

General Note:

1. Bidders are required to have previous experience to execute the similar work of Civil, Firefighting, HVAC & Electrical for multistoried residential complex, copy of experience Certificate/ work order shall be submitted for scrutiny. Employer has rights to reject the bid in the absence of required experience in MEP works.
2. Makes of material to be existing material used or as per the approved list attached. OPC cement shall be used of approved make in all civil works.
3. The maintenance and reconditioning of all equipment, pumps and panels are to be got done from the authorized maintenance agency of relevant make.
4. Bidders are requested to visit the site and assess the status of each existing equipment, motor and panel for testing, reconditioning and commissioning of the entire Electrical, Firefighting, HVAC, water supply system to make them operational, before submitting their commercial offer.
For site visit Kindly contact Mr. Bijay Kumar: 88003 91474
5. The quoted rates shall be applicable for all height and level (incl. scaffolding) and nothing shall be paid extra in this regards.
6. Time is the essence for the completion of this work which has to be completed within a period of 03 (Three) months.
7. Bidders shall be registered with the GSTIN (UP)/ EPF/ESI and other statutory departments.
8. The Bidder shall submit the following documents along with their commercial bid:
 - i) Authorization letter of person, if other than Directors will accept the offer.
 - ii) Copy of PAN Card
 - iii) GSTIN Registration
 - iv) Copy of EPF & ESIC registration
 - v) MSME Registration
 - vi) Copy of ITR/ Acknowledgement for last 3 years
 - vii) Copy of cancelled Cheque.
9. The last date of submission of commercial Bid shall be 24.07.2026.
10. The commercial bid shall be submitted in a sealed envelope on or before 24.07.2026 on the following address:

Mr. Ashwani Rao
Unitech Limited,
13th Floor, Tower-B,
Signature Tower-1, Gurgaon-122001

Phone: 0124-4726860

Kindly do not send you Commercial Bid through E-mail.

Terms & Conditions:

1. The completion period for entire work shall be 03 (Three) months from the date of award of this order. Time is the essence of the Contract and the said work shall be completed within stipulated time period.
2. The job is to be carried out as per standard engineering practices, approved drawings, IS codes, latest CPWD specifications and directions of the project - In - Charge. Defective works or bad workmanship shall be redone / repaired by you to the satisfaction of the project - in - charge, without any extra charges.
3. The rates mentioned in the BOQ are inclusive of the cost of all the required Construction materials including cement, Reinforcement/ Structural steel, sand, aggregate, Consumables, Plants & machineries (including Diesel, POL, Maintenance etc), Scaffolding, Tools & Tackles, Labour, transportation, loading, unloading, EPF, ESI, Labour Cess etc.
4. The contract value works out to Rs. /- (Rupees
only), excluding GST. The rates mentioned in BoQ shall remain firm till the currency of Contract. No escalation shall be applicable over them. All the Govt. compliances regarding plants & machineries shall be fulfilled by the Contractor.
5. You shall abide by all labour laws, safety rules and shall adhere to Minimum Wages Act, Workmen Compensation Act, and Employees Provident Fund & ESI etc. You shall indemnify Owners in this regard & shall take adequate precautionary measures to avoid any type of accident at site. You shall take all the necessary steps towards the safety at work site. All construction workers deployed at site should use P. P. E positively. In case of any accident, compensation shall be borne by you only, without any obligation to Owner.
6. The material supplied shall be of best quality & in good condition of approved make. Any defective / substandard material or materials not conforming to specification shall be rejected and re-supplied by you without any extra charges.
7. The quantities in the BOQ are tentative and may vary as per the site conditions/directions of the site-in-charge. Payment shall be released to you for the quantities actual executed at site and measured for.
8. Water & Electricity shall be in your scope. You shall make your own arrangement for their distribution at site, nothing extra shall not payable for this.
9. The OWNERS have the rights to dis-engaged the existing CONTRACTOR or engage the new contractor without any prior notice if the existing contractor fails to meet the project completion time line or the progress of work found unsatisfactory.
10. The OWNERS have the rights to ask for removal or replacement of any unsuitable / incompetent or mis-conducting person / worker of the CONTRACTOR.

11. The CONTRACTOR shall not sublet this work to any other agency directly or indirectly, without owner's permission.
12. The Labour camp shall be established by the contractor outside the project site premises. Nothing extra shall be payable on this account.
13. Contractor should take preventive measures so as not to damage the existing structures. If the contractor or his working people shall break, deface, injure or destroy any part of building or any other structure, roads, fence, water/sewerage pipe line, cables, drains, electric post or wires on which the work or any part of work is being executed, Contractor shall at its own cost and expense, rectify such loss or damage or Engineer in charge may recover the cost of damage from their RA Bills.
14. You shall keep the site neat and clean, remove all the rubbish arising out of the work out of the site as and when directed and at the time of handing over of the site.
15. The Contractor shall engage an approved electrical agency for execution of electrical works, holding valid electrical Contractor licence. In case the Contractor himself executes electrical works, then he shall arrange valid electrical Contractor licence before start of electrical works at site.
16. Any disputes arising out of this order, the decision of the CEO of the M/s Unitech Limited shall be final & binding for both the parties.
17. **Payment Terms:**
 - 17.1 Payment shall be made to you on the submission of Running Account Bills (three copies) as per items/rates given in the B.O.Q duly checked and verified by the Project-in-Charge.
 - 17.2 Income Tax shall be deducted from your Bills as per the rules prevailing during the currency of the contract.
 - 17.3 Labour cess @ 1% shall be deducted from your RA Bill.
 - 17.4 GST shall be paid extra as applicable.
 - 17.5 Security Deposit / Retention Money equivalent to 5% of work done value shall be deducted from your RA Bills, which shall be released after the expiry of Defect Liability Period (DLP) of one year from the date of Completion.
 - 17.6 60% of item rate value shall be paid against delivery of material and submission of Invoice & challan duly verified by Project-in-charge for the **BoQ Item no. 04** (Supplying & laying of 2x1.5 sqmm fire survival armoured cable ...) and **Item no.- 14** (Supply, Installation, Testing & commissioning of multi criteria detectors...) and balance amount shall be paid on the completion of work.

Fire Detection & Fire Fighting System at Uniworld Garden-II,
Sector 47, Gurugram
Bill of Quantity

Sr. No.	DSR Item	Description	Unit	Quantity	Rate (Rs)	Amount (Rs)
	A	Fire Alarm & Detection System				
1	28.1.3	Supplying, installation, testing & commissioning of manual call boxes of MS construction in surface/recess with stainless steel chain & hammer assembly complete with glass and push button etc. as required.	Each	12		
2	28.1.6	Supplying, installation, testing & commissioning fire alarm sounder with facility to make announcement, mounted in M.S. box (16 SWG) with hinged cover plate & suitable for operation with amplifier i/c line matching transformer etc. complete as required.	Each	12		
3	28.2.10	Supplying, installation, testing & commissioning of addressable fire control module complete as required.	Each	58		
4	28.5.1	Supplying & laying of 2x1.5 sqmm fire survival armoured cable, 600/1000V rated with annealed copper conductor having glass mica fire barrier tape covered by an extruded layer of Cross Linkable Ethylene Propylene Rubber (EPR) insulation and LSZH inner bedding, steel wire armouring & LSZH outer sheath complete as required.	Meter	7678		
	B	Fire Fighting System				
5	27.27	Providing, installation, testing & commissioning of water curtain nozzle 15mm dia nickel chrome plated brass, BSPT, K-factor as per design consideration complete as required.	Each	26		
6	27.7	Providing, laying, testing & commissioning of 'C' class heavy duty MS pipe conforming to IS 1239/Class -II of IS: 3589 including Welding, fittings like elbows, tees, flanges, tapers, nuts bolts, gaskets etc. and fixing the pipe on the wall/ceiling with suitable clamp/support frame and painting with two or more coats of synthetic enamel paint of required shade complete as required :				
6.1	27.7.5	65 mm dia	Meter	140		
6.2	27.7.6	80 mm dia	Meter	12		
7	27.11	Supplying, fixing, testing and commissioning of butterfly valve of PN 1.6 rating with bronze/gunmetal seat duly ISI marked complete with nuts, bolts, washers, gaskets conforming to IS 13095 of following sizes as required :				
7.1	27.11.4	80 mm dia	Each	6		
8	27.26	Supplying, installation, testing & commissioning of deluge valve (to be used for water curtains) UL listed with wet pilot basic trim assembly for DVA with test and alarm, drip and drain valve with water motor gong complete as required.				
8.1	27.26.2	80 mm dia	Each	2		
9	27.28	Providing, installation, testing & commissioning of electric release trim assembly for deluge wall with two way solenoid valve, weather proof operation on 24 volts DC supply complete as required.	Each	2		

Sr. No.	DSR Item	Description	Unit	Quantity	Rate (Rs)	Amount (Rs)
	C	CIVIL ITEMS				
10	15.2	Demolishing cement concrete manually/ by mechanical means including disposal of material within 50 metres lead as per direction of Engineer - in - charge.				
10.1	15.2.1	Nominal concrete 1:3:6 or richer mix (i/c equivalent design mix)	CUM	4		
11	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	CUM	50		
	D	Fire Detection System				
12	NSR	Supplying & laying of 4x1.5 sqmm fire survival armoured cable, 600/1000V rated with annealed copper conductor having glass mica fire barrier tape covered by an extruded layer of Cross Linkable Ethylene Propylene Rubber (EPR) insulation and LSZH inner bedding, steel wire armouring & LSZH outer sheath complete as required.	Metre	1150		
12.1	NSR	Supply, Installaton, Testing & commissioning of One Loop addressable fire panel with PA Amplifier.				
13	NSR	1 Loop Panel (Make - Honeywell, Morley)	Set	2		
14	NSR	Supply, Installaton, Testing & commissioning of multi criteria detectors including the cost of supplying mounting accessories etc complete as per specifications and as required (For Basement)	Set	537		
15	NSR	Supply, Installaton, Testing & commissioning of addressable two way zone module including the cost of supplying all mounting accessories etc complete as per specifications & as required.	Each	18		
	E	CIVIL ITEMS				
16	NSR	Fabricating, supplying and installing in position Exhaust framing/duct framing, post bracing, cleat plate, bolt with nuts as per drawing using standard sections such as angle sections, T-sections, I-sections, Channel sections, M.S. tubes round & square etc. as desired including all incidental operations such as bending, cutting, welding, drilling, grinding etc. all complete including hold fast and embedding in position with 1:2:4 cement concrete and including cost of applying a priming coat of approved steel primer and two coats of approved make and shade of synthetic enamel paint.	Kg	3000		
Total Amount (Rs)						

Note: GST shall be paid extra as applicable.

The Rates shall be reian firm for all height and levels.

Make List for civil Works		
Sr. No.	Material Name	APPROVED MAKES / BRANDS
1	Reinforcement Steel and Structural Steel Tubular sections, Hollow Steel sections & Rolled Steel sections]	
i		JSW NEO
ii		RNIL
iii		TATA
iv		SAIL
2	SYNTHETIC ENAMEL AND PRIMER	
i		Asian Apaints
ii		Berger
iii		Dulux
iv		Nerolac
v		Shalimar
Make List for HVAC Works		
3	Hessian (Fire treated) / Fire Sealant	
i		Navair
ii		Promate
iii		3M
iv		Hilti
4	Anchor fastners	
i		Hilti
ii		BOSCH
iii		Fisher
iv		Cannon
v		MUNGO
5	Welding Rods	
i		ADVANI
ii		ESAB
iii		ADOR
iv		OERLIKON
v		L&T
vi		MODI
5	PVC CONDUIT	
i		POLYPACK
ii		AKG
iii		PRECISION
iv		BEC
v		SUDHAKAR
Make List for ELECTRICAL & FLS Works		
1	MS Black enameled /galvanised ERW conduit	
i		AKG
ii		BEC
ii		Polypack
2	PVC CONDUIT	
i		POLYPACK
ii		AKG
iii		PRECISION
iv		BEC

Sr. No.	Material Name	APPROVED MAKES / BRANDS
3	MS PIPES and GI PIPES	
i		JINDAL
ii		TATA
iii		SURYA
iv		SAIL
4	XLPE Cables & Accessories	
i		Polycab
ii		Havells
iii		Finolex
iv		KEI
v		Cables corporation of India
vi		RPG Cables Ltd.
vii		Universal cables ltd.
viii		Gemscab Industries Ltd
ix		Gloster cables
5	Control cable/ Fire surviaval, Communication Cables	
i		Polycab
ii		Havells
iii		Finolex
iv		KEI
v		Laap
vi		Delton
vii		Fusion Polymer
6	Cable Glands & Lugs	
i		Dowell
ii		Comet
iii		Centurion
iv		Bentec
v		Jainson
7	Fire Alarm Control Panel	
i		Siemens
ii		Securition
iii		Honeywell
iv		JCI
v		TYCO ANSUL
vi		COOPER
vii		Daksh
8	Smoke Detector ,Heat detector,Multicriteria detector	
i		Honeywell
ii		Notifier
iii		EST
iv		Johnson Control
v		Copper
vi		Daksh
vii		Siemens
9	MCP	
i		Notifier
ii		EST
iii		Honeywell

Sr. No.	Material Name	APPROVED MAKES / BRANDS
iv		Siemens
v		TYCO
vi		Johnson Control
vii		Copper
viii		Daksh
10	Hooter/Sounder / Strobe	
i		Notifier
ii		EST
iii		Honeywell
iv		Siemens
v		TYCO
vi		Johnson Control
vii		Copper
viii		Daksh
11	Response Indicator	
i		AGNI
ii		APOLLO
iii		Notifier
iv		EST
v		Honeywell
vi		Siemens
vii		TYCO
viii		Johnson Control
ix		Copper
x		Daksh
12	Controller with Amplifier for Fire Alarm	
i		TYCO
ii		HD
iii		Honeywell
iv		Siemens
v		Johnson Control
vi		Copper
vii		Daksh
13	Goose nech Microphone	
i		BOSCH
ii		Honeywell
iii		Henriche
14	Speaker	
i		BOSCH
ii		Honeywell
iii		Henriche
iv		Siemens
v		TYCO
vi		Johnson Control
vii		Copper
15	Rack	
i		BOSCH
ii		Honeywell
iii		Henriche
16	Fire Extinguishers	
i		Ceasefire

Sr. No.	Material Name	APPROVED MAKES / BRANDS
ii		Firex
iii		Safex
iv		Superex
v		Padmini
vi		Lifeguard
vii		Minimax
viii		Newage
17	FAULT ISOLATORS	
i		EDWARD-EST
ii		NOTIFIER
iii		CERBERUS- SIEMENS
iv		HONEYWELL-XLS-3000-XL
v		SIMPLEX
vi		Tyco
vii		Johnson Control
viii		Daksh
18	MONITOR / CONTROL / RELAY MODULES	
i		EDWARD-EST
ii		NOTIFIER
iii		CERBERUS- SIEMENS
iv		HONEYWELL-XLS-3000-XL
v		SIMPLEX
vi		Tyco
vii		Johnson Control
viii		Daksh
19	TWO WAY PHONE / JACK	
i		EDWARD-EST
ii		NOTIFIER
iii		CERBERUS- SIEMENS
iv		HONEYWELL-XLS-3000-XL
v		SIMPLEX
vi		Tyco
vii		Johnson Control
20	DIGITAL VOICE CONTROLLER / AMPLIFIER	
i		EDWARD-EST
ii		NOTIFIER
iii		CERBERUS- SIEMENS
iv		HONEYWELL-XLS-3000-XL
v		SIMPLEX
vi		Tyco
vii		Johnson Control
viii		Daksh
21	BATTERY	
i		AMARON
ii		EXIDE
iii		LUMINOUS
22	POWER SUPPLY	
i		EDWARD-EST
ii		NOTIFIER

Sr. No.	Material Name	APPROVED MAKES / BRANDS
iii		CERBERUS- SIEMENS
iv		HONEYWELL-XLS-3000-XL
v		SIMPLEX
vi		Tyco
vii		Johnson Control
viii		
23	PA SERVER	
i		HONEYWELL
ii		MERSHON
iii		ATEIS
iv		EDWARD
v		NOTIFIER
vi		Cooper
vii		Daksh
24	NETWORK AUDIO ADAPTOR	
i		HONEYWELL
ii		MERSHON
iii		ATEIS
iv		EDWARD
v		NOTIFIER
vi		Cooper
vii		
25	IP CONTROLLER	
i		HONEYWELL
ii		MERSHON
iii		ATEIS
iv		EDWARD
v		NOTIFIER
vi		Cooper
vii		
26	AMPLIFIER	
i		HONEYWELL
ii		MERSHON
iii		ATEIS
iv		EDWARD
v		NOTIFIER
vi		Cooper
vii		
27	ROUTER	
i		HONEYWELL
ii		MERSHON
iii		ATEIS
iv		EDWARD
v		NOTIFIER
vi		Cooper
vii		
28	CALL STATION	
i		HONEYWELL
ii		MERSHON
iii		ATEIS
iv		EDWARD

Sr. No.	Material Name	APPROVED MAKES / BRANDS
v		NOTIFIER
vi		Cooper
Make List for FIRE LIFE & SAFETY Works		
1	M S Pipes	
i		TATA
ii		Jindal Hissar
iii		SAIL
iv		Surya
v		Zenith Birla
2	MS FITTINGS	
i		TATA
ii		Jindal Hissar
iii		SAIL
iv		Unik
v		Zoloto
vi		DRP
vii		Surya
viii		
3	M S Structural Elements	
i		TATA
ii		Jindal
iii		SAIL
iv		
viii		
4	Butterfly Valve	Advance
i		Intervalve
ii		Sant
iii		Audco,
iv		Castle
v		Kirloskar
5	Control Valve with turbine type automatic Alarm	
i		HD
iii		Viking
iv		TYCO
v		Mather & Platt
vi		New Age
vii		
viii		
6	Ball Valve	
i		Zoloto
ii		Sant
iii		Audco
iv		Kirloskar
v		Advance
vi		Castle
7	Paint Primer	
i		Asian Paints
ii		Berger

Sr. No.	Material Name	APPROVED MAKES / BRANDS
iii		Nippon Paint
iv		ICI Dulux
8	Enamel Painting of pipes etc.	
i		Asian Paints
ii		Berger
iii		ICI Dulux
iv		Nippon Paint
v		
vi		
9	Welding Electrodes	
i		Adani
iii		ESAB
iv		Advani
v		Ador
10	Control Valve	
i		HD
iii		Viking
iv		Tyco
v		Mather & Platt
11	Deluge Valve	
i		HD
ii		Monsher
iii		Viking
12	Water Curtain Nozzle	
i		HD
ii		Monsher
iii		Viking