



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

संदर्भ सं. : एएआई/डीएटीएस/ई-ई/BMS-Rep./2025-26/ कार्य आदेश-04 / 1496
No: AAI/DATS/E-E/BMS-Rep./2026-27/ W.O:- 04

दिनांक:-10/07/2026
Date: - 10/07/2026

सेवा में / To,

मेसर्स एलेक्ट्रोटेक ओवर्सीस प्राइवेट लिमिटेड,
हेड ऑफिस: बी-38, स्वस्थ विहार,
विकास मार्ग, ईस्ट दिल्ली, दिल्ली-110092
ईमेल: - INFO.eopl@theladdagroup.com

M/s Electrotech Overseas Private Limited
Head Office : B-38, Swasthya Vihar,
Vikas Marg, East Delhi, Delhi-110092,
Email: projectoffice1@theladdagroup.com

कार्य का नाम:- डिज़ाइन, सप्लाई, इन्स्टालेशन, टेस्टिंग एंड कमीशनिंग ऑफ बिल्डिंग मैनेजमेंट सिस्टम (बीएमएस) अलॉग विथ एट (08) इयर ऑफ एआईसीएमसी (आफ्टर टू (02) इयर डीएलपी) एट डीएटीएस कॉम्प्लेक्स, आईजीआई एयरपोर्ट, नई दिल्ली।
एसएच: मौजूदा बीएमएस सिस्टम का प्रतिस्थापन, टेंडर आई. डी : (2026_AAI_266274_1).

Name of work:- Design, Supply, Installation, Testing and Commissioning of Building Management System (BMS) along with eight (08) years of AICMC (after Two (02) years DLP) at DATS Complex, IGI Airport, New Delhi.
SH: Replacement of Existing BMS System Tender ID: (2026_AAI_266274_1).

संदर्भ / Ref:-

- उपरोक्त कार्य के लिए आपका टेंडर (निविदा आईडी: 2026_AAI_266274_1) (लिफ्टफा-2) दिनांक 14/05/2026 को खोला गया / Your tender (Tender ID: 2026_AAI_266274_1) for the above said work (envelope -2) opened on Dated: 14/05/2026
- एलओआइ संदर्भ नं: एएआई/डीएटीएस/एसएम (ई-ई)/BMS-Rep./एलओआइ/2026-27/दिनांक:- 11/06/2026
LOI reference No: AAI/DATS/SM(E-E)/BMS-Repl. /LOI/2026-27 Date: 11/06/2026

महोदय / Sir,

- उपर उल्लेखित कार्य हेतु आपकी निविदा अध्यक्ष, भारतीय विमानपत्तन प्राधिकरण की ओर से स्वीकृत की जाती है आपके द्वारा बताए गये मद पर आपकी राशि कुल ₹ 7,09,21,638.00 (5,26,74,568.00 एस० आई० टी० सी० + 1,82,47,070.00 ए०आई०सी०एम०सी०) (रुपये सात करोड़ नौ लाख इक्कीस हजार छह सौ अड़तीस केवल) जी० एस० टी० रहित है जोकि निविदा की न्यायोचित राशि ₹ 7,71,27,198.00 से 8.05% कम है।

Your tender for the work mentioned above is here by accepted on behalf of the Chairman, Airports Authority of India at the item rates quoted for a sum totaling to Rs. 7,09,21,638.00 (5,26,74,568.00 SITC + 1,82,47,070.00 AICMC) (Rupees Seven Crore Nine Lakhs Twenty-One Thousand Six Hundred Thirty-Eight only) Exclusive of G.S.T. which is

जारी/ Contd.....

तुषार दिक्षित / Tushar Dixit

वरिष्ठ प्रबंधक (अभि. वि.) / Senior Manager (Engg.-E)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India

8.05% below the Justified Cost of Rs. 7,71,27,198.00

2. वरिष्ठ प्रबंधक(अभि०-वि०), डी.ए.टी.एस. कॉम्प्लेक्स, आईजीआई एयरपोर्ट, नई दिल्ली कार्य के प्रभारी अभियंता होंगे। आपसे निवेदन है कि आप, आपकी ओर से एक विश्वसनीय प्रतिनिधि प्रतिनियुक्त करें जो करारनामे पर हस्ताक्षर करने के लिए अधिकृत हो तथा वह दिनांक 25/07/2026 तक वरिष्ठ प्रबंधक (अभि०-वि०), डी.ए.टी.एस. कॉम्प्लेक्स, नई दिल्ली के कार्यालय में उपस्थित हो तथा करारनामे को पूरा करें। ठेके का करारनामा ₹100 के नोनजुडिशियल स्टैम्प पेपर पर निष्पादित किया जाएगा तथा पेपर का खर्च आपके द्वारा उठाया जायगा।

Senior Manager (Engg-E), AAI, DATS Complex, IGI Airport, New Delhi shall be the **Engineer-in-Charge** of the work. You are requested to depute your accredited representative, empowered to sign the contract agreement on your behalf and attend the office of the **Senior Manager (Engg-E), AAI, DATS Complex, IGI Airport, New Delhi** by dated 25/07/2026 to sign and complete the agreement. The contract agreement shall be executed on a non-judicial stamp paper of value **Rs. 100/-** and the cost of stamp paper shall be borne by you.

3. इस पत्र के जारी होने की तिथि से 10 दिनों के अंदर जमानत कि राशि ₹ 26,33,728/- (रुपये छब्बीस लाख तैंतीस हजार सात सौ अट्ठाईस केवल) जमा करे वरना ठेके के दस्तावेज के अनुसार आपके रनिंग बिल से काट ली जायेगी।

Please deposit balance ₹ 26,33,728/- (Rupees Twenty-Six Lakhs Thirty-Three Thousand Seven Hundred Twenty-Eight) towards security deposit within 10 days from the date of issue of this letter, failing which the same will be deducted from your running bill.

4. आपको यह भी निर्देश दिया जाता है आप तुरंत प्रबंधक (अभि०-वि०), डी.ए.टी.एस. कॉम्प्लेक्स से मिले वह आपको कार्य स्थल सौंपने की व्यवस्था करेंगे। कृपया ध्यान दें कि इस कार्य के लिए समय अवधि छ (06) महीने की होगी जो कि 15/07/2026 से गिना जाएगा।

You are also directed to contact the **Manager (Engg-E), AAI, DATS Complex**, immediately to take over the site. Please note that time period for this work shall be Six (06) Months and shall be reckoned from 15/07/2026.

5. इस ठेके के सम्बन्ध में आगे का कोई भी पत्राचार वरिष्ठ प्रबंधक (अभि०-वि०), डी.ए.टी.एस. कॉम्प्लेक्स, आई.जी.आई. एयरपोर्ट, नई दिल्ली के पते पर किया जाए।

Any further correspondence with contract should normally be addressed to the **Senior Manager (Engg-E), AAI, DATS Complex, IGI Airport, New Delhi**.

6. उपरोक्त कार्य हेतु त्रुटि दायित्व अवधि दो(2) वर्ष होगी जोकि इस कार्य की समाप्ति की दिनांक से गिना जाएगा।
The defect liability period will be Two (2) year after the date of completion of this work.

जारी/ Contd.....

7. कृपया पावती भेजे।

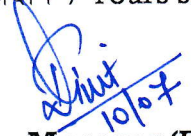
Please acknowledge the receipt.

धन्यवाद / Thanking you

संलग्न – (अ) मात्रा की अनुसूची / (03 पृष्ठ)

Encl:- (a) Schedule of Quantities/(03 Pages)

भवदीय / Yours sincerely



वरिष्ठ महाप्रबंधक (अभि० - वि) / Sr. Manager (Engg-E),
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India,
डी.ए.टी.स., ई. गां. अ. हवाई अड्डा / DATS Complex, IGI Airport,
नई दिल्ली- 110037 / New Delhi-110037,
कृते एवं अध्यक्ष भा. वि. प्रा की ओर से / On behalf of Chairman, A.A.I.

तुषार दीक्षित / Tushar Dixit

वरिष्ठ प्रबंधक (अभि. वि.) / Senior Manager (Engg.-E)
भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
नई दिल्ली-110037 / New Delhi-110037

SOQ

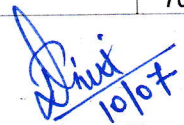
Name of work: Design, Supply, Installation, Testing and Commissioning of Building Management System (BMS) along with eight (08) years of AICMC (after Two (02) years DLP) at DATS Complex, IGI Airport, New Delhi.

SH: Replacement of Existing BMS System

S No	Description of item	Unit	Qty	Rate (Exc. GST) (Rs.)	Amount (Exc. GST) (Rs.)
1	SITC of BMS Server and client Computer System as per tender specifications: i7 Processor (14th or latest generation) or Equivalet PC, Intel(R), Xeon(R) Processor, 3.1GHz, 4MB Cache with 32 GB RAM, & 3 TB SSD for Client system (1 TB SSD for Server system), 10/100 Mbps Ethernet card, USB connection & internal modem, Microsoft(R) Windows(R) 11 OS Professional original, 100/1000 Mbps NIC for Network connection and anti virus having perpetual license software with 32" colour graphics LED monitor as per Tender Specifications. Accessories included Optical Mouse, Key Pad, Laser jet A4 printer having duplexing capacity(only for client system) with the above BMS System configuration. Windows Licensed software compatible with the BMS platform etc. complete as required for both server and Client system.	Nos	1	778754.00	778754.00
2	Application Software SITC of the following window based graphical software for IBMS system with Redundant Client for Operator workstation. The following software packages shall have minimum 10000 point license (Both Hardware + Software) features and compliances complete as per tender specifications. a) 3D & HD vector dynamic, responsive graphics with Autocad import of plan with Zoom In & Zoom Out facility, should have reports, dashboards etc. options completely customijable as per client. b) Native 64 Bit System , BTL,UL,EN Certified System, BACnet Profile B-AWS/OWS/BC as per the BTL Listing, IoT native connectivity(MQTT) c) Built in C# engine or FBD to build project dynamically, Multi-Monitor Support-(Min 4 Nos), Multi-language support d) Certified OPC UA Server/Client by OPC Foundation e) HTML5 based Web-Server software shall permit use of Standard Web-Browsers such as Microsoft Edge, Google Chrome, Mozilla Firefox, etc f) The Software shall comply to international standards and strive to deliver products that meet security standards such as ISA/IEC 62443, UL2900/TLS 1.3, ISO / IEC 27001, ISO / IEC62443. g) End-to-end encryption from client to server, End-to-end encryption between servers, Certificate-based data exchange, Encrypted backups h) Audit Trail, 4-Eye Principle or 21 CFR Part - 11 Compliant , Data Point Validation, Verified tempering evidence for report transmission i) Ability to provide/receive data to other systems through OPC UA Server/Client and Rest web services interface	Nos	1	3860168.00	3860168.00
3	SITC of True IP Based (BTL Certified), UL Listed DDC Standalone 32 Bit Intelligent, peer to peer communication, interoperable DDC, BACnet secure connect communication as per the specification. The compact controller shall have inbuilt 2-port Ethernet switch. The controller shall have 24 inputs / outputs inbuilt and can be expandable upto max 80 points by Input / Output Modules. The DDC shall have minimum 1.2 Ghz processor with minimum 1 GByte RAM and minimum 8 GByte NAND Flash. The controller shall be freely programmable and have System functions (alarming, scheduling, trending, access protection with individually definable user profiles and categories). It should have WLAN interface, Cloud connectivity for remote access and inbuilt port for POT for local interface. Complete as per tender specifications. Note: Comissioning tool should not be dependent on any license / dongle and no extra cost should be charged. The above shall be housed in vandal proof, lockable & secure MS Cabinets to be supplied along with all necessary switchgear protections as required. Number of controllers shall have spare capacity of 15% for future expansion.	Lot	1	37288313.00	37288313.00

3.01	Controller for Chiller Plant Manager as per IO summary				
3.02	Controller for AHU's (Max 1 Ahu's in 1 DDC) as per IO summary				
3.03	Controller for CSU's (Max 1 Csu's in 1 DDC) as per IO summary				
3.04	Controller for Basement Ventilation (Fresh Air Fans, Exhaust Fans, Liftwell Pressurization Fans, Staircase Pressurization Fans, Air Smoke Exhaust Fans) as per IO summary				
3.05	Controller for Lifts (Max 3 lifts at 1 DDC) as per IO summary				
3.06	Controller for Plumbing (4 at 1 DDC) as per IO summary				
4	SITC of True IP Based BTL & UL Listed with BACnet secure connect communication for third party integration. The controller shall have 2-port Ethernet switch and WLAN interface. It should have BTL label/certified (BACnet communications passed the BTL test) and consisting of Dual microprocessor or as per specifications with Storage capacity of 1 GByte RAM. It should support real time clock with backup of upto 7 days using Super capacitor and also should have option for external battery if required. Number of integration data points should be 500 points. Complete as per tender specifications. Note: 3rd party make integartor is not acceptable.	Lot	1	3212987.00	3212987.00
4.01	For Fire Alarm System on BACnet/IP				
4.02	For UPS on MODbus RS485				
4.03	For Integration of Pump PLC Soft Data Integration				
4.04	Integration of PAHU on Modbus over RS485				
4.05	Integration of Ahu's VFD on Modbus over RS485				
4.06	Integration of UPS on Modbus over RS485				
4.07	Integration of VRF on Bacnet/IP				
4.08	Integration of Cooling Towers				
4.09	Integration of Chemical dosing plant				
4.10	Integration of Fire Dampers				
5	Field instruments Supplying, installing, testing and commissioning of the following sensors / transducers / transmitters. The DDC shall support sensor with DC 0...20 mA or 4...20 mA, DC 0 ... 10 V, LG-Ni 1000, 2x LG-Ni1000, Pt 1000 , NTC 10k, NTC 100k, 1000 Ohm. Complete as per tender specifications.				
5.01	Immersion Temp. Sensor with Thermowell	Nos	40	7706.00	308240.00
5.02	Differential Pressure transmitter /Switch for Water pressure measurement	Nos	43	21816.00	938088.00
5.03	Duct Temp. Sensor	Nos	72	5723.00	412056.00
5.04	Duct Air Static pressure Sensor	Nos	60	15371.00	922260.00
5.05	Differential Pressure Switch Air	Nos	84	10434.00	876456.00
5.06	Current Relay	Nos	65	18171.00	1181115.00
5.07	Bi-Level Switch	Nos	5	21980.00	109900.00
5.08	Outside Temp & Humidity sensor	Nos	5	16362.00	81810.00
5.09	Water level switches for water tanks	Nos	7	30006.00	210042.00
6	Supply, installation, testing and commissioning of hand held portable operator terminals (POT) minimum 7 inch. TFT display with capacitive touch screen type, shall be able to view graphs , alarms , parameters etc. POT shall have integrated web server. POT With all required connectors etc as per technical specification etc. as per tender specifications.	Nos	1	113619.00	113619.00
7	Cabling and Conduiting				
7.01	Supplying, laying, termination, testing and commissioning of 2 Core x 1.0 sq mm PVC insulated, Annealed Tinned Copper, twisted, shielded, unarmoured FRLS cable as per tender specifications.	Rmt	5000	46.00	230000.00
7.02	Supplying, laying, termination, testing and commissioning of 4 Core x 1.0 sq mm PVC insulated, Annealed Tinned Copper, twisted, shielded, unarmoured FRLS cable as per tender specifications.	Rmt	3500	80.000	280000.00
7.03	Supplying, laying, termination, testing & commissioning of CAT 6 unarmoured Cables with required accessories like RJ45 connector etc as per tender specifications.	Rmt	915	44.00	40260.00
7.04	Supplying and laying of 25mm of MS conduit on surface/recess including cutting/filling chases along with conduit accessories etc. complete as required and as per tender specifications.	Rmt	2000	121.00	242000.00
7.05	SITC of GI Flexible conduit for termination in the DDC Panels	Rmt	2500	105.00	262500.00

7.06	Supply, Installation, Testing & Commissioning of 6 core multicore Optical Fibre cable for connectivity between network switches	RMT	500	180.00	90000.00
7.07	SITC of GI perforated Cable Tray of Size 150 mm X 50 mm having a thickness of 1.6 mm (Nominal) duly protected with Cable Cover Tray of suitable Size as required at site as per tender specifications.	RMT	1000	410.00	410000.00
8	Network Switches				
8.01	Supply, installation, testing and commissioning of Layer 2 switch with 24 ports (RJ-45) including SFP modules, rack mountable, SMPS power supply & other termination accessories (Like Pigtails/LIUs/ Convertors/Splicing equipment, Patch panel, Patch Cord, Etc) complete as per specifications and as required for BMS DDC Panel Networking. The switch to switch distance shall not exceed beyond 80 meters. Complete as per tender specifications.	Nos	8	52000.00	416000.00
8.02	Supply, installation, testing and commissioning of Layer 2 switch with 16 ports (RJ-45) including SFP modules, rack mountable, SMPS power supply & other termination accessories (Like Pigtails/LIUs/ Convertors/Splicing equipment, Patch panel, Patch Cord, Etc) complete as per specifications and as required for BMS DDC Panel Networking. The switch to switch distance shall not exceed beyond 80 meters. Complete as per tender specifications.	Nos	8	51250.00	410000.00
Total of SH-I i.e SITC Works(Exc. GST)= (A)					52674568.00
Sh-II	AICMC COST for 8 Years after defect liability period of 2 years:-				
9	All inclusive comprehensive maintenance contract for providing experienced electrical /electronics /software engineer for preventive, breakdown and servicing(minimum 4 quarterly visits in a year) of BMS system installed for operation & monitoring of HVAC & other associated systems inclusive of low side, CCUs (PACs), SCU, VFD, Fire fighting system, UPS, VRF and lifts remotely as per above BMS SITC works for BMS DATS Complex including providing operation support in general shift by deploying qualified B.Tech engineer having sufficient experience of the BMS system for operation and supervision of these installations complete all as required and specified. Agency have to supply and replace all the faulty spares including controllers, wires,cables panels etc. as per OEM recommendations complete all as required as per specifications.				
9.1	1st year after DLP Period of 2 years Rate for 1st year after DLP= (3.5% of SH-I i.e. SITC Cost).	1	Year	1843609.88	1843609.88
9.2	2nd year after DLP Period of 2 years Rate for 2nd year after DLP (6% escalation of SH-II (9.1) Cost)	1	Year	1954226.47	1954226.47
9.3	3rd year after DLP Period of 2 years Rate for 3rd year after DLP= (6% escalation of SH-II (9.2) Cost)	1	Year	2071480.06	2071480.06
9.4	4th year after DLP Period of 2 years Rate for 4th year after DLP= (6% escalation of SH-II (9.3) Cost)	1	Year	2195768.86	2195768.86
9.5	5th year after DLP Period of 2 years Rate for 5th year after DLP= (6% escalation of SH-II (9.4) Cost)	1	Year	2327515.00	2327515.00
9.6	6th year after DLP Period of 2 years Rate for 6th year after DLP= (6% escalation of SH-II (9.5) Cost)	1	Year	2467165.90	2467165.90
9.7	7th year after DLP Period of 2 years Rate for 7th year after DLP= (6% escalation of SH-II (9.6) Cost)	1	Year	2615195.85	2615195.85
9.8	8th year after DLP Period of 2 years Rate for 8th year after DLP= (6% escalation of SH-II (9.7) Cost)	1	Year	2772107.60	2772107.60
Total AICMC Cost (Exc.GST)=(B)					18247069.62
Total SITC & AICMC amount (Exc. GST)= (C= A+B)					70921638.00


 Senior Manager(Engg.-Ele.)
 DATS Complex, IGI Airport, New Delhi

तुषार दीक्षित / Tushar Dixit
 वरिष्ठ प्रबंधक (अभि. वि.) / Senior Manager (Engg.-E)
 भारतीय विमानपत्तन प्राधिकरण / Airports Authority of India
 नई दिल्ली-110037 / New Delhi-110037