



भारतीय विमानपत्तन प्राधिकरण  
AIRPORTS AUTHORITY OF INDIA

दिनांक / DATE 26/07/2022

संदर्भ सं / Ref. No. AI/BD/Engg(C)/AMC (Non-operational)/W.O.-02/22-23/1323-28

To  
M/s Unison Construction  
C/o Shri Subhash Ghosh  
Gadadhar Pally  
P.O. + P.S.: Bagdogra  
Dist.: Darjeeling  
Pin: 734014.

**Sub: - Annual rate contract for repairs & maintenance of civil work for residential and non-residential area of Bagdogra Airport for the financial year 2022-24.**

**Ref: - Your E-Bid opened on 13/07/2022  
[Open Tender ID: 2022\_AAI\_119214\_1].**

Dear Sir(s),

1. Your tender for the work mentioned above is hereby accepted on behalf of Chairman, Airports Authority of India, at the percentage rates quoted by you which is **5.50% (Five Point Five Zero Percent) Above** the rates contained in Schedule "A" (DSR-2021 and Additional Miscellaneous Items except item nos. 36 to 41) of the tender document. The value of work to be carried out through this contract is limited to **Rs. 48,91,276.00 (Rupees Forty Eight Lacs Ninety One Thousand Two Hundred Seventy Six Only).**

2. Asstt. Gen. Manager (E-C), AAI, Bagdogra Airport, shall be the Engineer in-charge of the work. You are requested to attend the office of Asstt. Gen. Manager (E-C), AAI, Bagdogra Airport, Dist.: Darjeeling, Pin: - 734421 by **05/08/2022** to sign and complete the contract agreement. The contract agreement shall be executed on a **non-judicial stamp paper of value Rs. 100/- (Rupees One Hundred only)** and the cost of the stamp paper shall be borne by you.

3. The Earnest Money amount of **Rs. 97,826.00 (Rupees Ninety Seven Thousand Eight Hundred Twenty Six Only)** received along with your tender has been converted as part of **Security Deposit**, as per **condition 1A on page 16** of the **General Conditions of Contract**. Please deposit **Rs. 3,91,302.00 (Rupees Three Lacs Ninety One Thousand Three Hundred Two Only)** towards balance security deposit within **10 (Ten) days** from the date of issue of this letter, failing which the same will be deducted from your running bills as per **clause 1A on page 16 of General Conditions of Contract**.

4. You are requested to comply with the provision of Contract Labour (Regulation and Abolition) Act 1970 and Contract Labour (Regulation and Abolition) Central Rules, 1971, Child Labour (Prohibition & Regulation) Act 1986, Construction workers (Regulation of Employment and Conditions of Service) Act 1996, Building and other Construction workers Welfare Cess Act 1996 etc. amended from time to time or any other laws relating thereto and rules made there under from time to time of Central and State Governments.

5. You are also directed to contact **The Manager (E-C), Bagdogra Airport, Bagdogra** who will arrange to hand over the site to you.

6. Please note that the time allowed for carrying out the work is **24 (Twenty Four) Months** and same shall be reckoned from the tenth day after issue of this letter.

7. Any further correspondence in connection with the contract should normally be addressed to the **Engineer-in-charge**.

8. Please acknowledge the receipt and return the duplicate copy of this letter enclosed herewith after signing it to the undersigned as a token of acceptance.

Thanking you.

**Enclosure: - Schedule of Rates.**

Yours faithfully

-Sd-

(Ashwini Kumar)  
Asst. General Manager (E-C),  
Airports Authority of India,  
Bagdogra Airport  
For and on behalf of the Chairman,

**N. O. O:**

**Copy to: -**

1. GM (Engg), AAI, NSCBI Airport, Kolkata - 700052.
2. GM (F&A), AAI, NSCBI Airport, Kolkata - 700052.
3. Airport Director, AAI, Bagdogra Airport - 734421.
4. Mgr. Engg. (Civil), AAI, Bagdogra Airport - 734421.
5. The Labour Enforcement Officer (Central) Siliguri Office of the Asst. Labour Commissioner (Central), Choudhury Complex, Near New Masjid, Burdwan Road, Siliguri-734001.
6. Employees Provident Fund Organization, Bhavishyanidhi Bhawan, Hill Cart Rd, Ward 1, Patiram Jote, Siliguri, West Bengal-734001.
7. Income Tax Office, Paribahan Nagar, Matigara, Siliguri, Pin - 734010.
8. Agreement Copy.
9. Work File.

  
28/7/2022

(Ashwini Kumar)  
Asst. General Manager (E-C),  
Airports Authority of India,  
Bagdogra Airport  
For and on behalf of the Chairman,

## SCHEDULE OF RATES

**Name of Work :- Annual rate contract for repairs & maintenance of civil work for residential and non-residential area of Bagdogra Airport for the financial year 2022-24.**

| Item No. | Description                                                                                                                                                                                                                                                                                                                                                          | Unit            | Rate     |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------|
| 1        | All items from DSR 2021.                                                                                                                                                                                                                                                                                                                                             | As per DSR 2021 |          |
| 2        | Cleaning of choked/blocked rain water pipe, soil waste pipe, vent pipe, manhole, sewerage pipe, gully traps, EWC, IWC, wash basin, kitchen sink, bottle traps, floor traps, house drain, storm water drain etc. of any diameter and sizes i/c removal of malba as directed by Engineer-in-Charge.<br>a) Manhole i/c connected sewerage pipes up to the next manhole. | Each            | 825.00   |
| 3        | Cleaning of choked/blocked rain water pipe, soil waste pipe, vent pipe, manhole, sewerage pipe, gully traps, EWC, IWC, wash basin, kitchen sink, bottle traps, floor traps, house drain, storm water drain etc. of any diameter and sizes i/c removal of malba as directed by Engineer-in-Charge.<br>a) House Drain (open).                                          | Metre           | 7.00     |
| 4        | Cleaning of choked/blocked rain water pipe, soil waste pipe, vent pipe, manhole, sewerage pipe, gully traps, EWC, IWC, wash basin, kitchen sink, bottle traps, floor traps, house drain, storm water drain etc. of any diameter and sizes i/c removal of malba as directed by Engineer-in-Charge.<br>a) House Drain (covered).                                       | Metre           | 40.00    |
| 5        | Cleaning of choked/blocked rain water pipe, soil waste pipe, vent pipe, manhole, sewerage pipe, gully traps, EWC, IWC, wash basin, kitchen sink, bottle traps, floor traps, house drain, storm water drain etc. of any diameter and sizes i/c removal of malba as directed by Engineer-in-Charge.<br>a) Storm water drain (road side).                               | Metre           | 33.00    |
| 6        | Cleaning of choked/blocked septic tank i/c removal of malba as directed by Engineer-in-Charge.<br>a) Septic tank (surface area upto 7.5 sqm.).                                                                                                                                                                                                                       | Each            | 4160.00  |
| 7        | Cleaning of choked/blocked septic tank i/c removal of malba as directed by Engineer-in-Charge.<br>a) Septic tank surface area 12.80 x3.80 x3.00cum outer dimension.                                                                                                                                                                                                  | Each            | 66070.00 |
| 8        | Cleaning of under ground/surface water tanks/sumps of power house and removal of malba as directed by Engineer in Charge i/c disinfecting the tank with bleaching powder.<br>a) 60000 ltrs. capacity.                                                                                                                                                                | Each            | 2882.00  |
| 9        | Cleaning of under ground/overhead water tanks and removal of malba as directed by Engineer in Charge i/c disinfecting the tank with bleaching powder.<br>5000 ltr. capacity.                                                                                                                                                                                         | Each            | 1571.00  |

| Item No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Unit      | Rate    |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|---------|
| 10       | Cleaning of under ground/overhead water tanks and removal of malba as directed by Engineer in Charge i/c disinfecting the tank with bleaching powder.<br>a) 2000 ltr. capacity.                                                                                                                                                                                                                                                                                                                                                              | Each      | 788.00  |
| 11       | Cleaning of under ground/overhead water tanks and removal of malba as directed by Engineer in Charge i/c disinfecting the tank with bleaching powder.<br>a) For 1000 ltr. capacity.                                                                                                                                                                                                                                                                                                                                                          | Each      | 339.00  |
| 12       | Cleaning of under ground/overhead water tanks and removal of malba as directed by Engineer in Charge i/c disinfecting the tank with bleaching powder.<br>a) 500 ltr. capacity.                                                                                                                                                                                                                                                                                                                                                               | Each      | 165.00  |
| 13       | Supplying and stacking of sand bags at site for security guard and cooling pit as per instruction of Engineer-in-Charge.                                                                                                                                                                                                                                                                                                                                                                                                                     | Per bag   | 78.00   |
| 14       | Placing/Shifting of precast of RCC slab over surface drain/strom water drain within a lead of 50 mtr.                                                                                                                                                                                                                                                                                                                                                                                                                                        | Each      | 159.00  |
| 15       | Providing and fixing pillar cock of 15mm nominal bore of Jaquar (CON-CHR-011KN) or equivalent.                                                                                                                                                                                                                                                                                                                                                                                                                                               | Each      | 1117.00 |
| 16       | Providing and fixing Jaquar's Bib Cock (CON-CHR-041KN) two in one or equivalent.<br>15mm nominal bore.                                                                                                                                                                                                                                                                                                                                                                                                                                       | Each      | 1617.00 |
| 17       | Providing and fixing Jaquar's handshower (ALD-CHR-573) (Health Faucet with brass handle and tube) with 8mm dia, 1 meter long flexible tube and wall hook or equivalent.                                                                                                                                                                                                                                                                                                                                                                      | Each      | 1905.00 |
| 18       | Providing and fixing Jaquar handshower (Health Faucet of plastic body) (Cat No. - ALD-CHR-563) with 8mm dia, 1.2 meter long flexible tube and wall hook or equivalent.                                                                                                                                                                                                                                                                                                                                                                       | Each      | 983.00  |
| 19       | Providing and supplying Duracell Ultra Long Lasting 9V Battery in Jaquar's Pressmatic pillar cock auto closing system (Cat No. - PRS-031) in toilets of Terminal Building all complete as directed by EIC.                                                                                                                                                                                                                                                                                                                                   | Each      | 283.00  |
| 20       | Providing and fixing Jaquar's Pressmatic pillar cock auto closing system (Cat No. - PRS-031) or equivalent.<br>15mm nominal bore.                                                                                                                                                                                                                                                                                                                                                                                                            | Each      | 1955.00 |
| 21       | Providing and fixing VIVO Creama/ VIVO Mushroom/ VIVO HL or equivalent Wall Tiles conforming to IS: 15622 (thickness to be specified by the manufacturer), of approved make, in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-Charge, in skirting, risers of steps and dados, over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing with grey cement slurry @ 3.3kg per sqm, including pointing in white cement mixed with pigment of matching shade complete. | Sqm.      | 1834.00 |
| 22       | Carriage of malba from inside AAI premises to out side AAI premises by mechanical means including loading and unloading complete as per directed by the Engineer-in-charge.<br>a) Mesuring upto 3 cum.                                                                                                                                                                                                                                                                                                                                       | Each Trip | 1824.00 |
| 23       | Porviding and operating 3D hydraulic excavator with back hoe (JCB or equivalent) including fuel, driver and others for removal of wild growth, jungle, and heaps etc. as per the direction and satisfaction of EIC (measurement shall be based on per hour of effective operation).                                                                                                                                                                                                                                                          | Per Hour  | 1429.00 |



| Item No. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Unit          | Rate     |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|----------|
| 24       | Providing of welding machine for repair work in airport premises at site with welder and helper as per satisfaction of EIC.                                                                                                                                                                                                                                                                                                                                                                              | Per Day       | 3755.00  |
| 25       | Repairing and refixing of door/windows shutter i/c removal of shutter from chaukhat, cutting where necessary removing and refixing butt hinges on other side of frame of shutter wherever required (Cost of hinges i/c fixing shall be paid extra.)                                                                                                                                                                                                                                                      | Each          | 16.00    |
| 26       | Repairing of existing aluminium door and window i/c opening the section and refixing the section as per the existing.                                                                                                                                                                                                                                                                                                                                                                                    | Each          | 413.00   |
| 27       | Providing and fixing P.V.C. Tank cover with necessary screens etc. as per direction of Engineer-In-Charge.                                                                                                                                                                                                                                                                                                                                                                                               | Each          | 282.00   |
| 28       | Providing, placing and pasting Silicone Sealent WX of Dr. FIXIT as per company of Pidilite industries Ltd. or equivalent for sealing the surface of concrete to aluminium to masonry surface etc. With preparing the surface and placing the sealent with the help of gun, complete to all respect as per satisfaction of Engineer-in-charge.                                                                                                                                                            | Each          | 287.00   |
| 29       | Providing and fixing 5mm thick mirror of superior glass (Modi Guard or equivalent make) and of required shape and size in aluminium frame as per direction of Engineer-in-charge. (Aluminium frame work to be paid separately).                                                                                                                                                                                                                                                                          | Sqm.          | 1845.00  |
| 30       | Providing and fixing polyvinyl sheet of 2mm thick (LG or equivalent) with desired lettering of required size, font and colour complete on sign board as per direction of Engineer-in-charge.                                                                                                                                                                                                                                                                                                             | Sqm.          | 2094.00  |
| 31       | Providing and fixing eco-vinyle board to display information wherever required. Area less than 2.50 sqm.                                                                                                                                                                                                                                                                                                                                                                                                 | Sqm.          | 2596.00  |
| 32       | Providing and fixing of bright coloured silken flags of size 6'x3' including stitching charges in Cityside of Terminal Building for facelifting all complete as per direction of EIC.                                                                                                                                                                                                                                                                                                                    | Each          | 365.00   |
| 33       | Providing coat of adhesive mixed with cement (hardner) in required proportion (determined as per actual observation) to repair damaged concrete surface in operational areas after proper cleaning of dust from the surface, to provide a smooth riding quality all complete as directed by EIC.                                                                                                                                                                                                         | Sqm.          | 566.00   |
| 34       | Attending various day to day complaints and rectifying the defects/cause of complaints by deploying labour (unskilled, semiskilled and skilled as and when required) with necessary T&P but without changing/replacing the fittings/fixtures. However, the minor stores like screws for tight fitting hinges, tower bolt, door handles etc. to prevent the leakage in bib cocks, stop cocks, pillar cocks etc. is included in the rate.<br>a) Upto 50 complaints in a month.                             | Per month     | 23556.00 |
| 35       | Attending various day to day complaints and rectifying the defects/cause of complaints by deploying labour (unskilled, semiskilled and skilled as and when required) with necessary T&P but without changing/replacing the fittings/fixtures. However, the minor stores like screws for tight fitting hinges, tower bolt, door handles etc. to prevent the leakage in bib cocks, stop cocks, pillar cocks etc. is included in the rate.<br>a) Extra for each additional complaints beyond 50 in a month. | Per complaint | 94.00    |

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| Item No.                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Unit      | Rate       |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|------------|
| 36                                       | Supplying unskilled labour for day to day maintenance jobs, shifting of office from one location to another location etc. <b>(Rate mentioned shall be fixed. %age Above/below quoted by the contractor shall not be applicable on this item).</b>                                                                                                                                                                                                                                                  | Each      | 722.00     |
| 37                                       | Providing day to day support/assistance for maintenance of quarters, buildings (at operational & non-operational area) attending day to day complaints and miscellaneous civil works as per the direction and satisfaction of E.I.C.<br>a) For maintenance of water supply & valve operations and assistance in plumbing works. (Minimum 1 person to be deployed per day). <b>(Rate mentioned shall be fixed. %age Above/below quoted by the contractor shall not be applicable on this item).</b> | Per month | 24547.00   |
| 38                                       | Providing day to day support/assistance for maintenance of quarters, buildings (at operational & non-operational area) attending day to day complaints and miscellaneous civil works as per the direction and satisfaction of E.I.C.<br>a) For maintenance of manhole, sewerlines and other allied works (Minimum 1 persons to be deployed per day). <b>(Rate mentioned shall be fixed. %age Above/below quoted by the contractor shall not be applicable on this item).</b>                       | Per month | 19977.00   |
| 39                                       | Providing services for maintaining files, movement of files, preparing photocopies and other miscellaneous works. (minimum two person). <b>(Rate mentioned shall be fixed. %age Above/below quoted by the contractor shall not be applicable on this item).</b>                                                                                                                                                                                                                                    | Per month | 22578.00   |
| 40                                       | Supplying of experienced computer operator/office assistant/ work supervisor with knowledge of work in MS office/CAD etc. for carrying out office jobs and various other works as per the direction and satisfaction of Engineer-in-charge. <b>(Rate mentioned shall be fixed. %age Above/below quoted by the contractor shall not be applicable on this item).</b>                                                                                                                                | Per month | 26515.00   |
| 41                                       | Supplying of Diploma Civil Engineer having atleast 01 (one) year working experience for supervision and monitoring & controlling the quality of ongoing Civil Works as required as per site conditions and as per the direction and satisfaction of Engineer-in-charge. <b>(Rate mentioned shall be fixed. %age Above/below quoted by the contractor shall not be applicable on this item).</b>                                                                                                    | Per month | 33346.00   |
| Total Estimated Cost (exculding GST) Rs. |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |           | 4891276.00 |

**Note:** Percentage quoted by the agency is (+) 5.50% above the rates contained in Schedule-A (DSR-2021 and Additional Miscellaneous Items except item nos. 36 to 41).

  
 (Ashwini Kumar)  
 AGM (E-C)  
 AAI, Bagdogra Airport