform as mentioned in the tender
 - d. Bids which do not confirm unconditional validity of the bid as prescribed in the Tender
 - e. If the information provided by the Bidders is found to be incorrect / misleading at any stage / time during the Tendering Process
 - f. Financial bid not in prescribed format
 - g. Any effort on the part of a Bidders to influence the purchaser's bid evaluation, bid comparison or contract award decisions
 - h. Bids received after the last date for receipt of bids prescribed in the data sheet.
 - i. Bids without signature of person (s) duly authorized on the bid
 - j. Bids without power of authorization and any other document consisting of

adequate proof of the ability of the signatory to bind the Bidders

- k. Technical Bid containing commercial details or any such hints/calculations /extrapolations/records
- l. Revelation of Prices in any form or by any reason before opening the Commercial Bid
- m. Failure to furnish all information required by the Tender Document or submission of a bid not substantially responsive to the Tender Document in every respect.
- n. Bidders not quoting for the complete scope of Work as indicated in the Tender documents, addendum (if any) and any subsequent information given to the Bidders.
- o. Bidders not complying with the Bidder instructions as stated in the Tender Documents.
- p. The Bidders not confirming unconditional acceptance of full responsibility of providing services in accordance with the Scope of work and Bidder instruction mentioned in this tender.
- q. If it is found that firms have tendered separately under different names for the same contract, all such tender(s) shall stand rejected and tender deposit of each such firm/ establishment shall be forfeited. In addition, such firms/ establishments shall be liable at the discretion of the Divisional Forests Officer, Nalanda Forest Division, Bihar Shariff for further penal action including blacklisting.
- r. If it is found that multiple bidders have uploaded separate tenders / quotations under different names of firms/ establishments but with common address for such establishments/ firms, are managed or governed by the same person/ persons jointly or severally, such tenders shall be liable for penalty/ legal action including blacklisting.
- s. If after awarding the contract, it is found that the accepted bid violated any of the directions pertaining to the participation, the contract shall be liable for cancellation at any time during its validity in addition to penal action including blacklisting against the bidders.
- t. Price Bids that do not conform to the Tender's price bid format.

41. On the day of Tender opening only technical bids (Techno-Commercial Bids) will be opened in the eproc2 portal. Price/Financial bid of successful technical bidders will be opened on a date fixed by the authority.
42. No query or complain from bidder will be entertained after completion of bid opening in regard to bid opening or content of other's bid.
43. **Clarification regarding contents of the Bids:** During evaluation and comparison of bids, the Department may, at its discretion, ask the bidder for clarification of his bid. The request for clarification will be given in writing or through Procurement Portal i.e. <https://eproc2.bihar.gov.in/> and no change in prices of the bid will be sought, offered or permitted. No post-bid clarification on the initiative of the bidder will be entertained.
44. **Penalty:** In the event of failure to complete the job within stipulated time period, department reserves the right to accept the job in part or in full and claim liquidated damages from the firm subject to the maximum of 5% of contract value which will be levied on the amount of work order.
45. Time allowed for completion of work is up to 18 months, subject to extension granted by Divisional Forest Officer.
46. Resolution of disputes: All disagreements, disputes, difference that may arise between Divisional Forest Officer, Nalanda Forest Division, Bihar sharif and the bidder/supplier which cannot be resolved through mutual negotiations shall be referred to Conservator of Forest Patna Circle Patna. The venue of all such proceedings and arbitration shall be Patna Bihar, India.
47. Jurisdiction: The obligations and liabilities arising out of this contract shall be construed in accordance with the laws of Union of India. The court in Biharsharif shall have the exclusive jurisdiction to try all or any of the dispute.
48. Notices: Any notice given by one party to the other pursuant to this contract/order shall be sent to the other party in writing or by e-mail and confirmed in writing to the other party's address specified in the contract. A notice shall be effective when delivered or on the notice's effective date, whichever is later.
49. The contractor must submit the final working presentation as per suggestions or amendment given by authority within 7 days after issue of work order.
50. Bar Chart - The bidder shall have to submit work execution plan (Bar chart) and timeline to

the employer with technical bid in Physical form to showcase the completion of the work for as per scope of work with respect to tender time limit.

51. Bidder must have visited the site before bidding. No excuse will accept by employer during execution.
52. The work should be executed based on factors such as quality, economy, and effective time saving and complete satisfaction to the employer.
53. The contractor shall submit the relevant drawings/plans according to the theme approved to the Authority within 15 days after issue of work order.
54. The query and comments raise by employer/consultant for the submitted documents and drawings by contractor shall be submitted to and contractor will have to resubmit revised documents and drawings within a maximum of 3 days for approval.
55. The contractor shall submit all necessary technical data sheets and drawings to the employer before execution of the work.
56. The contractor shall get the approval regarding specifications and quality of raw materials to be used and shall supply them at the site only after approval from employer. All materials, equipment, and fixtures to be used in the project shall be procured only from reputed, Government-certified, and industry-approved brands, ensuring compliance with relevant BIS/ISI standards, MoEFCC guidelines, and other applicable codes.
57. The contractor shall, prior to procurement, submit a detailed list of proposed brands, specifications, and quantities of all key materials
58. No material shall be procured or used at site without prior written approval of the Employer. The Employer reserves the absolute right to approve, reject, or suggest alternative brands or specifications in the interest of quality, durability, or compatibility with other project components.
59. The contractor shall also maintain proper documentation of material test certificates, warranties, and purchase invoices and submit the same to the Employer for verification prior to incorporation in the works. Any unauthorized use of unapproved brands or substandard material shall be replaced by the contractor at his own cost without affecting project timelines.
60. All necessary civil, electrical or other works within the scope of the work shall be done by the

contractor only.

61. No deviation from the approved execution methodology and approved drawings will be allowed during execution, unless instructed by the employer.
62. The employer has every right to change the theme, display, etc. pertaining to the exhibits. The contractor shall comply with the changes suggested by the employer.
63. The contractor shall first submit to the designs to the Authority. After approval from authority, the contractor can proceed for final execution on site.
64. Materials delivered at the site must be new and in good condition. The Engineer-in- Charge shall inspect the goods before installation, if any defect is found, same shall be rectified or replaced immediately without any extra cost to the bidder.
65. During execution of work, safety rules and regulations and safety PPE shall be provided by the contractor.
66. Authority has all the right to any changes and requirements regarding work during execution. Contractor must execute the works as per requirements of site and theme.
67. All construction debris, electrical wastes, etc. with prior permission of authority shall be removed as per direction without any extra cost.
68. An authorized person of the contractor must be present during the review meeting at the site/office till the completion of the project.
69. During the period of work the contractor shall depute a qualified site engineer/supervisor on full time basis at the site to supervise and monitor the works till the completion of work.
70. All necessary labors, ladders, scaffolding or other equipment shall be procured and managed by the contractor.
71. During the execution of any type of civil or electrical work, if any accident, damage to equipment or person occurs, all responsibility will rest with the contractor. All notice boards, safety bar, barricade, all safety equipment shall be provide at site by the contractor. No payment shall be made by the employer.
72. Bidder shall submit the Built Drawing, Operation Manual and necessary information (documents, SOPs) while handing over the project.
73. The contractor shall procure and maintain suitable insurance as specified below during

the contract period

1. Contractor's all risk insurance (CAR).
 2. Workman compensation insurance
 3. Third party Liability Insurance.
 4. Fire Insurance
 5. Any other insurance required for mitigating the risks involved in this project.
76. In case of any delay in installation and commencement of work, additional cost for extension of insurance cover shall be borne by the contractor.
77. The Contractor shall be responsible for the safety of manpower shall take all measures necessary to ensure their safety. Reference in these respects shall also be made to the Conditions of Contract and safety provisions but in particular, such measures (to be done by contractor) shall include the following:
- a. Provision of proper safety and emergency regulations fire, gas and electric shock precautions, stretchers, safety PPEs first-aid box and fire extinguisher together with rescue facilities generally for each place of working:
 - It shall be the responsibility of the contractor to provide and maintain adequate lighting to provide adequate work lighting with suitable spare and standby equipment.
 - Provision and maintenance of safe, sound mechanical equipment, every item of plant has a valid test certificate.
 - During all installation work, all applicable safety rules shall be applicable and the contractor shall continue to act in accordance with the safety policy
78. If any accident happens in work area due to lack of safety provision, due to lack of timely information for any fault during preventive checking time to employer, in such case the contractor will be fully responsible for the accident. He has to bear for all the loss and damages. All access routes, temporary storage yards, and construction zones shall be pre-approved by the Employer to avoid disturbance to surrounding forest areas. Waste management shall be strictly followed: no debris, packaging material, or excavated soil shall be left in the forest area, and all solid waste shall be disposed of outside the forest limits in

an environmentally safe manner. The contractor's workforce shall adhere to all forest regulations, including restrictions on hunting, fishing, use of fire, or entry into unauthorized areas. No labour camps or cooking facilities shall be established within the forest boundary. Work timings shall generally be restricted to daylight hours to avoid disturbance to wildlife, and use of loud machinery shall be minimized. The contractor shall also provide fire-fighting equipment at site, maintain strict control over flammable materials, and cooperate with the Forest Department staff for routine inspections. Any violation of forest rules by contractor staff shall be treated as a breach of contract and may lead to penalties or termination.

79. During warranty period Authority will not pay any extra charges for Repair/replace. Bidder will be responsible for maintain all accessories and equipment in working condition.
80. After completion of warranty period contractor must handover entire system in working conditions to Authority.
81. Higher price / Lower pricing regarding certification: In cases where the seller's offered rate falls within a reasonable range, neither exceedingly high nor exceptionally low as compared to prevailing market rates, and subsequently emerges as the lowest bidder (L1), the L1 rate will not be automatically accepted. The financial eligibility of the bidder will not be determined solely based on the L1 rate.
82. Bidder should sign a Bid securing declaration accepting that if they withdraw or modify their bids during the period of validity, or if they are awarded the contract and if they fail to sign the contract, or to submit a performance security before the deadline defined in the request for bid document, they will be suspended for the period of three (3) years from the date of disqualification
83. Site Visit: In order to ensure that bidders are fully aware of the physical site conditions, terrain, topography, environmental sensitivity, accessibility, utility requirements and technical challenges associated with the development of eco-friendly accommodation infrastructure and allied works at Rajgir, it shall be mandatory for all prospective bidders to conduct a site visit prior to submission of their bid. The bidders shall carefully examine the proposed site conditions, approach connectivity, natural drainage, existing vegetation, availability of construction resources and all other factors which may affect execution of the work before submitting their bid.
84. The bidder shall arrange a visit to the site at their own cost and shall be required to obtain a

Site Visit Certificate, duly signed and stamped by an authorized officer of the Divisional Forest Office, Nalanda Forest Division. This certificate must be submitted along with the technical bid, failing which the bid shall be treated as non-responsive and liable for rejection. No claims regarding unfamiliarity with forest conditions, accessibility, terrain, or logistical challenges shall be entertained at a later stage. By submitting the bid, the contractor shall be deemed to have fully assessed the site, its ecological sensitivities, and all factors affecting execution of the project.

85. The bidder shall be responsible for studying the approved concept plans, master layout, drawings, technical specifications and BOQ provided by the Employer/appointed consultant and shall submit detailed execution methodology, construction planning, work programme and implementation strategy as part of the technical bid presentation. The submission shall include, but not be limited to, the following components:
- a) Construction methodology and execution plan for development of eco-friendly cottages, accommodation units and associated infrastructure ensuring structural safety, quality construction, environmental sensitivity and long-term durability.
 - b) Site development plan including internal roads, pathways, drainage, sewerage, water supply systems, landscaping, horticulture works, utility infrastructure and integration with the existing terrain, natural topography and surrounding environment.
 - c) Execution plan for electrical systems, lighting arrangements, rain water harvesting systems, STP, sanitation facilities and other allied infrastructure ensuring energy efficiency, safety and sustainable operation.
 - d) Quality assurance plan, deployment of manpower, machinery, construction materials and implementation schedule demonstrating capability for timely completion of the project in accordance with approved specifications and departmental requirements.
 - e) The proposed execution strategy must demonstrate technical feasibility, environmental sustainability, construction quality and aesthetic compatibility with the eco-tourism character and environmental sensitivity of Rajgir while minimizing unnecessary disturbance to the natural landscape and existing site conditions.
86. Only those bidders who submit complete and detailed design concepts conforming to the above requirements shall be considered for technical evaluation. The final approval of all

designs, layouts, and installations shall rest with the Divisional Forest Officer, Nalanda Forest Division, and any deviation from the approved design during execution shall attract penal action or rejection at the discretion of the Employer

87. The contractor shall also be responsible for proper integration, installation, testing and commissioning of all utilities, fixtures, fittings, services and infrastructure components required under the approved drawings, specifications and BOQ. All construction materials, electrical systems, sanitary installations, plumbing networks, lighting fixtures and utility components shall be durable, weather-resistant and suitable for the climatic and environmental conditions of Rajgir.
88. The contractor shall provide all necessary labour, machinery, construction equipment, hardware, fittings, fasteners, conduits, protection systems, temporary arrangements and incidental works necessary for safe, stable and complete execution of the project. All works shall conform to relevant BIS standards, CPWD specifications, structural safety norms, environmental requirements and applicable statutory codes.
89. The entire work shall be executed strictly as per approved drawings, technical specifications and directions of the Divisional Forest Officer/Engineer-in-Charge/appointed consultant. The cost of all supporting items, incidental works, temporary arrangements, testing, finishing and integration works necessary for proper completion and operation of the project, whether specifically mentioned in the BOQ or not, shall be deemed to be included in the quoted rates and no additional claim on this account shall be entertained.
90. The bidder shall submit documentary proof of successful execution of similar eco-tourism, hospitality, tourism infrastructure or integrated public infrastructure projects executed on turnkey/EPC basis involving integrated area development from site infrastructure and boundary works to civil construction, utility integration, furnishing and operational public use. The bidder must have successfully completed at least one such project within the last five (5) years having a minimum project value of ₹20 Crore. Completion certificates/work orders issued by Central/State Government Departments, PSUs shall be submitted as proof of experience.

5. EVALUATION PARAMETERS FOR SHORTLISTING OF BIDDERS

91. The proposed project aims to develop high-quality eco-friendly accommodation and tourism infrastructure at Rajgir for national and international tourists, integrating

sustainable architecture, environmental sensitivity and modern visitor amenities within a natural setting. The project is envisioned to create a comfortable and aesthetically appealing tourism destination that complements the ecological, historical and cultural significance of Rajgir while promoting responsible eco-tourism in Bihar.

92. The objective is to provide environmentally sustainable accommodation facilities with modern infrastructure, landscape-integrated planning and enhanced visitor convenience while ensuring minimal ecological disturbance and harmony with the surrounding natural environment. The project shall include development of eco-friendly cottages, associated infrastructure, internal circulation systems, landscaping, utility services and other allied facilities designed to enhance tourist experience and promote sustainable tourism practices.
93. The development is intended to create a model eco-tourism accommodation facility with emphasis on quality construction, durability, environmental compatibility and efficient infrastructure planning. Accordingly, the bidder's technical capability, construction expertise, quality assurance systems, resource deployment, execution methodology and ability to undertake environmentally sensitive infrastructure development shall be evaluated as part of the detailed Technical Evaluation process to ensure alignment with the project objectives and departmental requirements. Tender shall be submitted together with other documents that form the tender. In the event of a dispute, the tender and the documents attached thereto shall be considered as forming part of the Contract Documents.

A two -stage procedure will be adopted in evaluating the proposal

- (i) Technical Evaluation: All mandatory documents as per NIT. Any shortcoming of the documents may lead to rejection of the bid and other envelope may not be opened.
- (ii) - Firm securing the qualifying marks mentioned will be eligible for Financial Evaluation.
- (iii) Financial Evaluation.

5.1 Technical Eligibility Criteria: - Evaluation of Technical Proposal

The evaluation committee shall evaluate the Technical Proposals on the basis of their responsiveness to the Terms of Reference / Technical-Qualification Criteria, applying

the evaluation criteria, sub criteria, and point system specified in the Data Sheet. Each responsive Proposal will be given a technical score (St).

A Proposal shall be rejected at this stage if it does not respond to important aspects of the Tender Documents and particularly the Terms of Reference/Technical-Qualification criteria. If any document mentioned under the Primary Eligibility Criteria (PQ) is not submitted in the technical form shall be summarily rejected. Once these primary eligibility criteria are fulfilled successfully by the bidder, the technical cum creative evaluation shall begin and the bidder shall pre-fill the scoresheet and submit the document in the technical stage. Bidder will be asked to do presentation before the Committee for final markings. If Bidder is passed with score of 65 out of 100, the bidder shall be eligible for financial evaluation.

Primary Eligibility Criteria (PQ)

Sl.No	Attachment
1.	Incorporation certification as per Companies Act/ Partnership agreement/Proprietorship certificate or any authorized certificate
2	GST Registration of the firm.
3	PAN CARD
4	Income Tax return of AY 25, AY24, AY23
5	GST Returns of FY23-24 and FY24-25
6	Turnover certificate and balance sheet certified by CA for FY2021, FY2022, FY2023, FY2024. Provisional for FY25-26 will also be considered). Turnover for the last four years shall be more than INR 15 Crores each.
7	Experience certificate in the last five years for carrying out a similar work to the current proposal in the Centre/State/PSUs preceding bid due date – with cost of such work exceeding 20 Cr
8	Notarized Affidavit for not being blacklisted/true documents.
9	Self-certified list of manpower with CVs involved in the consultative and engineering work as per NIT
10	Experience in Hospitality / Eco-Tourism Infrastructure Operation & Maintenance or similar public-use infrastructure projects under the funding of Government undertakings during the last five (5) years, costing 20 lakh and above.
11	Soft copy of presentation in PPT format to be sent to official email ID and Signed and printed copy of presentation to be attached
12	Address Proof document
13	Demand Draft of EMD in favor of Divisional Forest Officer Nalanda Forest Division
14	Undertaking of site visit
15	Self-certified copy of NIT with all annexures – with each page signed by the bidder
16	Any other documents as necessary and prescribed in the NIT

The Evaluation Committee shall carry out its evaluation applying the evaluation criteria specified in the bid document. Evaluation of the application would be done as per the documents submitted. Parties those who are in the trade and are fulfilling the pre-qualification criteria as per the documents required would be called for thematic presentation.

Each responsive proposal shall be attributed a technical score. On the basis of the technical assessment, agencies securing minimum 65 marks out of 100 will be shortlisted and the financial bids of only the shortlisted agencies will be opened, in the presence of authorized representatives of the agencies. The date and time of opening of the financial bids will be conveyed to the selected / shortlisted agencies.

VOLUME-I TECHNICAL BID

- Separate envelope for EMD as per NIT – to be submitted in hardcopy in the office
- Soft copy of Presentation. – to be submitted in the mail address and printed copy to be uploaded via eproc2 portal
- Technical bid documents as per para 5.1 – to be uploaded in the eproc2 portal.

First envelope has to seal and enclosed in a common envelope with title on top mentioning name of work, tender id, bidder's firm name, address and bidder's contact details.

The evaluation committee shall evaluate the Technical Proposals on the basis of their responsiveness to the Terms of Reference / Technical-Qualification Criteria, applying the evaluation criteria, sub criteria, and point system specified in the Data Sheet. Each responsive Proposal will be given a technical score (St). A Proposal shall be rejected at this stage if it does not respond to important aspects of the Tender Documents and particularly the Terms of Reference/Technical-Qualification criteria.

Technical cum Creative Evaluation Criteria

S.No	Description	Total Marks
A	<p>Experience of Successful Completion of Similar Works of at least 20 Cr. in Last 5 Years in the Centre/State/PSUs Preceding to the Bid Due Date:</p> <ul style="list-style-type: none"> • Three such Similar Works (10 Marks) • Two such Similar Works (7.5 Marks) • One Similar Work (5 Marks) <p>Note: If minimum qualification prescribed by the Primary Eligibility is not provided, marks shall be zero for this segment. Each work shall be supported by Completion Certificate issued by the Client / Employer. Partial completion / ongoing works shall not be considered under this criterion. Multiple packages or phases of the same project shall be treated as ONE work only. Works with contract value \leq ₹20 Crore shall not be considered for scoring. Similar work is defined in the Annexure Anx III</p>	10
B	<p>Average annual Turnover during last four years, subject to minimum prescribed by NIT. The bidders have to submit the certificate from Statutory Auditor or Chartered Accountant in this regard.</p> <p>If the Average Annual Turnover of the bidder is: More than 15 Cr. - 3 Marks More than 30 Cr. - 5 Marks More than 50 Cr. - 10 Marks</p> <p>Note: If minimum qualification prescribed by the Primary Eligibility is not provided, marks shall be zero for this segment.</p>	10
C	<p>The bidder must have experience towards O&M of similar work (hospitality/eco-tourism infra) at the cost of 20 lakhs in the Centre/State/PSUs during last 5 years period</p> <ol style="list-style-type: none"> 1. O&M of 3 similar Projects and more – 10 Marks 2. O& M of 2 projects – 7.5 Marks 3. O&M of Single Project: 5 Marks <p>Note: If minimum qualification prescribed by the Primary Eligibility is not provided, marks shall be zero for this segment. Each project shall be supported by completion certificates / work orders issued by a Government / PSU / Statutory Authority. Multiple years of O&M for the same project shall be counted as ONE project only. Projects with contract value below ₹20 lakh shall not be considered for scoring. Similar work is defined in the Annexure Anx III</p>	10

D	<p>Proposed Talents</p> <p>Bidder shall submit CVs of Key Personnel as per below criteria: The bidder shall submit CVs of key technical personnel proposed for this project, supported by qualification documents, experience certificates, and project references. Evaluation will be based on professional qualifications, relevant experience, and completed projects as per the criteria below. CVs not meeting minimum requirements shall be awarded zero marks for that category.</p> <p>a) Project Manager / Team Leader (Civil Engineer) – Minimum 5 years of experience in execution of theme parks, eco-tourism facilities, or landscape-based civil works, with a Degree in Civil Engineering from a recognized institution.</p> <ul style="list-style-type: none"> • 5–8 completed projects: 3 marks • More than 8 completed projects: 5 marks <p>b) Landscape Architect / Planner – Minimum 5 years of experience in designing landscape projects, nature interpretation parks, or urban green spaces. Must hold a recognized Degree in Landscape Architecture / Planning.</p> <ul style="list-style-type: none"> • 5–8 completed projects: 3 marks • More than 8 completed projects: 5 marks <p>c) Structural Engineer – Minimum 5 years of experience in designing light structures, prefabricated installations, and foundations for outdoor environments. Must be a Chartered / Licensed Structural Engineer.</p> <ul style="list-style-type: none"> • 5–8 completed projects: 3 marks • More than 8 completed projects: 5 marks <p>d) MEP Engineer (Electrical & Plumbing) – Minimum 5 years of experience in design and execution of outdoor electrical distribution, solar lighting systems, plumbing and water supply infrastructure. Must hold a Degree/Diploma in Electrical/Mechanical Engineering.</p> <ul style="list-style-type: none"> • 5–8 completed projects: 3 marks • More than 8 completed projects: 5 marks <p>e) Safety & Quality Control Officer – Minimum 5 years of experience in site safety management and quality control for public infrastructure projects. Should have relevant safety training/OSHA certification preferred.</p> <ul style="list-style-type: none"> • 3–5 projects: 3 marks • More than 5 projects: 5 marks <p>The following documents may be submitted as supporting proof, individually or in combination, including but not limited to:</p> <ul style="list-style-type: none"> • Work Order / Letter of Award issued by the Client / Employer • Completion Certificate / Experience Certificate from the Client • Payment Certificate / Invoice / Payment Release Order • Client or End-User Certificate certifying the role of the personnel • Agreement / Contract document indicating scope and personnel deployment 	25
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	<ul style="list-style-type: none"> Any other relevant documentary evidence establishing the experience and role of the proposed Key Personnel <p>The Tender Evaluation Committee (TEC) shall examine the adequacy, relevance and authenticity of the documents submitted. Acceptance or rejection of any supporting document shall be at the sole discretion of the Tender Evaluation Committee, and its decision shall be final and binding on the bidder. Claims not supported by credible and verifiable documentation, as determined by the TEC, shall not be considered for evaluation</p>	
E	<p>Concept and presentation</p> <p>The Company/Individual has the liberty to propose innovative execution methodologies, construction planning approaches and sustainable infrastructure solutions in conformity with the approved concept, drawings and project requirements, while ensuring that the final development matches international standards of eco-friendly tourism infrastructure. The bidders must visit the site before the presentation. The presentation has to be supported with simulated visuals.</p> <p>Technical Evaluation Criteria (Total – 45 Marks)</p> <p>i. Quality of Master Plan Integration & Development Approach – 10 Marks</p> <p>Assessment of the overall understanding of the approved master plan, site integration approach, zoning of cottages and associated infrastructure, landscape compatibility and harmony with the natural surroundings and eco-tourism character of Rajgir.</p> <p>ii Quality of Eco-Friendly Architectural Concept & Sustainable Tourism Infrastructure Planning – 10 Marks</p> <p>Evaluation of the proposed architectural character, climate-responsive and environmentally sustainable design approach, integration of built structures with natural surroundings, planning of tourist accommodation facilities, use of eco-friendly materials and infrastructure, aesthetic quality of the development, and overall capability to create a high-quality eco-tourism destination of international standards (minimum 400 words).</p> <p>iii. Quality of Design & Layout of Infrastructure, Pathways, Utilities and Landscape Elements – 10 Marks</p> <p>Assessment of internal circulation systems, pathways, landscaping, lighting arrangements, utility infrastructure, drainage planning, cottage placement, reception/common</p>	45

	<p>facilities and overall site development approach ensuring environmental sensitivity and functional efficiency.</p> <p>iv. Technical Detailing & List of Materials/Equipment – 5 Marks Evaluation of the completeness and quality of proposed construction materials, electrical systems, plumbing and sanitary infrastructure, lighting systems, utility components, sustainable infrastructure solutions and compliance with approved specifications and BOQ requirements.</p> <p>v. Quality of 3D Simulation/Walkthrough Video (Minimum 60 seconds) – 10 Marks Assessment of visual representation showing the proposed appearance of eco-friendly cottages and associated infrastructure after completion, including architectural aesthetics, visitor circulation, landscape integration, lighting arrangements and overall environmental compatibility of the project.</p>	
	TOTAL	100 MARKS

Note: Responsibility for correctness of the information submitted in the online bid lies with bidder. If any information furnished in the bid is proved to be false at a later date, the bid will not only be rejected but the bidder will be BLACKLISTED.

Note: Bidder shall pre-fill the marking scoresheet of the creative evaluation criteria, except the presentation sub-criteria, in the following format.

Self-Marking for Technical cum Evaluation Criteria (To be signed and uploaded by bidder)

	Description	Tentative marks by bidder	Justification remarks	Document proof
A	Experience of Successful Completion of Similar Works			
B	Average annual Turnover from similar business during last three years.			
C	O &M			
D	Proposed Talents (CVs of key personnel)			
	TOTAL			

Minimum 65 marks required to qualify in Technical Evaluation. Financial proposal of technically qualified bidders only will be opened. No dispute with respect to marking of the technical and presentation parameters shall be raised at the stage of technical evaluation by the bidder.

The decision of the Technical Evaluation Committee (TEC) and the Tender Accepting Authority

regarding the eligibility, responsiveness, and technical qualification of bids shall be final, conclusive, and binding on all bidders. However, a bidder whose bid is disqualified at the technical stage may submit a written representation, if any, within four (4) days from the date of issuance of the disqualification notice. Upon such request, the Tender Inviting Authority may, at its discretion, provide a brief statement of reasons for disqualification to the concerned bidder. No further correspondence, appeal, or challenge shall be entertained beyond this period, and the decision of the TEC and Competent Authority thereafter shall be treated as final for all purposes.

5.2 Evaluation of Financial Proposals

After the technical evaluation is completed list of pre-qualified and short-listed bidders will be prepared for opening of their Financial Proposals. A date, Time and Venue has been notified to all Bidders for announcing the results of technical evaluation and opening of Financial Proposals. In case of postponement of financial evaluation, the same shall be communicated via publishing of corrigendum via eproc2 portal.

Financial Bid Format

S.NO	ITEM	AMOUNT INCLUSIVE OF ALL INCIDENTALS (In Number)	AMOUNT AMOUNT INCLUSIVE OF ALL INCIDENTALS (In Words)
1	BUILDING COST as per attached Bill of Quantities		
2	SERVICES as per attached Bill of Quantities		
3	SPECIALISED E&M WORKS as per attached Bill of Quantities		
4	INTERIOR FURNISHING as per attached Bill of Quantities		
5	STREET LIGHTING as per attached Bill of Quantities		
6	STP/ETP as per attached Bill of Quantities		
	TOTAL COST		

Financial Evaluation Methodology:

The financial evaluation of the bids shall be undertaken strictly on the basis of the Grand Total quoted by each pre-qualified bidder. No component-wise or item-wise comparison of rates will be carried out during the financial evaluation. The evaluation will consider the overall financial offer, inclusive of all taxes, statutory levies, and incidental charges, as quoted in the prescribed format for the entire scope of work.

The bidder quoting the lowest Grand Total amount shall be considered the Lowest Evaluated Bidder (L1) and shall be recommended for award of work, subject to the fulfillment of all other terms and conditions specified in the tender document. In case of postponement or rescheduling of the financial bid opening, the same shall be notified to all concerned bidders through a corrigendum published on the eProc2 portal.

6. SCOPE OF WORK

1. The proposed project involves the turnkey development of Eco-Friendly Cottages for Accommodation and Night Stay Facilities for National and International Tourists at Rajgir, including associated infrastructure and allied works under Nalanda Forest Division, Biharsharif. The entire project shall be executed within the stipulated completion period from the date of issuance of the Work Order/LOI. Detailed specifications, approved drawings, area statements and quantities of the work are enclosed as part of the BOQ and tender document.
2. The project shall include, but not be limited to, the following major components:
3. Site Development and Preparation: Site levelling, grading, clearing, earthwork, development of circulation areas and preparation of the project site in accordance with approved plans, environmental considerations and natural topography.
4. Construction of Eco-Friendly Accommodation Infrastructure: Construction and development of eco-friendly cottages, accommodation units and associated structures using sustainable construction practices, environmentally compatible materials and high-quality workmanship as per approved drawings and specifications.
5. Construction of Reception, Administrative and Common Facilities: Development of reception areas, waiting spaces, administrative facilities, common utility areas and visitor-support infrastructure complete in all respects as per approved plans and specifications.

6. Development of Internal Roads, Pathways and Circulation Infrastructure: Construction of internal roads, pathways, footpaths, circulation areas and associated infrastructure ensuring safe movement, visitor convenience and proper integration with the surrounding landscape.
7. Landscape, Horticulture and Green Area Development: Development of landscaped areas, green spaces, plantation works, horticulture infrastructure, sit-out areas and other environmental enhancement measures compatible with the eco-tourism character of the project.
8. Water Supply, Plumbing, Sewerage and Sanitary Infrastructure: Supply, installation, testing and commissioning of water supply systems, plumbing works, sewerage networks, sanitary systems, drainage infrastructure and associated utility services complete in all respects.
9. Electrical, Lighting and Utility Infrastructure: Supply, installation, testing and commissioning of electrical infrastructure, internal electrification, lighting systems, utility distribution systems, cabling and associated components in accordance with approved technical specifications and safety standards.
10. Rain Water Harvesting, Drainage and Environmental Infrastructure: Development of rain water harvesting systems, storm water drainage infrastructure, environmental management systems and associated works required for sustainable site development and water management.
11. Boundary Infrastructure, Site Protection and Ancillary Works: Construction of boundary infrastructure, gates, fencing, retaining structures and other ancillary infrastructure necessary for security, access control and complete functionality of the project.
12. Testing, Commissioning and Integration of Services: Testing, commissioning and integration of all civil, electrical, plumbing, sanitary, utility and allied infrastructure works to ensure complete operational readiness of the project before handing over to the Department.
13. Review, Modifications and Final Approval: After completion and trial operation, the Employer/appointed consultant shall review the executed works and may suggest necessary corrections, modifications or improvements, which shall be carried out by the contractor prior to final completion, approval and handing over of the project.
14. Defect Liability Period and Life of Components: Defect Liability period shall be THREE year

from the date of handover of the project. The contractor shall be responsible for rectifying any defects in equipment or workmanship that may arise for a period of three years from the date of commissioning and handing over of the project. All such defects shall be remedied promptly by the contractor at no additional cost to the employer. Failure to address defects within the stipulated time may result in deduction of equivalent cost from the bank guarantees, or levy penalties and further action as deemed appropriate by the Divisional Forest Officer, Nalanda Forest Division. The Contractor shall be responsible to make good and remedy at his own expense any defect which may develop or may be noticed before the defect liability period from the certified date of completion. The Engineer-in-charge shall give the Contractor a notice in writing about the defects and the Contractor shall make good the same within 24 hours of receipt of the notice. In the case of failure on the part of the Contractor, the Engineer-in-charge may rectify or remove or re-execute the work at the risk & cost of the Contractor. The Engineer-in-charge shall be entitled to appropriate the whole or any part of the amount of the bank guarantee towards the expenses, if any, incurred by him in rectification, removal or re- execution. One year from date of completion work. The engineer-in-charge will issue final work completion conformation.

14. Completion Drawings and Documentation: Upon completion of all works related to the development, testing and commissioning of the Eco-Friendly Cottage Project at Rajgir, the contractor shall submit a complete and detailed set of "As-Built Drawings", clearly reflecting the final layout and execution details of all constructed infrastructure and installed systems/components. These drawings shall include, but not be limited to, architectural layouts, structural components, cottage locations, reception and common facilities, internal roads and pathways, drainage and sewerage networks, water supply lines, electrical systems, lighting infrastructure, rain water harvesting systems, STP infrastructure, landscaping works, boundary infrastructure and all associated civil, electrical, plumbing and utility installations.
15. The drawings shall incorporate all site-level changes, modifications and execution-related revisions carried out during construction and shall accurately represent the final completed condition of the project. The contractor shall submit the completion drawings and related documentation in both hard copies and editable digital formats such as AutoCAD, PDF and other formats as required by the Employer/appointed consultant.
16. Testing Reports and Compliance Certificates: The contractor shall provide certified testing reports and certificates for all installed equipment, including pre-dispatch inspection

reports, factory acceptance tests (FAT) for integrated systems, performance test reports, and calibration certificates for electrical and control components wherever applicable. These documents shall confirm that the supplied installations meet the required technical specifications, performance standards, and durability benchmarks as stipulated in this tender.

17. Statutory and Technical Compliance: All works must be executed in accordance with statutory guidelines and technical standards as prescribed by relevant authorities, including the Forest Department, PWD (Public Works Department), Electrical Inspectorate, and BIS/ISI standards. The contractor shall bear full responsibility for ensuring compliance with all such regulations and for obtaining required approvals, clearances, and safety certifications from competent authorities. Any deviation or non-compliance shall be treated as a contractual breach, subject to penalties, rectification directions, or termination of contract at the discretion of the Divisional Forest Officer, Nalanda Forest Division.
18. Construction Materials, Infrastructure Components and Utility Systems: All construction materials, building systems, fixtures, fittings, electrical components, plumbing systems, lighting infrastructure, sanitary installations and allied utility components proposed under this project shall be sourced from reputed manufacturers/OEMs having proven experience and established market credibility in execution of high-quality institutional, hospitality, tourism or infrastructure projects. Any “equivalent” make proposed by the contractor shall conform to the approved technical specifications, quality standards and performance requirements prescribed by the Employer/appointed consultant.
19. The manufacturers/OEMs of major construction and utility components shall preferably possess relevant quality certifications such as ISO 9001, ISO 14001 and other applicable industry standards. All materials and systems used in the project shall conform to relevant BIS standards, CPWD specifications, fire safety norms, structural safety standards and applicable environmental regulations.
20. All infrastructure components including electrical systems, lighting fixtures, plumbing networks, sanitary systems, water supply infrastructure, rain water harvesting systems, drainage systems and utility installations shall be suitable for long-term outdoor and all-weather operation under the climatic conditions of Rajgir. The contractor shall ensure use of durable, weather-resistant, energy-efficient and environmentally suitable materials with adequate protection against moisture, heat, corrosion and normal wear and tear. The contractor shall ensure that all installed systems and infrastructure components are tested,

certified and capable of safe, efficient and reliable long-term operation. The overall construction quality, workmanship and material standards shall be consistent with the requirements of high-quality eco-tourism and hospitality infrastructure intended for public use.

21. All proposed equipment must be accompanied by OEM brochures, test certificates, product datasheets, and OEM authorization letters. The Evaluation Committee reserves the right to seek a live or recorded demonstration and to reject any brand/model that does not meet these technical and qualitative parameters, irrespective of claimed equivalence.
22. The Evaluation Committee shall assess all such submissions for technical robustness, compatibility, maintainability, and brand reputation, and reserves the absolute right to reject any product or brand that fails to establish genuine equivalence, even if nominal specifications are met.
23. Penalty Clause: The contractor shall be responsible for promptly rectifying any defect, fault, deficiency, leakage, damage, malfunction or poor workmanship observed during the Defect Liability Period (DLP). All such defects and deficiencies pointed out by the Employer/Engineer-in-Charge shall be rectified within ten (10) days from the date of written notice or within such time as may be specified depending upon the nature and urgency of the defect.
24. Failure to rectify the defects within the stipulated period shall attract a penalty of 0.1% per day of the contract value of the concerned component/work, calculated from the date of expiry of the rectification period until satisfactory compliance is achieved. In case the contractor fails to rectify defects on three (3) separate occasions during the DLP period, the Employer reserves the right to carry out the rectification work at the risk and cost of the contractor, forfeit Performance Security/Retention Amount wholly or partly, blacklist the contractor and recover any associated expenditure or pending dues without further notice. Such action shall be without prejudice to any other legal or contractual remedies available to the Department. The contractor shall remain fully responsible during the Defect Liability Period for structural stability, waterproofing performance, finishing quality, electrical systems, plumbing and sanitary systems, drainage infrastructure, utility installations, roads, pathways, landscaping works and all other components executed under the contract. Any defects arising due to poor workmanship, use of substandard materials, improper installation or failure of systems shall be rectified by the contractor entirely at his own cost, including labour, materials, equipment, transportation and incidental expenses.

25. The contractor shall maintain adequate technical manpower and resources for timely inspection and rectification of defects during the DLP period. All repairs, replacements, corrective measures and testing required for restoration of proper functionality and quality shall be carried out promptly without causing inconvenience to the Department or visitors.
26. A register/logbook of complaints, defects reported, corrective actions taken and date of rectification shall be maintained by the contractor and shall be produced before the Employer/Engineer-in-Charge during inspections whenever required. Repeated failures, recurring defects or delays in rectification shall be treated as serious contractual default and may result in deduction from pending payments, encashment of Performance Security and other actions as deemed fit by the Department.
27. Upon completion of the Defect Liability Period, the contractor shall ensure that all infrastructure, buildings, utility systems and associated works are handed over in sound, safe and fully functional condition to the satisfaction of the Employer.

7.0 PAYMENT TERMS:

Payment Terms

Since the entire project is to be executed on a turnkey basis, any interim payment made to the contractor prior to final settlement shall be treated as a provisional payment towards the total contract value. No advance payment shall be released for any work to be executed under this contract. Payments shall be made strictly on a progressive milestone basis as decided in the Agreement and as certified by the Engineer-in-Charge/appointed consultant.

All payments shall be made in INR only and shall be released by the Divisional Forest Officer, Nalanda Forest Division, Biharsharif through online transfer (RTGS/NEFT) upon submission of valid bills/claims and certification of work progress by the Engineer-in-Charge.

The milestone-wise payment structure shall broadly be as follows:

1. 10% of the Contract Value shall be released after completion and approval of detailed site layout, execution drawings, construction planning, site survey details, working drawings, execution-level DPR/details and other preliminary documentation required for commencement of work.
2. 15% of the Contract Value shall be released after securing the project site through construction/installation of boundary infrastructure/fencing, establishment of site office/store room, mobilization of machinery and manpower, and completion of initial site

development activities to the satisfaction of the Employer.

3. Subsequent Payments shall be released progressively based on actual execution of work and measurable milestones as per approved BOQ, area statement, specifications and physical progress certified by the Engineer-in-Charge/appointed consultant.
4. Final Payment shall be released only after successful completion, testing, commissioning, submission of as-built drawings/documents, rectification of all deficiencies and formal handing over of the project to the Department.

For delays in delivery or execution, the Employer reserves the right to impose liquidated damages as stipulated in the tender documents. Any recoverable dues, penalties or deductions shall be adjusted against the first or subsequent interim payments due to the contractor.

The contractor acknowledges and accepts that the quoted rates are inclusive of all applicable taxes, statutory levies, duties, royalties, freight, insurance, loading/unloading charges, labour, machinery, testing, commissioning and all site execution costs. No additional payment shall be admissible over and above the agreed rates under any circumstances.

The contractor shall confirm that they have read, understood and accepted all terms and conditions contained herein and undertake to abide by them unconditionally.

8. ADDITIONAL INFORMATION

1. The selected agency should be open to minor modifications in the design, if required.
2. The project cost should include all duties, taxes, levies, etc.
3. Any reduction in the quantities of the Hardware equipment in the final project conceived found to less than the minimum quantity proposed by the bidder will attract deduction of the amount as per the concerned authority.
4. The bidder will visit the site of the project at his own cost and the preliminary expenses of research, concept and simulation for the presentation etc will be borne by him. However, we will assist and co-ordinate the entry and permission to the site.
5. The Bidder must ensure that the location and approach selected for audience is accessible and barrier free for physically challenged persons. If needed, minor works shall also be included in the Scope of Work.

6. The EMD of successful and unsuccessful Bidders will be returned by the Authority, without any interest, as promptly as possible on acceptance of the Tender of the successful Bidder/Contractor or when the Bidding process is cancelled by the Authority.
7. The EMD shall be forfeited and appropriated by the Authority as damages payable to the Authority for, inter alia, time, cost and effort of the Authority without prejudice to any other right or remedy that may be available to the Authority hereunder or otherwise, under the following conditions:
 - i. If a Bidder engages in a corrupt practice, fraudulent practice, coercive practice, undesirable practice or restrictive practice as specified in this Tender Document;
 - ii. If a Bidder withdraws its Tender during the period of Tender validity as specified in this Tender Document and as extended by the Bidder/Contractor from time to time;
 - iii. In the case of successful Bidder, if it fails within the specified time limit - to sign the Contract Agreement
8. All equipment supplied and installed and workmanship of the work done shall be guaranteed for 12 months from the date of completion and handing over of the work. The defect liability period is for 12 months reckoned from the date of commissioning and handing over to employer. The defects if any noticed during the period shall be immediately rectified failing which the firm shall be liable for action by the employer.
9. All software, proprietary of script and design shall exclusively be right of name of the employer & shall not be utilized at all anywhere else. Agency has to submit the script, concept and design and all audio recording for the Show etc.
10. Statutory variation if any during the currency of the contract shall be paid extra/recovered on production of documentary evidence.
11. The successful bidder will notify the Nodal Officer who is well versed with aesthetic & technicality of the project for proper coordination with the Employer.
12. Liquidated damages for delay - 1% of the contract amount subject to maximum of Rs.15000/- per week or part thereof. The total liquidated damages of delay should be subject to an overall maximum of 10% of the contract amount. In case, the agency is not able to perform as per the satisfaction of the employer or in case of in-ordinary

delay, the employer reserves the right to terminate the Contract and the firm will be liable to compensate for the loss.

13. The employer will provide secure and dry storage space exclusively for storage of the AV& Other hardware equipment
14. Water & Electricity required for execution of project will be arranged by the authority. agency.
15. The agency shall be solely responsible for complying with all provisions of EPF & Misc. Provisions Act 1952 and ESI Act, relating to manpower engaged for this contract and in the event of any liability on name of the employer by virtue of its being principal employer due to failure of the agency to comply with the said Act, the Agency shall indemnify and reimburse the amount payable by name of the employer on this account.
16. If, at any time during the execution/operation of work, the agency is unable to proceed with the work and is not responsive to the requests and notices of the Corporation to continue work, the Corporation reserves the right to get the work completed at the risk and cost of the agency. The Agency shall, in addition, indemnify the Corporation for the loss suffered by the Corporation as a result of his failure to proceed with the work.
17. It may be ensured that only top-class vendors for any/all activities or items to be outsourced are engaged by the bidder. Each and every item and service provided /rendered is to be of excellent quality and conform to International standards/specifications/practices of quality failing which they are liable for rejection at no costs thereon. All items and services are also to conform to International safety standards / standards as laid down by local Authorities.
18. The Guidelines of the local land form an integral part of the tender document and need to be complied with in all respects.
19. The offer submitted should be complete in all respects. It is mandatory to bid for the entire scope of work in this document. Incomplete/conditional offers shall not be considered for evaluation and are liable for outright rejection. Offers not fulfilling any of the conditions are liable for rejection.

20. Employer reserves the right to scrap the tender without assigning any reason whatsoever. We also reserves the right to reject any bid without assigning any reason whatsoever.
21. The decision of the employer will be final. The bidder shall be bound by the terms and conditions of this document and shall not raise any objection on the same once the agreement is executed.
22. Submission of a bid is an acceptance on the part of the bidder to conform to the rules and regulations of (all) Statutory Agencies /Authorities and the Law of the Land in all respects. The bidder must be careful to read and understand the terms and conditions of the tender document
23. Safe material shall be used with adequate and requisite provisions for covering exigencies etc. No compromise on safety standards shall be accepted. The area shall be sturdy and safe in all respects to avoid any mishap. It is the responsibility of the bidder that all factors have been properly investigated and considered while submitting the bid.
24. All the material provided shall be of a quality befitting the status of the show. If it is found that sub-standard material is used, payment for the same will not be released. In case any discrepancy in the material is noticed at any stage, the same shall be rectified at no extra cost. The selected agency shall have to complete the entire job by the time schedule indicated in this document.
25. All liabilities including claims, insurance, legal etc. shall also be settled by the agency awarded the contract. Name of the employer and / or its employers shall be indemnified of any such claim/s. The selected agency will reimburse all such contribution, expenses & all other charges/liability to which name of the employer may be held liable in connection with the execution of work by the Authorities/Court compensation for the purpose under the provision of any of the laws, social legislation in force as on date or which may be made applicable subsequently.
26. The agency will ensure the presence of their liaison teams, technical teams, etc. at site during execution of works at site.
27. The bidder should preferably have suitable infrastructure in or around the location by dedicated Associates to execute the approved design. Bidder shall have to enclose

documentary evidence in support of the details concerning the dedicated associates.

28. **Termination by default:** Employer reserves the right to terminate the contract of any agency in case of change in the Government procedures OR policy or unsatisfactory services.
29. **Risk – Purchase Clause :** If the agency, after submission of tender and the acceptance of the same, fails to abide by the Terms and Conditions of the tender document or fails to complete the work within the specified time or at any time repudiates the contract, “Divisional Forest Officer, Nalanda Forest Division, Bihar sharif” will have the right to:
- a. Forfeit the EMD
 - b. Forfeit the Performance Security/ Bank Guarantee.
 - c. Impose liquidity damage for the delay in completion of the work.
 - d. In case of completion of balance / entire work through alternative sources at a price higher than the original contract amount, the agency will pay the balance amount to “Divisional Forest Officer, Nalanda Forest Division, Bihar sharif”.
 - e. For all purposes, the work order accepted by the bidder and issued by the “Divisional Forest Officer, Nalanda Forest Division, Bihar sharif” will be considered as the formal contract.
30. The contract can be terminated any time by either party upon giving one month notice to the other party and in the event of such termination, the Second Party shall be liable to refund the excess amount paid/payment, if any made to him over and above what is due to him on the date of termination and the First Party will be entitled to make full use of all or any of the material prepared.

In such an event, the First Party shall also be liable to pay the Second Party any such amount as may be pending in respect of the works completed by him up to that period in terms of this contract.

31. **Arbitration:** If at any time during progress of the works or after the completion thereof anytime during the continuances of this agreement any dispute or differences arise between the parties hereof in relation to or in connection with this agreement, the same shall at the first instance be tried to be resolved by Conservator of Forest Patna circle. He

shall sit together to resolve any dispute arising out of this agreement in equitable manner and to exercise the authority of the party to make decision by mutual agreement. If the dispute cannot be settled in 30 days then the same shall be resolved through arbitration under the Arbitration and Reconciliation Act 1996 as amended till date for which the Arbitration shall be appointed by the Divisional Forest Officer, Nalanda Forest Division, Bihar sharif. The said arbitration shall be held in Patna. As such, in accordance with relevant guidelines of the Finance Department, Government of Bihar, the Tender Inviting Authority has exercised its discretion to exclude this procurement from the scope of any local purchase preferences or relaxed qualification norms. All bidders shall be evaluated strictly on the basis of the eligibility and qualification criteria specified in this tender.

32. **Jurisdiction:** The contract shall be governed by the Laws of India and jurisdiction of courts for legal issue will be Biharshaif.
33. Neither party to this Memorandum of Understanding shall be liable for any failure to perform, or for any delay in the performance of, its obligations hereunder if such failure or delay is due to any event or circumstance beyond the reasonable control of the affected party and which could not have been foreseen or prevented by the exercise of reasonable diligence, including but not limited to: acts of God, war, riots, civil disturbance, acts of terrorism, earthquakes, floods, fires, pandemics, epidemics, government-imposed lockdowns or restrictions, embargoes, strikes, labour disputes, or any action taken by a governmental or public authority (each a "Force Majeure Event"). The party affected by such Force Majeure Event shall promptly notify the other party and the Employer in writing, not later than seven (7) days from the date of occurrence of the event, furnishing details of the Force Majeure and its expected duration. The obligations of the affected party shall be suspended for the duration of the Force Majeure Event, provided that the party claiming force majeure shall make all reasonable efforts to resume performance at the earliest possible time. If the Force Majeure Event continues for a period exceeding thirty (30) consecutive days, the Employer shall have the right to terminate the contract or this MoU, in whole or in part, without any liability or obligation to pay compensation or damages to the Members of the Joint Venture/Consortium Any claims or requests for time extension on account of Force Majeure shall be made jointly by all Members of the JV/Consortium and submitted through the Lead Member only, accompanied by adequate supporting evidence.
34. The earnest money shall be returned to every bidder (successful and unsuccessful) after finalization of the tender and award of work.

35. The use of Whitener/eraser in this tender is prohibited cases. If any correction becomes of necessary, the same should be done securing off originally written rates & figures etc. and then rewriting should be done under initials of person filling the tender.
36. Two persons nominated by Employer should be trained to operate the show in the defect liability period.
37. **Ownership:** The Script written and its recording shall have the sole ownership of the Employer and will not be utilized by the agency in any form.
38. **Agreement:** On award of work, the agency will enter into an agreement as per the format **Annexure VII** and all communications including this tender will be part of the agreement documents.

ANNEXURE-I
TECHNICAL BID CHECKLIST

Sl.No	Attachment	Pg no.
1.	Incorporation certification as per Companies Act/ Partnership agreement/Proprietorship certificate or any authorized certificate	
2	GST Registration of the firm.	
3	PAN CARD	
4	Income Tax return of AY 25, AY24, AY23	
5	GST Returns of FY23-24 and FY24-25	
6	Turnover certificate and balance sheet certified by CA for FY2021, FY2022, FY2023, FY2024. Provisional for FY25-26 will also be considered). Turnover for the last four years shall be more than INR 15 Crores each.	
7	Experience certificate in the last five years for carrying out a similar work to the current proposal in the Centre/State/PSUs preceding bid due date – with cost of such work exceeding 20 Cr	
8	Notarized Affidavit for not being blacklisted/true documents.	
9	Self-certified list of manpower with CVs involved in the consultative and engineering work as per NIT	
10	Experience in Hospitality / Eco-Tourism Infrastructure Operation & Maintenance or similar public-use infrastructure projects under the funding of Government undertakings during the last five (5) years, costing 20 lakh and above.	
11	Soft copy of presentation in PPT format to be sent to official email ID and Signed and printed copy of presentation to be attached	
12	Address Proof document	
13	Demand Draft of EMD in favor of Divisional Forest Officer Nalanda Forest Division	
14	Undertaking of site visit	
15	Self-certified copy of NIT with all annexures – with each page signed by the bidder	
16	Any other documents as necessary and prescribed in the NIT	

II. Tentative Self-Marking checklist for Technical cum Evaluation Criteria (To be signed and uploaded by bidder) – Will be finalized and verified by the Tender Committee,

	Description	Tentative marks by bidder as per NIT	Justification remarks	Document proof
A	Experience of Successful Completion of Similar Works			
B	Average annual Turnover from similar business during last three years.			
C	O & M Experience			
D	Proposed Talents (CVs of key personnel)			
	TOTAL			

Signature of the Authorised Signatory

Annexure – II

**Format for Annual Turnover as per the Audited Accounts
Towards the qualifying experience**

S.No	Financial Year	Turnover (IN INR)
	2021-22	
	2022-23	
	2023-24	
	2024-25	
	2025-26 if applicable	

Signature of the Authorised Signatory

.....

This is to certify that the above information has been examined by us on the basis of relevant documents; books of accounts & other relevant information and the information submitted above is as per record and as per details annexed.

.....

Signature, Address, Seal & Membership No of Chartered Accountant.

Annexure – III-A

Agency Experience on the basis of Similar Works during the last 5 years supported with documents as per the pre-qualifying criteria with detail of Hardware Equipment.

S. No.	Name of the Work	Location of the Project	Cost of the Project (In INR)	Employer Name	Starting Date of the Project	Completion Date	Attach Documentary proof

I hereby agree to the following definition of Similar Work and its interpretation by the Procuring Entity. Similar Work shall mean the successful execution of eco-tourism, educational, hospitality, tourism infrastructure or environmentally sensitive public infrastructure projects on turnkey basis involving integrated civil, architectural, electrical, plumbing, landscaping and allied infrastructure works at eco-tourism destinations, safari parks, zoological parks, nature interpretation centres, forest resorts, wildlife tourism facilities, hotels/resorts, integrated institutional campuses or other public use projects of comparable scale and complexity.

The project must have included the following components:

1. Construction and development of tourism infrastructure, public buildings or integrated infrastructure projects involving RCC framed structures and associated civil works.
2. Site development and allied infrastructure works including roads/pathways, landscaping, drainage, utility infrastructure, electrification, water supply and sanitary systems.
3. Architectural, electrical, plumbing and utility integration suitable for operational public infrastructure and tourism/hospitality use.
4. Integrated turnkey execution including testing, commissioning and handing over of completed infrastructure for operational/public use.
5. To qualify, the bidder must have successfully completed at least one such project of similar nature for a Central Government, State Government, Public Sector Undertaking (PSU), Autonomous Body within the last five (5) years, having a minimum project value of ₹20 Crore or above.

NOTE: Projects limited only to isolated civil works without any eco-friendly or educational aspect, repair/maintenance works, or temporary structures without integrated master planning and comprehensive area development — including site development, boundary infrastructure, internal infrastructure, building construction, utilities, landscaping, furnishing and commissioning for operational public use — shall not be considered as “Similar Work”.

Signature of the Authorised Signatory

Annexure – III-B

Agency Experience on the basis of Similar Works during the last 5 years supported with documents as per the pre-qualifying criteria with respect to O & M.

S. No.	Name of the Work	Location of the Project	Cost of the Project (In INR)	Employer Name	Starting Date of the Project	Completion Date of the Project	Attach Documentary proof

The successful execution of Operation and Maintenance (O&M) contract services for eco-tourism, hospitality, tourism infrastructure or integrated public infrastructure facilities involving accommodation units, public buildings, utility systems, landscaping and associated infrastructure at eco-tourism destinations, safari parks, zoological parks, forest resorts, hotels/resorts, tourism complexes, institutional campuses or other projects of comparable scale.

The scope of O&M must have included all of the following:

1. Daily operation, upkeep and supervision of buildings, accommodation facilities, public infrastructure, utility systems and visitor facilities to ensure smooth and safe public use.
2. Routine and preventive maintenance of civil structures, electrical systems, plumbing and sanitary infrastructure, lighting systems, roads/pathways, landscaping, utility infrastructure and associated installations.
3. Technical servicing, repair and rectification of infrastructure components including electrical equipment, water supply systems, drainage systems, pumps, fixtures, fittings and allied utility systems.
4. Recordkeeping and reporting including maintenance records, inspection reports, breakdown/fault reports and compliance with safety and operational standards.
5. Deployment of trained technical and maintenance personnel for operational supervision, upkeep of infrastructure and compliance with safety/environmental norms.

Eligible projects must have been performed for a Central/State Government Department, Public Sector Undertaking (PSU) entry within the past five (5) years, with a minimum annual O&M contract value of ₹20 Lakhs.

Projects limited only to isolated repair works, temporary arrangements without integrated infrastructure and utility management shall not be considered as Similar Work.

Signature of the Authorised Signatory

.....

Annexure – IV

Availability of Technical Team as Under.

The bidder needs to provide the details of key personnel / support staff as proposed by him for deployment on site for successful completion of the AV Installation.

S. No	Role	Name of the Staff	Past Experience in Similar Projects	Attach CV
1	Lead Engineer			
2	Landscape Expert			
3	Structural Engineer			
4	MEB (PHE) Engineer			
5	Safety and Control officer			

Annexure – V

UNDERTAKING OF SITE VISIT
(On Company Letterhead)

We certify that:-

1. I/We have gone through the bid documents and its terms and conditions and fully understood it. All the terms and conditions are acceptable to me / us

1. There has been no conviction by a Court of Law or indictment / adverse order by a regulatory authority for a grave offence against us. It is further certified that there is no investigation pending against us or the CEO, Directors / Manager / Employees of our concern.
2. That the decision of Divisional Forest Officer, Nalanda Forest Division, Bihar sharif Management will be that and undisputable in accepting a rejection my / our offer.
3. That we have visited the proposed site at Rajgir and understood all the site characteristics before applying for this tender

Signature & Seal of Bidder

Date:

Place:

ANNEXURE – VII
FORMAT FOR AGREEMENT
(to be executed on non-judicial stamp paper of Rs 100/-)

This agreement, herein referred to as Agreement, enter into on this

_____ between Divisional Forest Officer, Nalanda Forest Division, Bihar sharif, (hereinafter referred to as the “Divisional Forest Officer, Nalanda Forest Division, Bihar sharif” the “Controlling Authority” or “First Party, which expression shall, unless it be repugnant to the context or meaning thereof, include its Executive, Successors and assignees) of **One Part**; though its authorized signatory and _____(hereinafter referred to as the “Agency” or “Second Party”, which expression shall, unless it be repugnant to the context or meaning thereof, include its Executive, Successors and permitted assigns) of the **Other Part**; though its authorized signatory and _

Whereas the First Party is desirous of executing the Project and has invited tenders describing the works to be done. And whereas the Second Party has responded to the tender invitation and has submitted the tender, followed by subsequent presentation/discussions with the committee appointed by the First party and the Second Party confirmed the rate and of the assignment as negotiated and agreed before the committee.

And whereas the Second Party has necessary experience and expertise to plan and execute the show and whereas he/she/they has/have agreed to undertake the Project of the Sound and Light Show at Venuvan, Rajgir of high standard in 2 langauge at an agreed/ settled amount of Rs (Rupees) inclusive of all expenditure and all taxes applicable

And whereas the first party believing the assurance and representation as true and correct has appointed the second party terms and conditions as set herein below.

NOW THIS AGREEMENT WITNESSTH AS FOLLOWS;

In this agreement, the words and expressions shall have the same meaning as are respectively assigned to them in the payment terms, the scope of work and terms and conditions, attached with the letter of intent/Work Order issued by the First Party and accepted by the Second Party for the works.

The following documents shall also be deemed to form and be read and construed as part of the agreement and shall be complementary to one another.

1.

- 2.
- 3.

NOW IT IS HEREBY AGREED AS FOLLOWS;

After the receipt of approved show script form the First Party, Second Party will start the work of recording sound track, mixing and forward the CD/DVD for approval as per time schedule stipulated in tender and prepare the sound track as required. The Scope of Work also include Hardware equipment, system integration associated civil & electrical work as defined in the tender.

The acceptance of the Second Party work will be subject to the final approval of the First Party, and if in their opinion it is necessary to make certain changes in any part of the show the Second Party will carry out the changes free of charge and decision of the First Party will be final in this regard. All actions will be completed as per the schedule and approvals by the First Party.

The First Party will have the right to inspect the works while the same are in progress.

The Second Party will not deviate from the script approved by the First Party without obtaining prior written permission.

The copyright of the production will rest with the First Party and will be transferred to the agency that will take over the show after completion. The Second Party shall not use the script or any input, technical or otherwise related to this project with any other employer or similar projects which have been undertaken by him or which he might undertake.

The Second Party will complete all the works in their scope of work within agreed period including the hardware installation and system integration for all the languages.

In case of failure to complete the works the Penalty Clause as stipulated will be effective. In case of inordinate delay in completing the work, the First Party will have the right to withdraw the work from the Project Director and get the same executed from any other agency at risk and cost of the Second Party.

The First Party shall pay the Second Party the said amount of Rs._(Rupees _____) or such amounts that shall become payable at the time and in the manner hereinafter specified in the tender. All such payments shall be subject to tax deduction at

source – as required by the state, against which the First Party shall furnish necessary certified copy to the Second Party.

The Second Party will supply two sets of script in each of the two languages. This contract shall be subject to Force Majeure.

PERFORMANCE SECURITY

The performance Security submitted during the award of contract of 5% of the tendered amount as interest free **Bank Guarantee** in the form of Account Payee Demand Draft/ Bank Guarantee from a commercial bank in an acceptable form, the Bank Guarantee should remain valid for a period of one year beyond from the date of completion & handing over of all works related to show. The **Bank Guarantee** will be released after successful performance of the contractual obligation (after the defect liability period)

Liquidated damages for delay - 1% of the contract amount subject to maximum of Rs.15000/- per week or part thereof. The total liquidated damages of delay should be subject to an overall maximum of 10% of the contract amount. In case, the agency is not able to perform as per the satisfaction of the “Divisional Forest Officer, Nalanda Forest Division, Bihar sharif” or in case of in-ordinary delay, the “Divisional Forest Officer, Nalanda Forest Division, Bihar sharif” reserves the right to terminate the Contract and the firm will be liable to compensate for the loss.

In pursuant to an order/direction of Government or any statutory authority, the First Party is constrained to foreclose this agreement before the period of completion, the agreement shall be treated as close with effect from the date of the foreclosure notice. However, the Second Party shall be paid proportionately to the extent of the work completed by him till the date of the issue of the said foreclosure notice.

The contract can be terminated any time by either party upon giving one months notice to the other party and in the event of such termination, the Second Party shall be liable to refund the excess amount paid/payment, if any made to him over and above what is due to him on the date of termination and the First Party will be entitled to make full use of all or any of the material prepared.

In such an event, the First Party shall also be liable to pay the Second Party any such amount as may be pending in respect of the works satisfactory completed by him up to that period in terms of this contract.

If at any time during the progress of the works or after the completion thereof any time during the continuances of this agreement any dispute or differences arise between the parties hereof in relation to or in connection with this agreement, the same shall be referred to the arbitration by the Managing Director of the First Party of his nominee as sole arbitrator and his decision shall be final and binding on the parties.

The said arbitration shall be governed by the arbitration and Conciliation Act 1996 as amended or enacted from time to time. The arbitration proceeding shall be conducted in the English language and the venue of the said arbitration shall be held in XXXXXXXX.

In witness whereof the parties mentioned above have signed on the date, month and year stated above.

Agreed by Second Party

Agreed for and behalf of
Divisional Forest Officer,
Nalanda Forest Division, Bihar
sharif (First Party)

(Name and Signature)

(Signature with seal)

In the presence of

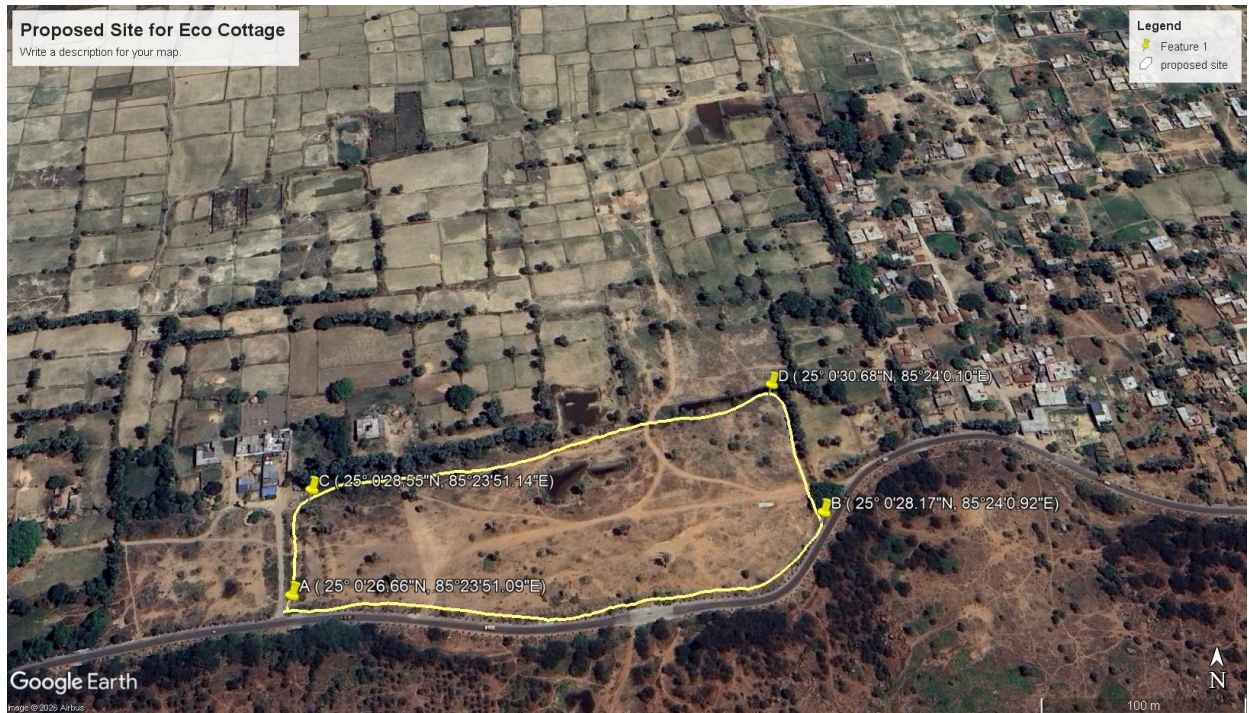
1.

1.

2.

2.

Annexure VIII
SHAPE/SITE KML FOR THE
LOCATION



Note:- The proposed site is at Mahadevpur, Rajgir. GPS Coordinates have been mentioned above. The proposed site/location of work may be changed by the Department/Authority with prior intimation to the successful bidder, and the bidder shall execute the work at the revised site under the same terms and conditions of the NIT/agreement.

ANNEXURE IX

BILL OF QUANTITIES (BOQ)

Bill of Quantities for the Proposed Project : Development of Eco-Friendly Cottages for Accommodation and Night Stay Facilities for National and International Tourists at Rajgir including Associated Infrastructure and Allied Works under Nalanda Forest Division, Biharsharif

PLINTH AREA RATE ESTIMATE AS PER CPWD AS ON 01.04.2025

PROJECT ESTIMATE

CIVIL WORKS AND SERVICES

S.NO	PAR NO	ITEM	UNIT	QUAN TITY
		BOQ		
	A	BUILDING COST (Specifications as per Annexure-I)		
1	1.1.2	RCC Framed Structure for Reception Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	35
2	1.1.2	RCC Framed Structure for Waiting Area Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	35
3	1.1.2	RCC Framed Structure for Hall-1 Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	100
4	1.1.2	RCC Framed Structure for Administrative Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	45
5	1.1.2	RCC Framed Structure for Control Room Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	25

6	1.1.2	RCC Framed Structure for Toilet Block including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, sanitary fittings, plumbing, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	75
7	1.1.2	RCC Framed Structure for Restaurant Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	200
8	1.1.2	RCC Framed Structure for Toilet and Changing Room Block including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, sanitary fittings, plumbing, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	120
9	1.1.2	RCC Framed Structure for Kitchen and Store Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	100
10	1.1.2	RCC Framed Structure for Laundry Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	75
11	1.1.2	RCC Framed Structure for Staff Quarters and Dormitory Building including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	200
12	1.1.2	RCC Framed Structure for Electrical Room, Plumbing Room and Services Block including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	50
13	1.1.2	RCC Framed Structure for Suite Room Cottages (8 Units) including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	475.52

14	1.1.2	RCC Framed Structure for Executive Room Cottages (40 Units) including foundation, columns, beams, slabs, masonry, plastering, flooring, roofing, doors, windows, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	2340
15	1.1.2	RCC Framed Structure for Circulation/Common Covered Areas including structural works, roofing, flooring, finishing and all complete works as per approved drawings and specifications. Floor height 3.0 m.	sqm	110
	1.6	FIRE Alarm system		
16	1.6.2	Automatic Fire Alarm System for Eco-Friendly Cottage Complex including supply, installation, testing and commissioning of fire detection and alarm systems comprising smoke detectors, heat detectors, manual call points, hooters, control panels, cabling, conduits, power supply systems and all associated accessories complete in all respects as per approved drawings, specifications, fire safety norms and directions of the Engineer-in-Charge.	sqm	3985.5 2
	B	SERVICES		
17	2.1	Internal Water Supply and Sanitary Installations for Eco-Friendly Cottage Complex including supply, laying, testing and commissioning of internal water supply pipelines, plumbing network, sanitary pipelines, sewer lines, CP fittings, sanitary fixtures, valves, pumps, water storage connections, drainage connections, inspection chambers and all associated plumbing and sanitary works complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sqm	3,986
18	2.2	External service connections and local body approval charges shall be as hereunder or as per estimates given by the local body whichever is higher.		
19	2.2.1	Electrical External Service Connections including supply, laying, testing and commissioning of external electrical infrastructure, HT/LT connections, cabling, feeder systems, panels, metering arrangements, poles/support structures and all allied works complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sqm	3,986

20	2.2.2	Civil External Service Connections including development of external utility infrastructure, civil connection works, utility corridors, chambers, crossings, pipe trenches, supports and all associated civil works required for integration of external services complete in all respects as per approved drawings and specifications.	sqm	3,986
21	2.3	Internal Electrical Installations for Eco-Friendly Cottage Complex including internal wiring, conduits, switchboards, distribution boards, panels, fixtures, cabling, earthing, testing and commissioning complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sqm	3,986
	2.4	Extra for		
22	2.4.1	Power Wiring and Plugs including supply, laying, fixing, testing and commissioning of power cabling, sockets, outlets, power points, switches and associated electrical accessories complete in all respects as per approved drawings and specifications.	sqm	3,986
23	2.4.2	Lightning Conductors including supply, installation, testing and commissioning of lightning protection system, earthing network, conductors and associated safety components complete in all respects as per approved drawings and specifications.	sqm	3,986
24	2.4.3	Telephone Conduits including supply and laying of conduits, junction boxes, sleeves and associated infrastructure for telephone/data/communication cabling complete in all respects as per approved drawings and specifications.	sqm	2,790
	5	WATER TANK (RCC ONLY)		
25	5.5	RCC Overhead Water Tank without Independent Staging including construction, waterproofing, fittings, piping connections, testing and commissioning complete in all respects as per approved drawings and specifications.	lts	24008.47
26	5.5	RCC Underground Sump including excavation, RCC construction, waterproofing, piping connections, fittings, testing and commissioning complete in all respects as per approved drawings and specifications.	lts	48016.94
	6.0	DEVELOPMENT OF SITE		
27	6.1	Site Levelling including clearing, grading, dressing, cutting/filling and preparation of site complete in all respects as per approved drawings and specifications.	sqm	18185.06
28	6.2	Internal roads & paths		

29	6.2.3	Cement Concrete Pavement with Vacuum Dewatered Concrete for Internal Roads and Circulation Areas complete in all respects as per approved drawings and specifications.	sqm	1508.7 3
30	6.2.4	Footpath with PCC Base, 60 mm Thick Paver Blocks and Kerb Stone Edging complete in all respects as per approved drawings and specifications.		2740.9 7
31	6.3	External Sewerage System including excavation, supply and laying of sewer pipelines, chambers, manholes, testing and commissioning complete in all respects as per approved drawings and specifications.	metre	570.00
32	6.5	Storm Water Drain System including excavation, construction of drains, covers, chambers and associated drainage infrastructure complete in all respects as per approved drawings and specifications.	metre	520.00
33	6.6	Rain Water Harvesting (RWH) System including pits, recharge structures, piping, filtration arrangements and associated infrastructure complete in all respects as per approved drawings and specifications.	metre	300.00
34	6.7	Trenches for Services including excavation, backfilling, protection and preparation of trenches for utility services, pipelines and cables complete in all respects as per approved drawings and specifications.	metre	300.00
35	6.8	Boundary wall with 1500mm high wall and 600mm high MS grill including 2100mm high steel gates at every 100 mts		
36	6.8.1	With brickwork structure with RCC column of size 300X300 mm @ 3.00 metre centre to centre and RCC plinth beam of size 300X300 mm at ground level and coping	metre	728.62
37	6.9	Horticulture Works		
38	6.9.1	Horticulture operations including 300 mm earth filling, grassing, tree plantations/ shrubs and potted plants etc.	sqm	8575.6 8
	C	SPECIALIZED E&M WORKS		
39	7.1	33KV RECEIVING SUBSTATION AND 33KV/11KV HT CABLING		
40	7.1.1	Supplying, installation, testing and commissioning of 33 kV substation comprising 33 kV HT panel, transformers 33kV/11 kV, 11 kV HT panel, inter connections, 11 kV HT underground cabling to the distribution substations on ring main system, substation earthing, substation safety equipment.	Per KVA	500.00
41	7.2	SUB-STATION EQUIPMENT		

42	7.2.1	Supplying, installation, testing and commissioning of 33 kV/0.433 kV or 11 kV/0.433 kV substation equipment comprising HT panel, transformers, HT cable, bus trunking from transformer to LT panel, LT panels, automatic power factor correction panel, active harmonic filters, TVSS (transient voltage suppression system), SPD (surge protection system), essential panel, earthing, required inter-connections, substation safety equipments including LT cabling from substation to the buildings fed by the substation.	Per KVA	500.00
43	7.3	DIESEL GENERATING SETS		
44	7.3.1	Supplying, installation, testing and commissioning of silent type DG set, AMF panel, bus ducting/ cables from DG sets to essential panel, synchronizing panel where required, DG set enclosure room sound insulation ventilation smoke exhaust as required, earthing of DG set system, control cabling fuel tank piping, DG sets exhaust piping exhaust chimney s per CPCB rooms, civil works corrected with DG sets including foundation as required.	Per KVA	500.00
45	7.3.2	Extra for synchronizing panels wherever required	Per KVA	500.00
46	7.6	VRV/ VRF AC SYSTEM		
47	7.6.1	Supplying installation, testing and commissioning of VRV/ VRF system including indoor/ outdoor units, piping, electrical power distribution/ wiring, electrical panel, treated fresh air system etc.	Per HP	400.00
48	7.10	CCTV SYSTEM		
49	7.10.1	Supplying installation, testing and commissioning of IP based CCTV system for building security comprising of PTZ fixed cabling recording, display system and hard ware software support for indoors only (Rate applicable on total plinth area).	sqm	1992.7 6
50	7.10.2	For external surveillance (Rate applicable on total plot area minus plinth area at ground floor)	sqm	16192. 30
51	7.11	ACCESS CONTROL SYSTEM		
52	7.11.1	Supplying, installation, testing and commissioning of access control system for building security comprising of controller, E&M locks, reader, smart cards, cabling, recording, display system, hardware and software support as required (Rate applicable only on plinth area of high security area in the building)	sqm	2989.1 4
53	7.17	LAN SYSTEM		

54	7.17.1	Supplying installation, testing and commissioning of LAN system comprising of core switches and 1.2 switches with 10 G, 10 giga SFP modules, WIFI access points. WIFI controller, networking management software, racks, CAT 6A cable panels, OFC etc. (Rate applicable on plinth area excluding service / common areas.	sqm	2989.14
55	7.18	IP BASED EPABX SYSTEM		
56	7.18.1	Supplying installation, testing and commissioning of IP Based EPABX system comprising of core switches & 1.2 switches with 10 G, 10 giga SFP modules, industry standard appliance server, cloud-based enterprise-grade UC solution MID ENTRY level IP SIP phone with, dual 1 gig ports, racks, CAT 6A cable patch panels, OFC etc. (Rate applicable on plinth area excluding service / common areas). Note: It will be economical to use common infrastructure of switches, OFC, CAT 6A cable for both voice and networking.	sqm	2989.14
	D	INTERIOR FURNISHING		
57	NS	Interior and Furnishing Works for Eco-Friendly Cottage Complex including reception areas, accommodation units, restaurant/common facilities, administrative areas and associated infrastructure comprising internal finishing, false ceiling, wall paneling, modular furniture, counters, wardrobes, beds, seating, curtains/blinds, decorative elements, flooring finishes, electrical fixtures, lighting fixtures, sanitary fittings, signage, soft furnishings and all allied interior works complete in all respects as per approved drawings, specifications and directions of the Engineer-in-Charge.	sqm	2789.86
	E	STREET LIGHTING WITH LED		
58	6.19.1	Supplying, installation, testing and commissioning of LED street/ compound/ high mast/ pathway/ landscape lighting for the entire campus (Rate applicable on total plot area).	sqm	18185.06
59		Note: This is applicable for plot sizes more than 1 acre. For smaller plot sizes actual requirements may be worked out		
	F	STP/ETP PLANT		
60	6.20	Supplying, installation, testing and commissioning of STP/ETP of appropriate technology including civil works (except plant room), tertiary treatment etc. for the building/ campus.		
61	6.20.1	Plant size upto 50KLD	KLD	50.00

Annexure – X (FINANCIAL PROPOSAL)

(To be Uploaded Online in financial bid stage only)

Name of Work: _____

Name of the bidding firm: _____ -

I – Financial bid for execution and Implementation

S.NO	ITEM	AMOUNT INCLUSIVE OF ALL INCIDENTALS (In Number)	AMOUNT INCLUSIVE OF ALL INCIDENTALS (In Words)
1	BUILDING COST as per attached Bill of Quantities		
2	SERVICES as per attached Bill of Quantities		
3	SPECIALISED E&M WORKS as per attached Bill of Quantities		
4	INTERIOR FURNISHING as per attached Bill of Quantities		
5	STREET LIGHTING as per attached Bill of Quantities		
6	STP/ETP as per attached Bill of Quantities		
	TOTAL COST		

NOTE:

- i. The financial bid should be in Indian Rupees.
- ii. All bidders should indicate the total cost “**inclusive of all taxes, statutory levies and all kinds of incidental charges**”, etc.
- iii. The total cost inclusive of all taxes should be clearly indicated both in figures and words. In the event of mismatch between the amount quoted in figures vis-à-vis words then the amount quoted in words will be taken as the bid cost for evaluation

purposes.

- iv. The financial quote should cover minimum quantity of items as specified in BOQ (Anx X)
- v. This financial bid duly filled by the bidder is to be signed and uploaded only at financial stage, not in any other stage (General Information or technical bid stage). If prices are found in any stage other than financial bid, the bidder will be disqualified.

Date:

Place:

Signature of the authorized signatory and seal of the Agency

Annexure XI: Notarized Affidavit regarding blacklisting & Security Deposit

DECLARATION

From

M/s.

.....

.....

To

Divisional Forests Officer,
Nalanda Forest Division
Biharshariff.

Dear Sir,

1. I/We have read and understood the contents of the Tender and agree to abide by the terms and conditions of this Tender.
2. I/We also confirm that in the event of my/our tender being accepted, I/we hereby undertake to furnish Performance Security, as applicable, in the form of FDR.
3. I/We further undertake that none of the Proprietor/Partners/Directors of the firm was or is Proprietor or Partner or Director of any firm with whom the Government have blacklisted/banned / suspended business dealing. I/We further undertake to report to the DFO immediately.

We are informed but, in any case, not later than 15 days, if any firm in which Proprietor /Partners/Directors are Proprietor or Partner or Director of such a firm which is blacklisted/banned/suspended in future during the currency of the Contract with you.

Yours faithfully,

(Signature of the contractor)

Name:

Signature and seal of

Designation with Seal of the Contractor

Authorized person of the Contractor

Place:

Date:

Annexure XII: Letter of Authorization
(Same should be furnished by the bidder on their letter head)

LETTER OF AUTHORIZATION FOR ATTENDING THE BID OPENING

Sub. Authorization for attending the technical bid opening on and financial bid on – of the tender for the proposed project titled “_____”. The following person is hereby authorized to attend the bid opening for the tender mentioned above on behalf of M/s. _____ name of the bidder)

Name

Specimen signature

Alternate representative Name

Specimen signature of Contractor

Annexure XIII: Undertaking for Compliance with Code of Integrity
(Same should be furnished by the bidder on their letter head)

To
The Divisional Forest Officer,
Nalanda Forest Division,

Sub: Undertaking regarding compliance with Code of Integrity under Bihar Financial Rules

Sir/Madam,

I/We, the undersigned, hereby declare that I/we have read and understood the provisions of the Code of Integrity as prescribed under General Financial Rules 2017 and Finance Department, Government of Bihar and undertake to fully comply with the same throughout the procurement and execution process of the work titled:

" _____ "

I/We further declare that:

I/We shall maintain the highest standards of integrity and transparency and shall not indulge in any corrupt, fraudulent, coercive, collusive, or obstructive practices.

I/We shall avoid all actual or potential conflicts of interest and shall not attempt to influence the evaluation process or decision-making by improper means.

I/We shall not engage in bid rigging, cartelization, or any anti-competitive behavior.

I/We shall not submit false or misleading declarations, forged documents, or conceal any material information.

I/We shall respect the confidentiality of the procurement process and refrain from unauthorized communication or interference.

I/We understand that any violation of the Code of Integrity shall attract penal actions as per applicable laws, including disqualification, termination of contract, forfeiture of performance security, blacklisting, or other legal remedies available to the procuring authority under the Bihar Financial Rules and relevant instructions.

Thank you.

Yours faithfully,
(Signature)

Name:

Designation:

Authorized Signatory of [Firm Nam