



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

संख्य:No: AAI/BG/ENGG(C)/AMC-KIA, COLONY/W-15/2024-25 दिनांक/ Date : 09.10.2025

सेवा में,
मेसर्स एस2एच पावर सॉल्यूशंस
प्राइवेट लिमिटेड,
नंबर 1, पापिरेड्डी गारी पल्ली,
हसनपुरम गाँव, रामापुरम,
कडपा, वाईएसआर जिला,
आंध्र प्रदेश - 516504

To,
M/s S2H Power Solutions Pvt Ltd,
No.1, Papireddy Gari Palli,
Hasanapuram Village, Ramapuram
Cuddapah, YSR District,
Andra Pradesh - 516504.

कार्य का नाम: वर्ष 2025-26 के दौरान केमपेगोवडा अन्तराष्ट्रीय हवाई अड्डा के भू वी प्र के ऑफिस समुदाय और आवासीय कॉलोनी, बगलूर, देवनहल्ली बैंगलूर में मैनोर सिविल वर्क्स एवं वार्षिक रख रखाव कार्य के अनुबंध

Name of Work: - Annual maintenance contract for Minor Civil Works and Day to Day complaints of AAI occupied offices at KIA and Residential colony, Baglur, Bangalore during the year 2025-26

ई नीविधा संख्या/ Tender I.D. : 2025 AAI_245018_1.

संदर्भ /Ref: दिनांक 10.09.2025 को खोली गई ई-निविदा /Your E-Tender opened on 10.09.2025

महोदय/Dear Sir,

- ऊपर उल्लिखित कार्य के लिए आपके द्वारा उद्धृत ई-निविदा अनुसूची- ए (Schedule A) (DSR 2023 Plus Additional Misc. Items) के अनुसार उल्लिखित दर से (-) 12.50 % (बारह दशमलव पचास प्रतिशत) नीचे (जीएसटी को छोड़कर) जो कि अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण की ओर से रु. 62,00,000.00 (बासठ लाख रुपये मात्र) की राशि के लिए स्वीकार किया जाता है -
Your E-tender for the work mentioned above is here by accepted on behalf of Chairman, Airports Authority of India at the percentage rate quoted by you i.e. (-) 12.50 % (Twelve point Five Zero Percent) below (Excluding GST) the rates mentioned as per Schedule – A (DSR 2023 Plus Additional Misc. Items) for an amount of Rs.62,00,000.00 (Rupees Sixty Two Lakhs only).
- सहायक महाप्रबंधक (इंजी-सिविल), एएआई, बैंगलूर एयरपोर्ट, बैंगलूर, कार्य के प्रभारी अभियंता होंगे। आपसे अनुरोध है कि आप सहायक महाप्रबंधक, (इंजी-सिविल), एएआई, बैंगलूर एयरपोर्ट,

बैंगलोर के कार्यालय में अनुबंध करार पर हस्ताक्षर करने और अनुबंध पूरा करने के लिए 25.10.2024 तक उपस्थित हों। कॉन्ट्रैक्ट एग्रीमेंट को 100/- रुपये के मूल्य के गैर-न्यायिक स्टॉप पेपर पर निष्पादित किया जाएगा (केवल सौ रुपये) और स्टैंप पेपर की लागत आपके द्वारा वहन की जाएगी।

Asst. General Manager (Engg-Civil), AAI, Bangalore Airport, Bangalore, shall be the Engineer-In-charge of the work. You are requested to attend the office of Asst. General Manager (Engg-Civil), AAI, Bangalore Airport, Bangalore by 25.10.2024 to sign and complete the contract agreement. The Contract Agreement shall be executed on a non-judicial stamp paper of value Rs 100/- (Rupees Hundred only) and the cost of the stamp paper shall be borne by you.

3. आपसे अनुरोध है कि आप इस पत्र के जारी होने की तारीख से 15 दिनों के भीतर सिक्योरिटी डिपॉजिट के संदर्भ में कृपया रु 6,20,000/= (छह लाख बीस हजार रुपये) जमा करें, ऐसे न करने पर जो अनुबंध कलॉज-1 ए, पेज नंबर जीसीसी -16 की सामान्य शर्तों के अनुसार आपके चल रहे बिलों से घटाया जाएगा।
You are requested deposit Rs. 6,20,000.00 (Rupees Six Lakhs Twenty Thousand) towards security deposit within 15 days from the date of issue of this letter failing which the same will be deducted from your running bills as per General conditions of Contract Clause No-1A, Page No. GCC-16.

4. आपसे अनुरोध है कि 1970 के अनुबंध श्रम (विनियमन और उन्मूलन) अधिनियम के प्रावधानों और अनुबंध श्रम (विनियमन और उन्मूलन) केंद्रीय नियम 1971 बाल श्रम (निषेध और विनियमन) अधिनियम 1986, निर्माण श्रमिक (रोजगार और सेवा की स्थिति का विनियमन) अधिनियम 1996, भवन और अन्य निर्माण श्रमिक A-173 कल्याण उपकर अधिनियम 1996 जैसा कि पृष्ठ संख्या 19 पर खंड 19 में निर्दिष्ट है। टेंडर के जीसीसी और केंद्र और राज्य सरकार के नियम में निर्दिष्ट हैं।

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 Condition of Service) Act 1996, Building

and other construction Workers A-173 Welfare Cess Act 1996 as specified in Clause 19 on page no49 of GCC of tender and rules of Central and State Government.

5. आपको प्रबंधक (इंजी-सीविल), एएआई, बेंगलोर हवाईअड्डा से संपर्क करने के लिए भी निर्देशित किया जाता है, जो तुरंत आपको साइट सौंपने की व्यवस्था करेगा।
You are also directed to contact Manager (Engg-Civil), AAI, Bangalore Airport immediately who will arrange to hand over the site to you.
6. कृपया ध्यान दे की निविदा के अनुसार कार्य पूरा करने के लिए समयावधि 12 माह है जो की 10.10.2025 से आरंभ होगी।
Please note that the time allowed for carrying out the work is 12 (Twelve) Months as entered in the tender which shall be reckoned from 10.10.2025 after issue of this letter.
7. अनुबंध के संबंध में आगे कोई पत्राचार आम तौर पर प्रभारी अधिकारी, इंजीनियरिंग-सिविल, एएआई, बेंगलोर एयरपोर्ट (एचएएल), बेंगलोर -560017 को संबोधित किया जाना चाहिए।
Any further correspondence in connection with the contract should normally be addressed to the Engineer-In-Charge, Engineering-Civil), AAI, Bangalore Airport, Vimana Pura Post, Old HAL Airport, Bangalore-560017.
8. कृपया रसीद स्वीकार करें और स्वीकृति के टोकन के रूप में अधोहस्ताक्षरी को हस्ताक्षर करने के बाद इस पत्र की प्रतिलिपि प्रति संलग्न करें।
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.

भवदीय/Yours faithfully,

ई शेषा रत्नम 09/10/2025

ई शेषा रत्नम (E. Sesharaj Ratnam)

सहायक महाप्रबंधक (इंजी-सिविल)

Asst. General Manager (Engg- Civil)

अध्यक्ष, भाविप्रा के लिए की ओर से

For and on behalf Chairman, Airports Authority of India

संलग्नक/Encl : BOQ और अनुसूची-ए /BOQ & Schedule-A

SCHEDULE-A

Name of Work: - Annual Maintenance Contract for Minor Civil Works and Day to Day complaints of AAI occupied offices at KIA and AAI Residential colony, Baglur, Bangalore during the year 2025-26.

PART-I	DSR-2023(Vol-I & Vol-II) with upto Date Correction Slips		
PART-II	ADDITIONAL MISCELLANEOUS ITEMS as Detailed Below		
ITEM No.	DESCRIPTION OF ITEM	UNIT	RATE AT PAR WITH DSR 2023
AMI-1	Providing unskilled workers for temporary nature of works as and including necessary T&P to carry out necessary works as per direction of Engineer-in-Charge.	Each	944.36
AMI-2	Providing Semi skilled workers for temporary nature of works unsusceptible to measure as and when required including necessary T & P to carry out necessary works as per direction of Engineer-in-Charge.	Each	1047.59
AMI-3	Providing skilled workers for temporary nature of works unsusceptible to measure as and when required including necessary T & P to carry out necessary works as per direction of Engineer-in-Charge.	Each	1150.82
AMI-4	Attending day to day complaints for the maintenance of AAI occupied buildings at Kempegowda International Airport by providing plumbing and carpentary services with necessary tools and tackles for carrying out routine inspection, preventive / corrective maintenance works .Contractor shall provide 1(one) plumber/carpenter, 1(one) seweraman and 1(one) helper.	Per month	91259.34
AMI-5	Day to day maintenance of lawns, hedge plants and flower shrubs, trees etc by daily watering and weeding, up keeping of lawns including providing pesticide, weedicide and fungicides etc. The rate includes cost of pesticide, weedicide and fungicides and one gardener / Mali, and Helper (giving one Day weekly off) for the period of one month at AAI Residential Colony, Baglur.	Per month	57849.13
AMI-6	Attending day to day complains by engaging manpower i.e plumber, sewer man and helper on all days in general shift with necessary tools & tackles for carrying out routine inspection, preventive/corrective maintenance including cleaning of chocked/blocked rain water pipe, soil waste pipe, vent pipe, manhole, sewerage pipe, gully traps, EWC, IWC, Wash basin, Kitchen sink, bottle traps, floor traps etc of any diameter and sizes as per the direction of Engineer in charge. (Genral Shift Timings- 09 00 hrs to 17 00 hrs) Note : under this item 1 No Plumber,01 No Carpenter (Semi-Skilled),01 No Sewerman (Semiskilled) & 2 No Helper (Unskilled) is to be provided along with necessary tools and tackles (giving one Day weekly off) for the period of one month at AAI Residential Colony, Baglur.	Per Month	147657.49

ITEM No.	DESCRIPTION OF ITEM	UNIT	RATE AT PAR WITH DSR 2023
AMI-7	Attending urgent/emergency plumbing / sewerline complaints during night / odd hours by engaging 1 No Plumber /Sewerman and 1 No Helper with their own transportation and with necessary tools and tackles etc complete as per direction of Engineer -in-Charge. Note : This type of emergency complaints shall be informed to agency / supervisor over their mobiles and such complaints to be attended on priority basis within 4 hours.	Per Day	2336.59
AMI-8	Solid Waste management i/c collection segregation of wet and dry waste and feeding the wet waste into the organic converter and disposal of the dry waste into the dumping yard located in the residential colony by deploying the required manpower including all necessary tools garbage collecting bins, shifting from the source to the segregation platform, safty masks ,gloves etc as per the site requirement and directions of the EIC.	Per Month	54748.97
AMI-9	Disposal of Garbage accumalated in garbage dumping yard from AAI residential colony and disposal beyond the colony premesis and dumping at a place approved by municipality/panchayat including loading, unloading and transportation etc (MOTOR VEHICLE upto 2.5 cum capacity). all complete as per the directions of the Eingeener incharge.	per Load	2537.02
AMI-10	Supply of potable water at AAI Residential Colony, Baglur as per requirement & Direction of Engineer in charge	Litre	0.13 0.12
AMI-11	Testing of water sample including collecting water sample from the tap points of occupied quarters and conducting the test as per the latest IS code from a NABL approved laboratory and submitting its Test Report (the test report of the water sample is to be submitted in a tubular format along with IS standard for comparision) and mentioning its fitness for drinking etc complete as per direction of Engineer in charge.	Each	3171.28
AMI-12	Providing necessary services for removal of Beehives unsusceptible to measue as & when required using necessary tool, equipments and chemicals etc as per the direction of engineer-in-charge.	Per Beehive	1325.60
AMI-13	Mosquito and fly control services (weekly thrice) by Residual Spray/ Thermal fogging in the external common areas including landscaping and Parking area.Larvicide Service (once in 15 days) in water stagnant areas (if any) by spray.General disinfection services(once in a month) in internal commonareas,drainages,basement etc.by residual spray and rodent control (weekly once) in garbage area at AAI Residential colony Bagalur. Approximate area (including Green Area and open Spaces, Civic Aminities and Ground Coverage Area)= 9250 Sqm	Month	32981.32

ITEM No.	DESCRIPTION OF ITEM	UNIT	RATE AT PAR WITH DSR 2023
AMI-14	Rodent Control Service & General Pest Control Services (GPCS) by using rat catching gum board, cages, traps, burrow fumigation, Spraying/ Disinfection with Propoxure 20% Emulsifiable Concentrate (EC), fogging with kingfog etc in the AAI offices i.e. Alpha-1 building, ATC Tower, Airside Navaid buildings including DVOR and New Radar Building at KIA. (monthly -4 times) (Area - 4902.00sqm appox)	Month	17759.17
AMI-15	Rodent Control Service & General Pest Control Services (GPCS) by using rat catching gum board, cages, traps, burrow fumigation, Spraying/ Disinfection with Propoxure 20% Emulsifiable Concentrate (EC), fogging with kingfog etc in the AAI offices i.e. Alpha-2 building as per direction of Engineer-in-charge. (monthly -4 times) (Area -2885.00 sqm appox)	Month	10148.10
AMI-16	Repairing and refixing of doors/windows shutter l/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 l/e fixing shall be paid extra)	Each	723.87
AMI-17	Providing and fixing 3mm thick acrylic sheet of white or any other colour on existing board as per requirement	Sqm	6256.91
AMI-18	Providing and fixing mirror of required shape and size with 8mm thick hard board backing of approved make by as per the directions of E.I.C	sqm	3204.22
AMI-19	Providing and Fixing Urinal spreaders with pipe and unions for urinal basin complete as per direction of Engineer-in-charge	each	486.53
AMI-20	Supplying and providing welder with welding machine and all accessories required for welding complete as per satisfaction of Engineer-in-charge	day	4439.79
AMI-21	Deploying JCB (Hydraulic Excavator) on hourly basis including fuel operator etc. for leveling and grading of runway basic strip complete as per direction of engineering - in - charge.	hour	1220.95
AMI-22	Providing & fixing roller blinds for windows of approved quality and design fixed in top horizontal aluminium rail with supporting clamps fixed in the wall all complete as per the requirement and direction of engineer-in-charge.	sqm	1165.67
AMI-23	Providing & fixing polyester vertical venetian blinds for windows (each vertical strip of venetian blind is 10 cm wide fixed in top horizontal aluminium rail with supporting clamps fixed in the wall) all complete as per the requirement and direction of engineer-in-charge.	sqm	824.54
AMI-24	Providing and laying 2mm thick vinly flooring of approved colour at first floor approach control room as per direction of Engineer -in-Charge.	sqm	1160.18

ITEM No.	DESCRIPTION OF ITEM	UNIT	RATE AT PAR WITH DSR 2023
AMI-25	Providing and fixing vinyl sitckering with adhesive backing over glass panes/acrylic sheets including computer cut lettering as required of any colour and shade. Overall area of the board/signage will be measured for payment i.e. maximum height x maximum width	sqm	5186.69
AMI-26	Providing and fixing Scratch resistant coated sun control film(minimum 1.5Mil thickness) garware polyester film on glass panes after thoroughly cleaning of existing surface. The rate is inclusive of removal of sun control film wherever required. Non-reflective type	sqm	818.96
AMI-27	Providing and fixing Frosted Film of minimum 2 Mil thickness on glass panes after thoroughly cleaning of existing surface. The rate is inclusive of the old film wherever required.	sqm	818.96
AMI-28	Providing and fixing of brass tap spindle of approved quality to the pillar cock/bib cock/stop cock/ etc as per the direction of the Engineer - in - Charge.	Each	393.24
AMI-29	Providing float glass 06 mm thick for tables with proper cutting, rounded edges & machine polished sides as per the requirement and the direction of engineer-in-charge.	Sqm	1971.49
AMI-30	Providing and fixing Access Floor panel of 600x600x32 mm medium grade Filled Steel anti static high pressure Lamination of 800H grade (FS800H). Access Floor panel shall be steel welded construction with an enclosed bottom pan with uniform pattern of 64 hemispherical cones. The top and bottom plates of Steel Gauges: top 0.6 mm and bottom 0.7 mm fused spot welded together (minimum 64 welds in each dome and 20 welds along each flange). The panel should be Corroresist epoxy coated for lifetime rust protection and cavity formed by the top and bottom plate is filled with Pyrogrip noncombustible Portland cementitious core mixed with lightweight foaming compound. The access floor shall be factory finished with Anti-static High Pressure laminate with Non Warp technology upto 1mm thickness for superior adhesion and Surface flatness within 0.75mm. The panel is to withstand a Concentrated Load of 363 kgs applied on area 25mm x 25mm without collapse in the centre of the panel which is placed on four steel blocks. The panel will withstand and Uniformly Distributed Load (UDL) minimum 1250 kg/sqm and an impact load of 50kg all complete as per the approved manufacturers specification and as per the direction of Engineer-in-charge. All specification must be printed on the side of the panel to ensure the quality of the product.	Sqm	4015.90 3948.93
AMI-31	Replacing the old EPDM rubber/ neoprene gasket with new ones in aluminium windows including taking out and refixing the glazing as per the direction of EIC	metre	96.84

ITEM No.	DESCRIPTION OF ITEM	UNIT	RATE AT PAR WITH DSR 2023
AMI-32	Supply of Spares (as & when required basis) Like water supply, sanitary, hardware, fittings etc. including of all taxes, carriage etc to site at KIA		
I	Toilet Paper Holder Recessed type (stainless Steel) of Jaguar-FLV-CHR-1089NSQ or equivalent	each	631.03
II	C.P. Flush Valve concealed type of Jaguar (FLV-CHR-1089NSQ) or equivalent	each	2770.43
III	C.P. Brass Waste Coupling of Jaguar-Allied (ALD-CHR-727L130) or equivalent.	each	560.68
IV	C.P. Brass Bottle Trap Jaguar- (ALD-CHR-769L250X190) or equivalent	each	1312.66
V	Health Faucet-jaguar (ALD-CHR-563) or equivalent. 1 m long PVC Tube with Wall Hook	each	824.53
VI	AUTO CLOSING Pillar Cock of Jaguar , (PRS-CHR-031L65) or equivalent	each	1830.46
VII	C.P.Angular Stop Cock-jaguar (ALI-CHR-85083K) or equivalent	each	749.28
VIII	C.P. Double coat Hook of Jaguar- (AKP-CHR-35761P) or equivalent.	each	412.27
IX	C.P. Soap dispenser Bottle of Jaguar- (ACN-CHR-1137N) or equivalent.	each	1504.46
X	White solid plastic EWC seat cover of hindware-Constellation or equivalent	each	989.01
XI	Cylinder Lock for Flush Door Godrej make (80MM) or equivalent	each	1238.41
XII	Cylinder Lock for Flush Door Godrej make (70MM) or equivalent	each	709.5
XIII	Cylinder Lock for Flush Door Godrej make (60 MM) or equivalent	each	623.51
XIV	Tissue paper dispensers (JAQUAR/ PTD-SAP-DT0106CSN) or Equivalent	each	4952.58
AMI-33	Credit Item for taking away the dismantled materials		
I	Toilet Paper Holder	each	-49.75
II	C.P. Flush Valve	each	-218.4
III	C.P. Brass Waste Coupling	each	-44.2
IV	C.P. Brass Bottle Trap	each	-103.48
V	Health Faucet-jaguar	each	-65
VI	C.P.Pillar Cock	each	-144.3
VII	C.P.Angular Stop	each	-59.07
VIII	C.P. Double coat Hook	each	-32.5
IX	C.P. Soap dispenser	each	-118.6
XI	AUTO CLOSING Pillar Cock	each	-144.3
XII	Tissue paper dispensers	each	-390.42
XIII	Cylinder Lock for Flush Door 80MM	each	-97.63
XIV	Cylinder Lock for Flush Door 70MM	each	-55.93
XV	Cylinder Lock for Flush Door 60MM	each	-49.15
XVI	MS Body Door Closer (upto 35 kg)	each	-170.6
XVII	Aluminium Body Door Closer (36-80 kg)	each	-150.8
XVIII	Double action hydraulic floor spring with stainless steel cover plate (upto 125 Kg)	each	-323

Handwritten signature and date: 09/10/2022

AMI-5

Asst. Gen. Manager Engrg. (Civil)
 भारतीय विमानपत्तन प्राधिकरण
 Airports Authority of India
 बंगलूरु हवाई अड्डा, बंगलूरु - 560 017
 Bangalore Airport, Bangalore 560 017

Validate

Print

Help

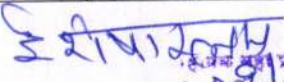
Item Wise BoQ

Tender Inviting Authority: Senior Manager (Engg-Civil), Airports Authority of India, Bangalore Airport.

Name of Work: Annual maintenance contract for Minor Civil Works and Day to Day complaints of AAI occupied offices at KIA and Residential colony, Baglur, Bangalore during the year 2025-26

Contract No: 2025_AAI_245018_1

Contract No.: 2023/AN/100001		S2H Power Solutions Private Limited							
Name of the Bidder/ Bidding Firm									
PRICE SCHEDULE (DOMESTIC TENDERS - RATES ARE TO GIVEN IN PERCENTAGE ONLY) (This BOQ template must not be modified/replaced by the bidder and the same should be uploaded after filling the relevant columns, else the bidder is liable to be rejected for this tender. Bidders are allowed to enter the Bidder Name and Values only)									
NUMBER #	TEXT #	NUMBER #	TEXT #	NUMBER	NUMBER #	NUMBER	NUMBER #	TEXT #	
Sl. No.	Item Description	Quantity	Units	Base Percentage	Quoted Rate In % To be Filled by bidder	Select Type (Exess/Less)	TOTAL Rate Without Taxes	TOTAL Rate In Word	
1	2	4	5	6	7	8	13		
1	Schedule-A (Part-I) DSR- 2023 (vol-I & vol-II items) and (Part-II) Additional Miscellaneous Items								
1.01	Guidelines for quoting the % rate by the bidder. 1) The rate shall be quoted by the bidder in % (Percentage) only on the DSR - 2021 and additional Miscellaneous items. 2. Bidder should note that the rates calculated for all the items in Part II are made at par with the rates of DSR 2023 items. 3) Bidder is required to quote only one value for percentage which will be applicable to Schedule A(Part I and Part-II) 4) Bidder shall quote rate only in %(Percentage) on Schedule "A"(part I and Part II) wherein 100 is base. 5) Bidder may please note that the the payment of DSR items quoted shall be regulated as follows to arrive rates excluding GST. Schedule of Rates as per DSR 2023 (Civil) and additional miscellaneous Items (Except AMI Item no: 01 to 03) Rate of item as per schedule -A = X Rate to be considered for payment Y= X/1.2127 x (100 (+) or (-) quoted percentage rate y/100) Thereafter GST(as applicable) shall be calculated on the gross value of work executed The percentage rate shall be quoted in digits only without applying any sign of (+) or (-) Following are some examples for quoting the % rate by the bidder:- a) If Bidder wants to quote 5% below the Schedule A(Part I and Part II) rates, then the bidder has to type only numeric value i.e. 5 in Quoted Rate Column without any (+) or (-) sign and Select Less(-) in Select type column. (Since 100 is base value of Schedule A(Part I & Part II) and as bidder wants to quote 5% below the SCHEDULE "A" means value 5 is subtracted from base value 100 and quote becomes 100-5 = 95) b) If Bidder wants to quote 4% above the Schedule A(Part I and Part II) rates, then the bidder has to type only numeric value i.e. 4 in Quoted Rate Column without any (+) or (-) sign and Select Excess(+) in Select type column.(Since 100 is base value of Schedule A(Part I & Part II) and as bidder wants to quote 4% above the SCHEDULE "A" means value 4 is added from base value 100 and quote becomes 100+4 = 104)	1	Job	100.00	12.50%	Less(-)	87.50	Eight Seven Point Five Zero Only	
Total in Figures							87.50	Eight Seven Point Five Zero Only	


 Assistant General Manager Engg. (Civil)
 भारतीय विमानपत्तन प्राधिकरण
 Airports Authority of India
 बंगलूरु हवाई अड्डा, बंगलूरु - 560 017
 Bangalore Airport, Bangalore 560 017