



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

सं.सं.: एएआई/इंजी. (ई)/उड़ान भवन/ VRF/VRV/25-26/डब्ल्यू.ओ.- 01

दिनांक: 21.01.2026

Ref. No. AAI/Engg. (E)/Udaan Bhawan/ VRF/VRV /25-26/W.O.- 01

Date:-21.01.2026

WORK ORDER

सेवा में,

To,

मेसर्स एस.जी टेक्नोफैब प्राइवेट लिमिटेड,

बी-46, न्यू अशोक नगर

नई दिल्ली-110096

M/s S.G TECHNOFAB PRIVATE

LIMITED, B-46, NEW ASHOK NAGAR

NEW DELHI- 110096

विषय: नई दिल्ली स्थित उड़ान भवन के डी-ब्लॉक, दूसरी मंजिल पर सीसीसीआर कक्ष का निर्माण। एस्एच: सीआरएफ/सीआरवी प्रणाली और संबंधित विद्युत कार्यों का प्रावधान।

Subject: - Construction of CCCR Room at D-Block, 2nd Floor, Udaan Bhawan, New Delhi. SH: Provision of VRF/VRV System and Associated Electrical Works.

संदर्भ: i) निविदा-आईडी: 2025_AAI_256926_1

ii) वित्तीय बोली खोलने की तिथि: 02.01.2026

Ref: i) Tender ID: 2025_AAI_256926_1

i.) Financial bid Opening Date: 02.01.2026

महोदय,

Sir,

1. उपरोक्त उल्लिखित कार्य के लिए आपका CPPP टेंडर (आइटम दर), भारतीय विमानपत्तन प्राधिकरण के अध्यक्ष की ओर से स्वीकार किया जाता है, जिसकी राशि रु. 40,31,404/- जीएसटी रहित (चालीस लाख इकतीस हजार चार सौ चार मात्र) जो कि निविदा में लगाई गई अनुमानित लागत से 11.32 % (ग्यारह दशमलव बत्तीस) कम है। 45,46,072/- (पैंतालीस लाख छियालीस हजार बहत्तर मात्र) ।

1. Your CPPP tender (item rate) for the work mentioned above is hereby accepted on behalf of Chairman, Airports Authority of India, amounting to Rs. 40,31,404/-excluding GST (Rupees Forty Lakhs Thirty-One Thousand Four Hundred Four Only) which is 11.32 % (Eleven point Thirty-Two) below the Estimated cost put to tender of Rs. 45,46,072/- (Rupees Forty-Five Lakhs Forty-Six Thousand Seventy-Two Only).

2. वरिष्ठ प्रबंधक (अभि.-वि.)- डी-ब्लॉक, उड़ान भवन इस कार्य के प्रभारी अभियंता होंगे। आपसे अनुरोध है कि आप 01.02.2026 तक वरिष्ठ प्रबंधक (अभि.-वि.)- डी-ब्लॉक, उड़ान भवन के कार्यालय में संविदा करार पर हस्ताक्षर करने और उसे पूरा करने हेतु उपस्थित हो। संविदा करार रु. 100/- (मात्र सौ रुपये) मूल्य के गैर-न्यायिक स्टाम्प कागज पर निष्पादित किया जाएगा तथा स्टाम्प कागज की लागत आपके द्वारा वहन की जाएगी।

SM (Engg.-E) -D-Block, Udaan Bhawan, CHQ, shall be the Engineer-in-charge of the work. You are requested to attend the office of Sr. Manager (Engg. -E) D-Block, Udaan Bhawan, by 01.02.2026 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. आपके टेंडर के साथ प्राप्त बयाना राशि 1,36,382/- रुपये (एक लाख छत्तीस हजार तीन सौ बयासी रुपये)

मास्टर कॉन्ट्रैक्ट के अंतर्गत उड़ान भवन के डी-ब्लॉक, सीसीसीआर कक्ष के माध्यम से आपको वापस कर दिया जाएगा।
Rajiv Gandhi Bhawan Safdarjung Airport, New Delhi - 110003 Phone : 24632950 Fax : 91-11-24632990

3. आपके ई-टेंडर के साथ प्राप्त ब्याना राशि 1,36,382/- रुपये (एक लाख छत्तीस हजार तीन सौ बयासी रुपये मात्र) सुरक्षा जमा राशि प्राप्त होने के बाद सीपीपी पोर्टल के माध्यम से आपको वापस कर दी जाएगी। कृपया इस पत्र के जारी होने की तिथि से 15 दिनों के भीतर 4,03,140/- रुपये (चार लाख तीन हजार एक सौ चालीस रुपये मात्र) सुरक्षा जमा के रूप में जमा करें, अन्यथा जीसीसी के पृष्ठ 22 पर खंड 1ए की शर्त के अनुसार यह राशि चालू बिलों से काट ली जाएगी।

The earnest money amount of Rs. 1,36,382/- (Rupees One Lakh Thirty-Six Thousand Three Hundred Eight Two only) received along with your e-tender will be returned/refunded to you through CPP portal after receipt of security Deposit. Please deposit Rs. 4,03,140/- (Rupees Four Lakh Three Thousand One Hundred Forty Only) towards Security deposit within 15 days from the date of issue of this letter, failing which, the same will be deducted from running bills as per condition of clause 1(A) on page 22 of GCC.

4. आपने पृष्ठ संख्या जीसीसी 23 पर खंड 1 (बी) की शर्त के अनुसार आईडीएफसी फर्स्ट बैंक लिमिटेड से 10,079/- रुपये की अतिरिक्त प्रदर्शन सुरक्षा जमा राशि के रूप में डिमांड ड्राफ्ट जमा की है। यह राशि कार्य के सफलतापूर्वक पूरा होने के बाद ही वापस की जाएगी।

You have submitted an additional performance security as per the condition of clause 1 (B) on page 23 of GCC for an amount of Rs. 10,079/- in the form of demand draft from IDFC First Bank Limited. The same shall be refunded only after successful completion of work.

5. आपसे अनुरोध है कि केंद्रीय सरकार और राज्य सरकार द्वारा बनाए गए श्रम अनुबंध (विनियमन और उन्मूलन) अधिनियम 1970, श्रम अनुबंध (विनियमन और उन्मूलन) केंद्रीय नियमों 1971 और न्यूनतम मजदूरी अधिनियम के प्रावधान का अनुपालन किया जाए।

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 and minimum wages act and rules thereof central and state Governments:

6. आपको निर्देशित भी किया जाता है कि आप प्रबंधक (अभि.-वि.), डी-ब्लॉक, उद्गान भवन, से तुरंत संपर्क करें, जो आपको साइट को सौंपने की व्यवस्था करेंगे।

You are also directed to contact Manager (Engg. -E), D-Block, Udaan Bhawan, immediately who will arrange to hand over the site to you.

7. कृपया ध्यान रहे कि कार्य निष्पादन के लिए प्रदत्त समय तीन (03) महीने है तथा उसकी गणना 01 फरवरी 2026 से होगी।

Please note that the time allowed for carrying out the work shall be 03 (Three) Months and same shall be reckoned from 01st February 2026.

8. अनुबंध के संबंध में कोई और पत्राचार सामान्यतः वरिष्ठ प्रबंधक (अभि.-वि.), डी-ब्लॉक, उद्गान भवन को संबोधित किया जाना चाहिए।

Any further correspondence in connection with the contract should normally be addressed to the Sr. Manager (Engg.-E)- D-Block, Udaan Bhawan.

9. कृपया प्राप्ति की सूचना दें और इस पत्र की संलग्न प्रतिलिपि पर हस्ताक्षर करने के बाद स्वीकृति के प्रतीक के रूप में अधोहस्ताक्षरी को लौटा दें।

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.



10 दोष देयता अवधि 12 महीने है ।

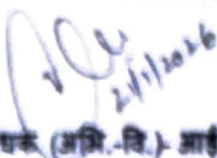
Defect liability period is 12 Months

Closure:

1) Bill of Quantity (BOQ).

भवदीय,

Yours Faithfully,


24/1/2026

वरिष्ठ प्रबंधक (अभि.-वि.) आई. एम. यू,
SM (Engg.-E)-Udaan Bhowan, CHQ

अध्यक्ष भारतीय विमानपत्तन प्राधिकरण के लिए

व उनकी तरफ से

For and on behalf of the CHAIRMAN,

भारतीय विमानपत्तन प्राधिकरण

AIRPORTS AUTHORITY OF INDIA



**Name of Work: Construction of CCCR Room at D Block, 2nd Floor, Udaan Bhawan, New Delhi. SH:
Provision of VRF/VRV System.**

BoQ

Sl.No	Description of Work / Item(s)	No.of Qty	Units	Rate	Amount
1.00	Supplying, Installation, Testing & Commissioning of Modular type Variable Refrigerant Flow/Variable Refrigerant Volume air cooled Outdoor units suitable for cooling/heating having 100% hermetically sealed inverter type twin Rotary/Scroll Compressor(s), minimum two compressors (with individual separate PCB) for above 14HP modules, microprocessor based Controller, top discharge type condensing unit(s), with R-410-A Refrigerant or equivalent, vibration Isolators with suitable foundation etc. complete as required. To have better efficiency condenser fan shall be capable to operate at different speed with respect to load. The unit shall deliver the rated capacity and in confirmation as per IS 18728:2024 and CPWD Specifications and work even at 50°C ambient temperature without tripping. The system shall be able to deliver 100% of the rated capacity upto 39 degree Celsius. The unit shall be suitable to work on 400V +/- 10%, 3 Phase, 50Hz AC power supply and BMS compatible. The unit shall be filled with first charge of the refrigerant and ready for use as required. The condenser should be coated with a hydrophilic film to prevent water accumulation on the surface of the heat exchanger, enhance water dispersion, and reduce the risk of degradation, thereby improving overall performance and durability. The Indian Seasonal Energy Efficiency Ratio (ISEER) of the unit shall be as per Energy Conservation and Sustainable Building Code (ECSBC) 2024 as below and complete as per CPWD specification, connections, inter connections etc. as required. (For capacity <40 kW ISEER 5.4, Capacity > 40 and <70 ISEER 5.5, Capacity > 70 ISEER 5.6 for ECSBC Building) For Cooling or Heating or Both.				
		1.00	No.	577300.00	577300
1.01	40 HP outdoor unit				
2.00	Supplying, Installation, Testing & Commissioning of Modular type Variable Refrigerant Flow/Variable Refrigerant Volume air cooled Outdoor units suitable for cooling/heating having 100% hermetically sealed inverter type twin Rotary/Scroll Compressor(s), minimum two compressors (with individual separate PCB) for above 14HP modules, microprocessor based Controller, top discharge type condensing unit(s), with R-410-A Refrigerant or equivalent, vibration Isolators with suitable foundation etc. complete as required. To have better efficiency condenser fan shall be capable to operate at different speed with respect to load. The unit shall deliver the rated capacity and in confirmation as per IS 18728:2024 and CPWD Specifications and work even at 50°C ambient temperature without tripping. The system shall be able to deliver 100% of the rated capacity upto 39°C. The unit shall be suitable to work on 400V +/- 10%, 3 Phase, 50Hz AC power supply and BMS compatible. The unit shall be filled with first charge of the refrigerant and ready for use as required. The condenser should be coated with a hydrophilic film to prevent water accumulation on the surface of the heat exchanger, enhance water dispersion, and reduce the risk of degradation, thereby improving overall performance and durability. The Indian Seasonal Energy Efficiency Ratio (ISEER) of the unit shall be as per Energy Conservation and Sustainable Building Code (ECSBC) 2024 as below and complete as per CPWD specification, connections, inter connections etc. as required. (For capacity <40 kW ISEER 5.4, Capacity > 40 and <70 ISEER 5.5, Capacity > 70 ISEER 5.6 for ECSBC Building) For Cooling only.				
		1.00	No.	490900.00	490900
2.01	32 HP outdoor unit				
		1.00	No.	234500.00	234500
2.02	14 HP outdoor unit				



Signature

Sl.No	Description of Work / Item(s)	No.of Qty	Units	Rate	Amount
3.00	4-Way cassette indoor unit Supplying, Installation, Testing and Commissioning of following minimum capacity 4 way Cassette Type Indoor ceiling mounted unit equipped with synthetic washable media pre-filter, fan section with low noise fan/dynamically balanced blower, multispeed motor, coil section with DX Copper coil, electronic expansion valve, outer cabinet, drain pump, grill, necessary supports, vibration isolation, Corded remote control etc., suitable for operation on single phase 230 V $\pm$ 10%, 50Hz AC supply, complete, as required. The indoor units must shut down upon receiving a signal from the BMS System/Fire Signals. The system shall be capable to adjust air flow as per room requirement in auto mode. The cooling capacity of indoor unit will be at air inlet conditions of 27 degree C DB and 19 degreeC WB temperature. (Make will be same as of Outdoor)				
		2.00	Nos.	37190.80	74381.2
3.01	2.5 TR	11.00	Nos.	39142.00	430562
3.02	3.0 TR	7.00	Nos.	40388.30	282718.1
3.03	4 TR				
4.00	Y Joints Supply Installation Testing and Commissioning of Refneta/ Y-Joints/ T-Joints as per OEM recommendation and upto the satisfaction of engineer in-charge at site.				
		30.00	Each	2450.00	73500
4.01	Indoor Units	5.00	Each	3830.00	19150
4.02	Outdoor Multi Joints				
5.00	Refrigerant Piping Supply, installation, testing and commissioning including vacuumization and Nitrogen testing of following nominal sizes of soft/ hard drawn copper refrigerant piping for VRV/ VRF system, complete with fittings, with suitable adjustable ring type hanger supports, jointing/ brazing including accessories, insulated with XPLE Class-O tubular insulation/ with Class-O closed cell elastomeric nitrile rubber tubular sleeves sections of specified thickness as given below for Suction and Liquid lines, all accessories as per specifications etc. as required: (Agency shall use OEM recommended copper pipes only)				
		80.00	Mtr.	282.72	22617.6
5.01	6.35 mm dia (OD) (Softdrawn) with tube thickness 0.8 mm with 13 mm thick insulation	80.00	Mtr.	392.64	31411.2
5.02	9.5 mm dia (OD) (Softdrawn) with tube thickness 0.8 mm with 13 mm thick insulation	80.00	Mtr.	501.80	40144
5.03	12.7 mm dia (OD) (Softdrawn) with tube thickness 0.8 mm with 13 mm thick insulation	80.00	Mtr.	733.24	58659.2
5.04	15.86 mm dia (OD) (Softdrawn) with tube thickness 1.0 mm with 19 mm thick insulation	80.00	Mtr.	872.34	69787.2
5.05	19 mm dia (OD) (Harddrawn) with tube thickness 1.0 mm with 19 mm thick insulation	80.00	Mtr.	1010.31	80824.8
5.06	22.2 mm dia (OD) (Harddrawn) with tube thickness 1.0 mm with 19 mm thick insulation	80.00	Mtr.	1148.27	91861.6
5.07	25.4 mm dia (OD) (Harddrawn) with tube thickness 1.0 mm with 19 mm thick insulation	80.00	Mtr.	1285.86	102868.8
5.08	28.58 mm dia (OD) (Harddrawn) with tube thickness 1.0 mm with 19 mm thick insulation	80.00	Mtr.	1675.36	134028.8
5.09	31.8 mm dia (OD) (Harddrawn) with tube thickness 1.2 mm with 19 mm thick insulation	80.00	Mtr.	1843.65	147492
5.10	34.9 mm dia (OD) (Harddrawn) with tube thickness 1.2 mm with 19 mm thick insulation	80.00	Mtr.	2013.08	161048.4
5.11	38.1 mm dia (OD) (Harddrawn) with tube thickness 1.2 mm with 19 mm thick insulation	80.00	Mtr.	2174.54	173963.2
5.12	41.3 mm dia (OD) (Harddrawn) with tube thickness 1.2 mm with 19 mm thick insulation				
6.00	Drain Piping Supply Installation Testing and Commissioning Providing and fixing rigid UPVC piping for drain complete with fittings, supports as per specifications and duly insulated with 9 mm thick closed cell nitrile rubber insulation.				
		200.00	Mtr.	107.68	21536
6.01	25 mm dia (with 9 mm nitrile rubber insulation)	100.00	Mtr.	122.69	12269
6.02	32 mm dia (with 9 mm nitrile rubber insulation)				



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Sl.No	Description of Work / Item(s)	No.of Qty	Units	Rate	Amount
7.00	Providing and Fixing transmission/control wiring PVC insulated of 2 core*1.5 sq.mm copper conductor shielded flexible wire in 25 mm PVC Conduit between outdoor to outdoor/indoor to indoor/outdoor to indoor and remote control unit.	500.00	Mtr.	95.79	47895
8.00	Supply and Fixing of Following Sizes of Medium class PVC conduit along with accessories in Surface/recess including cutting the wall and making good the same in case of recessed conduit as required.				
8.01	25 mm	250.00	Mtr.	148.00	37000
9.00	Hot Dipped Galvanised Iron Cable Tray Supplying and installing following size of perforated Hot Dipped Galvanised Iron cable tray (Galvanisation thickness not less than 50 microns) with perforation not more than 17.5% in convenient sections joined with connectors, suspended from the ceiling with two numbers GI Suspenders i/c base of suitable size GI angle, GI bolts & nuts, fastener etc as required.				
9.01	150 mm width X 50 mm depth X 1.6 mm thickness	200.00	Mtr.	378.00	75600
9.02	300 mm width X 50 mm depth X 1.6 mm thickness	200.00	Mtr.	527.50	105500
10.00	Supplying and installing following size of perforated Hot Dipped Galvanised iron cable tray "bends" (galvanisation not less than 50 microns) with perforation not more than 17.5% in convenient sections, joined with connectors, suspended from the ceiling with two numbers GI suspended from the ceiling with two numbers GI Suspender i/c base of suitable size GI angle, GI bolts & nuts, fastener etc as required.				
10.01	150 mm width X 50 mm depth X 1.6 mm thickness	20.00	Each	253.00	5060
10.02	300 mm width X 50 mm depth X 1.6 mm thickness	20.00	Each	402.50	8050
11.00	Supplying and installing following size of perforated Hot dipped Galvanised Iron cable tray "Tee" (galvanisation not less than 50 microns) with perforation not more than 17.5% in convenient section, joined with connectors, suspended from the ceiling with two numbers GI suspenders i/c base of suitable size GI angle, GI bolts & nuts, fastener etc as required.				
11.01	150 mm width X 50 mm depth X 1.6 mm thickness	20.00	Nos.	253.00	5060
11.02	300 mm width X 50 mm depth X 1.6 mm thickness	20.00	Nos.	402.50	8050
12.00	Supply of 1.1 KV grade, Power cable of following sizes, XLPE insulated,PVC Sheathed,armoured copper conductor cable to VRF outdoor unit from main electrical panel.				
12.01	4 x 10 sq mm cable	200.00	Mtr.	818.28	163656
13.00	Laying and fixing of one number PVC insulated and PVC Sheathed/XLPE power cable of 1.1 KV grade of following size on wall surface as required.				
13.01	Upto 35 sq.mm (Clamped with 1 mm thick Saddle)	200.00	Mtr.	50.00	10000
14.00	Supplying ,making end termination with brass compression gland and aluminium lugs for following sizes of PVC insulated and PVC sheathed / XLPE aluminium conductor cable of 1.1 KV grade as required.				
14.01	4C x 10 sqmm	10.00	Nos.	215.00	2150
15.00	Providing and Fixing 6 SWG dia G.I.wire on surface or in recess for loop earthing as required	200.00	Mtr.	105.50	21100
16.00	Wiring for circuit/ submain wiring along with earth wire with the following sizes of FRLS/HFFR PVC insulated copper conductor, single core cable in surface/ recessed medium class PVC conduit as required				
16.01	2X1.5 sqmm + 1.5 sqmm earth wire	100.00	Mtr.	267.00	26700
16.02	2X2.5 sqmm + 2.5 sqmm earth wire	100.00	Mtr.	303.00	30300
16.03	2X4 sqmm + 1X4 sqmm earth wire	50.00	Mtr.	445.60	22280
17.00	Supplying and fixing suitable size GI box with modular plate and cover in front on surface or in recess, including providing and fixing 3 pin 5/6 A modular socket outlet and 5/6 A modular switch, connections etc. as required.	20.00	Each	285.60	5712



Signature

Sl.No	Description of Work / Item(s)	No.of Qty	Units	Rate	Amount
18.00	SITC of dust and vermin proof cubicle type outdoor PTTA LT panels with IP 55 protection suitable for 415 V, 3 phase, 4 wire, 50 Hz AC supply system. The panel shall be fabricated with 2 mm thick CRCA sheet, with suitable flat iron frame work complete with hinged door on front with locking arrangement, doors/ covers for individual inside compartments, 3 mm thick for gland plates, 2 nos. of earth studs, control wiring with 2.5 sqmm. FRLS insulated copper conductor, suitable angle/ channels frame in the bottom, legs for grouting in foundation, painting etc. Including supplying and fixing of following accessories as per AAI specification. A. Incoming Feeder:- (i) 1 No. of 250 Amps, 415V, 25kA, FP MCCB with Thermal magnetic Based releases having O/C, S/C along with following. (ii) LED type indicating Lamp with suitable rating 2A SP MCB for back-up protection :- 1 Sets (each set comprise of R,Y,B) (iii) Digital type 3 phase Voltmeter Meter with suitable rating of MCB -1 Sets. (iv) Digital type 3 phase Ammeter with suitable rating of MCB & 3 Nos. of single core epoxy resin cast type CTs of 250/5 Amps, 10 VA, CL 1.0 ratings -1 Sets. B. Busbar:- 300 Amps, TPN Aluminium Busbars with Heat shrinkable color coded insulation sleeves. C. Outgoing:- (i) 1 Nos. of 100 Amps & and 04 nos. 63 Amp., 415V, 25kA, FP MCCB with Thermal magnetic Based releases having O/C, S/C along with following (ii) 3 Phase Preventor with under voltage & over voltage protection & Phase sequence protection. (iv) LED type indicating Lamp with suitable rating 2A MCB for back up protection :- 5 Set (each set comprise of ON/OFF)	1.00	Each	126770.00	126770
					4031404.1


 27/1/26
 Senior Manager (E-E)
 Udaan Bhawan CHQ

