



ई-निविदा के लिए सूचना

रिज़र्व बैंक ऑफ इंडिया के लिए परियोजना प्रबंधन सलाहकार (पीएमसी) के चयन हेतु पैनलबद्ध CPSUs से ई-निविदा आमंत्रित करने की सूचना

क) आंध्र प्रदेश, अमरावती, नेलापाडु में रिज़र्व बैंक ऑफ इंडिया के कार्यालय परिसर के निर्माण हेतु।

ख) आंध्र प्रदेश, अमरावती, इनावोलु में रिज़र्व बैंक ऑफ इंडिया के अधिकारियों एवं कर्मचारियों के आवासीय परिसर के निर्माण हेतु।

भारतीय रिज़र्व बैंक, संपदा-परियोजना कक्ष, एचआरएमडी, विजयवाड़ा, आंध्र प्रदेश, श्रेणी A (₹600 करोड़ से ₹1200 करोड़) के तहत सूचीबद्ध सीपीएसयू से भारतीय रिज़र्व बैंक के लिए निर्माण के लिए पीएमसी के चयन के लिए: क) नेलापाडु, अमरावती, आंध्र प्रदेश में भारतीय रिज़र्व बैंक का कार्यालय परिसर। ख) इनावोलु, अमरावती, आंध्र प्रदेश में भारतीय रिज़र्व बैंक का अधिकारी एवं कर्मचारी आवासीय परिसर ई-निविदा आमंत्रित करता है। बोलियां एमएसटीसी लिमिटेड के ई-टेंडरिंग पोर्टल (<https://www.mstcecommerce.com/eprocn>) के माध्यम से जमा की जानी है। उपरोक्त श्रेणी में शामिल सभी सूचीबद्ध सीपीएसयू को बोली प्रक्रिया में भाग लेने के लिए उपर्युक्त वेबसाइट के माध्यम से एमएसटीसी लिमिटेड के साथ पंजीकरण करना अनिवार्य है।

पूर्ण विवरण के लिए कृपया निविदा दस्तावेज तकनीकी-वाणिज्यिक बोली (भाग I) और मूल्य बोली (भाग II) देखें। यदि कोई अतिरिक्त सुधार / संशोधन हो, तो वह बैंक की वेबसाइट <https://www.rbi.org.in/> पर 'निविदा' लिंक के अंतर्गत और <https://www.mstcecommerce.com/eprocn> पर प्रकाशित किया जाएगा। बैंक को सबसे कम बोली स्वीकार करने का कोई बाध्यता नहीं है और वह किसी भी बोली का पूर्ण या आंशिक रूप से स्वीकार करने का अधिकार रखता है। बैंक को बिना किसी कारण बताए किसी एक या सभी बोलियों को अस्वीकार करने का भी अधिकार है।

क्रम सं.	मदें	विवरण
1	कार्य का नाम	निर्माण क) आंध्र प्रदेश, अमरावती, नेलापाडु में भारतीय रिज़र्व बैंक के कार्यालय परिसर। ख) परियोजना प्रबंध सलाहकार के रूप में जमा आधार पर आंध्र प्रदेश, अमरावती, इनावोलु में भारतीय रिज़र्व बैंक के अधिकारियों एवं कर्मचारियों के आवासीय परिसर।

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2	ई-निविदा संख्या	आरबीआई/आंध्रप्रदेश क्षेत्रीय कार्यालय/अन्य/2/26-27/ET/142
3	पीएमसी के एजेंसी शुल्क का अनुमानित मूल्य (शुल्क)	₹46 करोड़ (जीएसटी सहित)
4	एजेंसी द्वारा पीएमसी के रूप में पूरा किए जाने वाले परियोजना के संक्षिप्त विवरण	<p>निर्माण</p> <p>क) मुख्य कार्यालय भवन, सहायक भवन और उपयोगिता ब्लॉकों सहित सभी सुविधाओं, कार और स्कूटर पार्किंग के साथ कार्यालय कॉम्प्लेक्स।</p> <p>भूमि क्षेत्र: 12141 वर्ग मीटर।</p> <p>एफएसआई (फ्लोर स्पेस इंडेक्स) माना गया – 5* अनुमानित निर्माण क्षेत्र (BUA) 60705 वर्ग मीटर</p> <p>परियोजना निर्माण लागत ₹337 करोड़ (स्टैट्यूटरी शुल्क को छोड़कर) जीएसटी सहित।</p> <p>ख) अधिकारियों एवं कर्मचारियों के आवासीय कॉम्प्लेक्स सभी सुविधाओं के साथ, क्लब हाउस, समुदाय हॉल सहित कार और स्कूटर पार्किंग।</p> <p>भूमि क्षेत्र: 16188 वर्ग मीटर।</p> <p>एफएसआई (फ्लोर स्पेस इंडेक्स) माना गया – 5* अनुमानित निर्माण क्षेत्र (BUA) 80940 वर्ग मीटर</p> <p>परियोजना निर्माण लागत ₹549 करोड़ (स्टैट्यूटरी शुल्क को छोड़कर) जीएसटी सहित।</p> <p>दोनों कार्यालय कॉम्प्लेक्स और आवासीय कॉम्प्लेक्स के लिए कुल अनुमानित परियोजना निर्माण लागत = ₹886 करोड़ (स्टैट्यूटरी शुल्क को छोड़कर) जीएसटी सहित।</p> <p>*बैंक के पास उपलब्ध जानकारी के अनुसार यह बोली लगाने के लिए संभावित बोलीदाताओं द्वारा/पीएमसी द्वारा नियुक्त होने के बाद बैंक को प्रस्ताव सौंपने से</p>

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		पहले सत्यापित किया जाएगा। पीएमसी अपने प्रस्ताव के लिए 'भवन बाय-लॉज' और बिड्लेबिलिटी के अनुरूप होने के लिए उत्तरदायी होगा।
5	बयाना जमा राशि (ईएमडी) बीजी /एनईएफटी /आरटीजीएस। सभी बोलीदाताओं को ईएमडी जमा करना आवश्यक है।	<p>₹92,00,000/- के माध्यम से भेजा जाना है।</p> <p>एनईएफटी/आरटीजीएस (ईएमडी जमा करने के लिए इस एनआईटी में दर्शाई गई अंतिम तिथि और समय से पहले ईमेल/पत्र के माध्यम से यूटीआर नंबर के साथ एनईएफटी/आरटीजीएस की प्राप्ति की प्रति)</p> <p>एनईएफटी विवरण: खाता संख्या – 186003001 लाभार्थी का नाम - भारतीय रिज़र्व बैंक आईएफएससी कोड: RBISOAPPA01 (शुरू से 5वां और 10वां अक्षर शून्य है)</p> <p>डिमांड ड्राफ्ट (डीडी) / बैंक गारंटी (बीजी): भारतीय रिज़र्व बैंक के पक्ष में ईएमडी जमा करने के लिए इस एनआईटी में इंगित अंतिम तिथि और समय से पहले भारतीय रिज़र्व बैंक, एस्टेट-प्रोजेक्ट सेल, एचआरएमडी, विजयवाड़ा, आंध्र प्रदेश-520002 में भौतिक रूप में प्रस्तुत किया जाना चाहिए (बैंक गारंटी (बीजी) के रूप में बयाना राशि जमा निविदा जमा करने की अंतिम तिथि से कम से कम छह महीने के लिए वैध होगी और इसे आपसी करार के तहत इसे बढ़ाया जा सकता है)।</p>
6	बोली दस्तावेजों की उपलब्धता	भारतीय रिज़र्व बैंक की वेबसाइट/एमएसटीसी वेबसाइट
7	बोली की प्रकिया	पीएमसी के चयन के लिए मूल्यांकन इस निविदा दस्तावेज में परिभाषित गुणवत्ता सह लागत आधारित चयन (क्यूसीबीएस) के रूप में किया जाएगा।
8	बोलीदाताओं द्वारा भाग I और भाग II प्रस्तुत करने का तरीका।	ई-प्रोक्योरमेंट सिस्टम (एमएसटीसी पोर्टल) (ऑनलाइन भाग I - तकनीकी-वाणिज्यिक बोली और भाग II - वित्तीय बोली www.mstcecommerce.com/eproc) के माध्यम से
9	निविदा दस्तावेज़ डाउनलोड करने के लिए उपलब्ध तिथि	03 जून 2026 को 6:00 बजे से

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10	एमएसटीसी पोर्टल पर लेन देन शुल्क	एमएसटीसी लिमिटेड के पक्ष में या मैसर्स एमएसटीसी लिमिटेड द्वारा सलाह के अनुसार एमएसटीसी पेमेंट गेटवे/एनईएफटी/आरटीजीएस के माध्यम से भुगतान किया जाना है।
11	बोलीदाताओं द्वारा बोली-पूर्व प्रश्न, यदि कोई हो, प्रस्तुत करने की अंतिम तिथि	15 जून, 2026 सुबह 11.00 बजे तक (< hrmdapro@rbi.org.in > को ईमेल के माध्यम से) संपर्क नंबर 8826411879
12	प्री-बिड मीटिंग आयोजित करने की तिथि (फिजिकल) / (वर्चुअल-वेबेक्स)	जून 18, 2026 दोपहर 3:00 बजे भारतीय रिज़र्व बैंक, एस्टेट-प्रोजेक्ट सेल, एचआरएमडी, विजयवाड़ा, आंध्र प्रदेश-520002 (स्टालिन सेंट्रल मॉल, एमजी रोड)
13	www.mstcecommerce.com/eprocn/ पर ऑनलाइन बोलियां जमा करने के लिए पात्र सीपीएसयू द्वारा बोली प्रक्रिया शुरू करने की तिथि (तकनीकी-वाणिज्यिक और मूल्य)	03 जून 2026 को 6:00 बजे से
14	परिशिष्ट जारी करने की तिथि / शुद्धिपत्र, यदि कोई हो, पूर्व-बोली बैठक के बाद	जून 23, 2026
15	(i) ईमेल/पत्र के माध्यम से यूटीआर नंबर के साथ एनईएफटी/आरटीजीएस की प्राप्ति की प्रति या (ii) बैंक में भौतिक रूप से ईएमडी के बदले मूल बैंक गारंटी प्राप्त करने की तिथि और समय	06 जुलाई 2026 को 11:00 बजे तक
16	तकनीकी वाणिज्यिक बोली और वित्तीय बोली जमा करने के लिए ऑनलाइन ई-निविदा की अंतिम तिथि	06 जुलाई 2026 को 2:00 बजे
17	भाग-I (यानी तकनीकी-वाणिज्यिक बोली) के खुलने की तिथि और समय भाग-II	जुलाई 06, 2026 पर 3: 00 बजे भाग-II खोलने की तिथि पात्र बोलीदाताओं को ईमेल के माध्यम

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	(यानी वित्तीय बोली) के खुलने की तिथि और समय।	से सूचित की जाएगी।
18	पैनल में शामिल पात्र सीपीएसयू द्वारा प्रस्तुति	बाद में सूचित किया जाएगा।
19	परियोजना को पूरा करने के लिए कुल समय की अनुमति दी गई है।	30 महीने (योजना, अनुमोदन और कार्य के आवंटन के लिए 6 महीने + निर्माण के लिए 24 महीने) की गणना पत्र अवार्ड होने के 15 वें दिन से की जाएगी।

नोट:

1. चूंकि यह एक ई-निविदा है, इसलिए दरें केवल ऑनलाइन मोड में जमा की जाएंगी न कि किसी अन्य दस्तावेज पर, अन्यथा बोली अस्वीकार कर दी जाएगी।
2. अधिक जानकारी, भविष्य में जारी निविदा का परिशिष्ट/शुद्धिपत्र, यदि कोई हो, केवल भारतीय रिज़र्व बैंक की वेबसाइट और एमएसटीसी की वेबसाइट पर अधिसूचित किया जाएगा जैसा कि ऊपर दिया गया है।
3. बैंक किसी भी या सभी निविदाओं को बिना कोई कारण बताए अस्वीकार करने का अधिकार सुरक्षित रखता है।
4. यह नोटिस जानकारी के लिए प्रकाशित किया जा रहा है। यह एक खुली निविदा नहीं है और इस निविदा में भागीदारी श्रेणी ए (₹600 करोड़ से ₹1200 करोड़) के तहत सूचीबद्ध सीपीएसयू तक सीमित है।

विजयवाडा, भारत
03 जून 2026

क्षेत्रीय निदेशक
भारतीय रिज़र्व बैंक
आंध्र प्रदेश क्षेत्रीय कार्यालय



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,



RESERVE BANK OF INDIA
ESTATE-PROJECT CELL,
HRMD,
VIJAYAWADA,
ANDHRA PRADESH

REQUEST FOR PROPOSAL

from

Empaneled CPSUs under **category A** (₹ 600 crore to ₹ 1200 crore) for
Selection of Project Management Consultant (PMC) on Deposit Work
basis for

Construction of

a) Office Complex of Reserve Bank of India at Nelapadu,
Amaravati, Andhra Pradesh.

b) Officers' & Staff Residential Complex of Reserve Bank of India
at Inavolu, Amaravati, Andhra Pradesh.

Name of Bidder (CPSU) _____

Address _____

Due date and time of Submission of e-tender : 2:00 PM of July 06, 2026



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Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

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Disclaimer:

- i. Reserve Bank of India, Estate - Project Cell, HRMD, Vijayawada, Andhra Pradesh having its Central Office at Shahid Bhagat Singh Road, Mumbai 400001 has prepared this RFP document. The information is provided to prospective CPSUs, who have been found eligible to bid for the role of Project Management Consultant for the work of Construction of a). Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh. b). Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh, as per the terms and conditions set out in this RFP and any other terms and conditions related to such information.
- ii. The purpose of this RFP is to provide interested parties with information to assist the preparation of their bid. While RBI has taken due care in the preparation of the information contained herein, and believe it to be complete and accurate, neither it nor any of its authorities or agencies nor any of its respective officers, employees, agents or advisors give any warranty or make any representations, expressed or implied as to the completeness or accuracy of the information contained in this document or any information which may be provided in association with it.
- iii. Further, RBI does not claim that the information is exhaustive. Respondents to this RFP are required to make their own inquiries/ surveys and they did not rely solely on the information in RFP. RBI is not responsible if no due diligence.
- iv. Reserve Bank of India, Estate - Project Cell, HRMD, Vijayawada, Andhra Pradesh having its Central Office at Shahid Bhagat Singh Road, Mumbai 400001 reserves the right not to proceed with the Project at any site or to change the configuration of the Project, to alter the timetable reflected in this document or to change the process or procedure to be applied. It also reserves the right to decline to discuss the Project further with any respondent.



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,



**RESERVE BANK OF INDIA
ESTATE – PROJECT CELL
HRMD, VIJAYAWADA
Andhra Pradesh**

Notice Inviting e-Tender

Notice Inviting e-tender from empaneled CPSUs for Selection of Project Management Consultant (PMC) for Construction of

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.**
- b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh**

Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh. invites e- tender from empaneled CPSUs under **category A (₹ 600 crore to ₹ 1200 crore)** for selection of PMC for Construction of a). Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh. b). Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh. The submission of bids should be done through the e-tendering portal of MSTC Ltd. (<https://www.mstcecommerce.com/eprocn>). All empaneled CPSUs included in the above category, must register themselves with MSTC Ltd through the above-mentioned website to participate in the bidding process.

For full details please refer Tender Document Techno-Commercial Bid (Part I) and Price-Bid (Part II). Further corrigendum / addendum if any, will be hosted on the Bank's website <https://www.rbi.org.in/> under the link 'Tender's and <https://www.mstcecommerce.com/eprocn> . The Bank is not bound to accept the lowest tender and reserves the right to accept either full or in part of any tender. The Bank also reserves the right to reject any one or all of the tenders without assigning any reason, thereof.



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

Sr No	Particulars	Details
1	Name of the work	Construction of a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh. b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on Deposit basis as Project Management Consultant (PMC).
2	e-tender No	RBI/Andhra Pradesh Regional Office/Others/2/26-27/ET/142
3	Estimated PMC's agency charges (fee)	₹46 crore (Inclusive of GST)
4	Brief Particulars of the project to be completed by the agency as PMC	Construction of a) Office Complex comprising of Main Office Building, Annex Building and utility blocks along with all amenities including car and scoter parks. Plot area: 12141 sqm. FSI (Floor Space Index) considered – 5* Tentative Construction area (BUA) of building to be constructed 60705 sqm Envisaged project construction cost ₹337 crore (excluding Statutory Charges) inclusive of GST. b) Officers' & Staff Residential Complex with all facilities including club house, community hall including car and scoter parks. Plot area: 16188sqm. FSI (Floor Space Index) considered- 5* Tentative Construction area (BUA) of building to be constructed 80940 sqm Envisaged project construction cost ₹549 crore (excluding Statutory Charges)Inclusive of GST. Total Envisaged Project construction cost for both Office Complex and Residential Complex = ₹886 crore (excluding Statutory Charges) Inclusive of GST. *As per information available with Bank. It shall be verified by the prospective bidders for bidding/ by PMC once appointed for submitting the proposal to Bank. The PMC shall be responsible for conformity of proposal with 'building bye-laws' and buildability.



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

5	<p>Earnest Money Deposit (EMD) BG/NEFT/RTGS</p> <p>All bidders need to submit EMD</p>	<p>₹ 92,00,000/- to be remitted through.</p> <p>NEFT / RTGS (Copy of receipt of NEFT/RTGS with UTR Number through email/letter before the last date and time indicated in this NIT for submission of EMD)</p> <p>NEFT Details:</p> <p>A/c No – 186003001</p> <p>Beneficiary Name - Reserve Bank of India</p> <p>IFSC Code: RBIS0APPA01 (5th & 10th letter from beginning is zero)</p> <p>Demand Draft (DD) / Bank Guarantee (BG): In favor of Reserve Bank of India to be delivered in physical form at Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh -520002 before the last date and time indicated in this NIT for submission of EMD (The Earnest Money Deposit in the form of Bank Guarantee (BG) shall be valid for at-least six months from the last date for submission of tender and may be extended subject to mutual agreement).</p>
6	Availability of Bid documents	Reserve Bank of India website/MSTC website
7	Bid process	Evaluation for selection of the PMC shall be made as Quality cum Cost Based Selection (QCBS) as defined in this tender document.
8	Mode of Submission- Part I and Part II by the BIDDERS.	e-Procurement System (MSTC Portal) (Online Part I – Techno-Commercial Bid and Part II – Financial bid through www.mstcecommerce.com/eproc)
9	Date of availability of e-Tender document for downloading	June 03, 2026 from 06:00 PM onwards
10	Transaction Fee on MSTC portal	To be paid through MSTC Payment Gateway/NEFT/RTGS in favour of MSTC Limited or as advised by M/s MSTC Ltd.
11	Last date for submission of pre-bid queries, if any, by the BIDDERS	June 15, 2026 by 11.00 AM (via email to hrrmdapro@rbi.org.in) Contact No. 8826411879
12	Date of holding pre-bid meeting (Physical) / (Virtual-Webex)	June 18, 2026 at 03:00 PM at Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh-520002 (Stalin Central Mall, MG Road)



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

13	Date of Starting of bidding process by eligible CPSUs for online submission of bids (Techno-Commercial & price) at www.mstcecommerce.com/eprocn/	June 03, 2026 from 06:00 PM onwards
14	Date for issue of addendum/ corrigendum, if any, subsequent to the pre-bid meeting	June 23, 2026
15	Date & Time for receiving (i) Copy of receipt of NEFT/RTGS with UTR Number through email/letter Or (ii) Original Bank Guarantee in lieu of EMD physically at the Bank	July 06, 2026 till 11:00 AM
16	Date of closing of online e-tender for submission of Techno Commercial Bid & Financial bid	July 06, 2026 till 02:00 PM
17	Date & time of opening of Part-I (i.e. Techno-Commercial Bid) Date & Time of opening of Part-II (i.e. Financial bid).	July 06, 2026 at 03:00 PM Date of opening Part – II will be communicated to eligible bidders through email.
18	Presentation by eligible empaneled CPSUs	To be intimated later.
19	Total Time allowed for completion of the Project	30 Months (6 months for planning, approvals & award of work + 24 months for construction) to be reckoned from 15th day of letter of award.

NOTE

1. As this is an e-tender, the rates shall be submitted only in online mode and not on any other documents, otherwise the bid shall be rejected.
2. Further information, Addendum / Corrigendum to the tender, if any, issued in future will only be notified on the RBI Website and MSTC Website as given above.
3. The Bank reserves the right to reject any or all the tenders without assigning any reason thereof.
4. This notice is being published for information. This is not an open tender and participation in this tender is limited to the empaneled CPSUs.

Regional Director
Reserve Bank of India, Vijayawada
Andhra Pradesh Regional Office



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

**RESERVE BANK OF INDIA
ESTATE - PROJECT CELL
HUMAN RESOURCE MANAGEMENT DEPARTMENT
VIJAYAWADA
ANDHRA PRADESH**

e-NIT No: RBI/Andhra Pradesh Regional Office/Others/2/26-27/ET/142

Dated: June 03, 2026

E-Tender from Empaneled CPSUs under category A (₹ 600 crore to ₹ 1200 crore) for Selection of Project Management Consultant (PMC) for Construction of

a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.

b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh.

1. Definitions

- i. **"Agency Charges"** also referred to as PMC charges is as defined at Clause 9 of this document.
- ii. **"Administrative Approval (AA)"** shall mean the acceptance of the proposals of Project Management Consultant (PMC) by Bank.
- iii. **"Amendments"** shall mean changes/ modifications made in the RFP only by means of a written document signed by duly authorized representatives of the Bank.
- iv. **"Architect/Project Architect"** means an architect appointed by PMC through design competition based on the requirements of shared by the BANK, Architect's brief provided in (Annexure XII) of this tender for comprehensive architectural services.
- v. **"Assignment / Job"** means the work to be performed by selected bidder pursuant to the contract.
- vi. **"Authorized Representative of PMC"** means the representative of Project Management Consultant (PMC), authorized to perform certain activities on behalf of the PMC (authorization letter/copy of Board resolution to be attached) in respect of the project.
- vii. **"BANK"/ "the Bank"** Shall mean Reserve Bank of India, Estate - Project Cell, HRMD, Vijayawada, Andhra Pradesh having its Central Office at Shahid Bhagat Singh Road, Mumbai 400001
- viii. **"Bid"** means the Technical Bid and the Financial bid.
- ix. **"BIDDER"** means the intending CPSUs participating in the bidding process.
- x. **"Completion"** means when the building(s), amenities, utilities, etc. are complete in all respects along with associated services, all statutory authorities issued



completion certificate of work, all services connections (viz., water, electricity, sewerage, piped gas, telephone, internet, etc.) are provided i.e. ready to occupy and are actually handed over to BANK along with the Comprehensive Annual Maintenance Contract (CAMC) specified in this tender.

- xi. **“Contract”** Shall mean all the documents forming the tender and acceptance thereof, together with any correspondence leading thereto and the formal Agreement executed between the Competent Authority on behalf of the Employer and the Contractor, together with the documents referred to therein, including the instructions to the bidders, the special conditions, the general conditions, the Appendix/Annexures, the schedule of quantities and specifications, design drawings (if any), correspondences exchanged and instructions issued from time to time by the Bank’s Engineer/Employer. All these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- xii. **“Contractor/Vendors”** means the contractor or contractors or suppliers or agencies employed by the PMC for the works or any connected works/Services.
- xiii. **“CPSU”** means any Public Sector Undertaking set up by Central Government to carry out civil and electrical works.
- xiv. **“CTE”** means Chief Technical Examiner.
- xv. **“CVC”** means Central Vigilance Commission, Government of India, and / or Central Vigilance Cell, RBI, Central Office, Mumbai.
- xvi. **“Day”** means a calendar day.
- xvii. **“Deposit Works”** means construction of project entrusted to a willing Central Public Sector Undertaking (CPSU) which is selected as Project Management Consultant (PMC) for planning, construction works and complete the construction project in all respects, the cost thereof being deposited by the BANK in agreed instalments.
- xviii. **“Detailed Estimate”** shall mean the estimate of cost prepared by the PMC by adopting CPWD methodology and using the then prevailing market rates after satisfactory completion of the detailed Architectural Planning and Designing, detailed Structural Designing, detailed Designing of all the Building Services, etc. which is duly scrutinised and certified by the PMC.
- xix. **“Enabling Estimate”** means the estimate of cost prepared by the PMC for doing



enabling works like Soil Investigation, Digital Site survey, tree survey, engagement of Architect/ Consultant etc., which are required to be done before the start of construction work. The Enabling Estimate will be subsumed subsequently in Expenditure Sanction approved by the Bank.

- xx. **“Expenditure Sanction” (ES)** shall mean sanction of the expenditure by Bank for the purpose of the project under the terms and conditions specified in this tender.
- xxi. **“Government”** Means Government of India / State Government.
- xxii. **Independent Quality Auditor (IQA)**- means an agency appointed by the Bank (paid by the Bank separately). Third Party Quality Auditor (TPQA) shall be in addition to IQA. The PMC shall coordinate with the IQA for carrying out necessary tests, audit, etc. at site.
- xxiii. **“JAC” Joint Action Committee** means a committee constituted by the Bank comprising nominated officers of the Bank and PMC for the purpose of discharging certain roles as specified in TOR 15.2 and elsewhere in this document or delegated in future by the Bank.
- xxiv. **“Month”** Shall mean calendar month.
- xxv. **“Owner”** as defined in integrity pact document will mean Reserve Bank of India as defined at 1 i. above.
- xxvi. **“Personnel”** means professionals and staff provided by the selected BIDDER/CPSU/PMC or by any implementing agency and assigned to perform the Services or any part thereof.
- xxvii. **“Preliminary Architectural Drawings (PADs)”** shall mean the schematic designs containing layout plan of plot showing arrangement of buildings, amenities, utility structures, schematic service lines, green spaces, other utilities, etc., building plans including internal layout of floor plans showing usability of space viz. arrangement and sizes of rooms/cabins, utilities, amenities, ducts, etc., location of walls/partitions, furniture arrangement, appliances in the utility areas, etc., elevations, sections etc. depicting the clear heights of usable space, to form the basis of detailed designing of the project and for obtaining permission of local statutory Authorities. PADs will be approved along with Project Concept Report (PCR).
- xxviii. **“Preliminary Estimate (PE)”** shall mean the estimate of cost prepared by the PMC on the basis of CPWD Plinth Area (PA) rates and market rates (for items



where PA rates are not applicable), and Preliminary Architectural Drawings, Plans and Project Concept Report approved by the Bank.

- xxix. **“Project Concept Report (PCR)”** shall mean a detailed report containing carpet areas, construction built up areas, other parameters conforming to local bye-laws viz. built up area as per FSI/ FAR, percentage ground coverage, setbacks, permissible height, etc., various analyses forming basis of planning viz. site analysis, climate analysis, sun path analysis, wind flow analysis etc., explaining how its benefits are used in the building or how the building made compatible by adopting suitable measures in case of constraints (if any), space allocation, Architectural design concept, design parameters, design considerations for differently abled person, passive architecture, energy conservation techniques, use of renewable solar energy, green features, feasibility reports to achieve highest rating of green building certification of IGBC/GRIHA and 5 star rating of BEE (for office building), material and insulators, heat analysis/energy performance, water demand calculations and water management (including domestic, sewage, rain water, etc.), solid waste management, traffic management, Electrical load and HVAC load calculations, salient positive features viz. stability, durability, ecology study, maintainability, disaster management plan, etc., Design efficiency parameters of all category buildings viz. design efficiency (ratio of floor area to plinth area), ratio of window area to floor area, ratio of perimeter to plinth area, ratio of road surface area to plot area, etc.”
- xxx. **“Project Management Consultant (PMC)”** means a willing selected Central Public Sector Undertaking (CPSU) which is entrusted as Project Management Consultant (PMC), for planning, design, architectural design, structural design & MEP design, all statutory approvals / NOCs including environmental clearance, construction, supervision, complete the new construction project in all respect on deposit basis.
- xxxi. **“Project Specific information”** means such part of the Instruction to the BIDDERS used to reflect specific project and assignment conditions.
- xxxii. **Request For Proposal (RFP)** shall mean document named “Request For Proposal” issued by Reserve Bank of India, Estate - Project Cell, HRMD, Vijayawada, Andhra Pradesh to the empaneled CPSUs inviting bids for the project.



- xxxiii. **“Successful Bidder/ PMC”** selected by the Bank through the evaluation criteria.
- xxxiv. **“Tender” means “e-tender** from Empaneled CPSUs under category A for Selection of Project Management Consultant (PMC) for Construction of
- a). Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b). Officers’ & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh”.
- xxxv. **“Terms of Reference” (TOR)** means the details included at Clause 15 of bid document.
- xxxvi. **“Third Party Quality Auditor (TPQA)”** means an agency (like IITs / NITs) appointed by selected PMC at PMC’s cost to audit the technical details and quality of the work.
- xxxvii. **“Year”** Shall mean calendar year.

2. Eligibility Criteria:

The empaneled CPSUs under **category A (₹600 crore to ₹1200 crore)** are eligible to participate in this tender.

Note: The eligible bidders are required to present their scheme/proposal for the Construction of BANK’s Office & Residential Complexes on BANK’s plots of land at Amaravati, Andhra Pradesh and the presentation is to be presented before the Technical Evaluation Committee constituted by the BANK. The date and venue for presentation will be intimated to all eligible CPSUs through email.

3. Broad Scope of the works/Project Description

3.1 Objective:

The Project Management Consultant (PMC) shall execute the work from concept to completion on deposit basis which shall include comprehensive planning, designing and construction of:

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh and
- b) Officers’ & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh.”

and ensure timely completion of project with sound contract management, quality,



safety and environment practices in accordance with the contract provisions. Time is the essence of the contract. The PMC shall adhere to all the timelines set forth in this document or the agreement to be executed between the parties. Proposed Office and Residential Complexes shall be planned, designed and constructed complying with local building bye-laws, Bank's requirements specified in the Architect Brief (Annexure XII), relevant codes of Bureau of Indian Standards and/or any applicable code of standards/specifications where BIS code is not applicable, and the practices compliant with CTEO/CVC norms.

[**Note:** Changes may be likely in the number of residential flats and configuration of the office building specified in the Architect Brief (Annexure XII). Changes, if any, will be communicated before the PMC floats the tender for the appointment of the Project Architect.]

3.2 Scope of work of the Selected Project Management Consultant (PMC)

The activities to be carried out by the Project Management Consultant (PMC) shall include several activities but not limited to the following besides one or more additional activities incidental to these:

- (i) Preparation of estimates, technical specifications, bill of quantities, tender/bid documents, notice inviting tenders (NIT), according technical sanction to the tenders and invitation of tenders/bids for selection and award of work to project architect, consultant(s), contractor(s), other agencies, etc. as applicable all complete complying with CVC guidelines. Tenders to appoint architect, consultants, contractors etc. shall also have the provisions to be aligned with 'Make in India' preference as per the guidelines annexed at Annexure XI, XI A & XI B.
- (ii) Carrying out soil investigation, digital survey, tree survey, etc. to append the reports in the NIT for indicative purpose for appointing project architect/contractor.
- (iii) Comprehensive Planning and Designing of the project through engagement of Project Architect and consultants (viz. Liasion Architect, MEP, structural, HVAC, green building, firefighting, horticulture and/or any other as required – appointed by PMC through public advertisement or through the project architect by including the terms and conditions of appointing the consultants in the tender



for selecting the project architect) including coordinating and obtaining all required statutory clearances and approvals, service connections, green building certification, etc. from local statutory/regulating authorities/agencies for construction of the project in all the stages as applicable (viz. pre, during and post-construction). It shall also include gathering all relevant information like, rainfall data for recurrence interval of 25 years, high flood level, Ground Water table data, overall slope of the plot as well as external drainage system and external road levels (both as per available, if already developed by the local bodies or planned by the local bodies if yet to be developed), etc. while deciding the plinth level and other parameters.

- (iv) Technical scrutiny, approval of plans, designs and drawings including 'Good for Construction' drawings, finalization of technical specifications for complete scope of the work including all services, estimates, bid documents, etc. and according technical sanction to the tender(s). It may be noted here that in case of any discrepancy/ doubt in the soil investigation and/ or digital surveying of the site carried out in the pre-tendering stage, the PMC shall carry out the same under the scope of the appointed architect/ contractor/ consultant as per applicable stage of work for finalizing the design and drawings. Further, in the event of variations in the two soil-investigation reports, the safer parameters may be adopted for design purpose.
- (v) Appointing any institute of repute, like IIT, NIT, etc. (with Bank's consent) as proof check consultant of structural design and drawings, comply with their observations and implement their recommendations.
- (vi) Execution of work through engagement of contractor(s).
- (vii) Appointing Third Party Quality Auditor- TPQA (like IITs / NITs) for technical and quality audit, comply with their observations and implement their recommendations.
- (viii) Contract administration and Project Management including Quality Assurance, Quality Control, Supervision of construction work, addressing technical issues for completion of the work as per the approved drawings and specifications and within the approved cost and timeframe. It shall also include preparing quality assurance plan (QAP) including testing of materials and systems conforming to BIS codes and/or other applicable codes/specifications where BIS codes



are not applicable, compliance of Bank's observations to it (if any), get it approved from TPQA and ensuring its implementation in the execution. Approved QAP shall also be submitted to the Bank for information.

- (ix) Preparation and certification of bills of contractors, correspondence with construction agency as part of contract administration, financial management and all necessary works required/associated with the processes.
- (x) Completion of construction work including performance testing of all services and systems (like, water supply, waste water, storm water drainage, firefighting, rain water harvesting, sewage treatment plant, water treatment plant, waterproofing, slopes in wet areas, sealant application in glazed joints, general finishes, false ceiling, plumbing and sanitary appliances, pumps, air conditioning, electrical substation and distribution including earthing, load testing and performance verification of DG set, UPS, lifts/elevators, fire alarm, internal wiring, any other services/system/equipment as applicable) during and post construction (for handing over), obtaining 'Occupancy Certificate', completion certificate and all other statutory clearances and approvals, service connections, etc. for completion and occupation of the buildings.
- (xi) Effective defense and taking care of all litigation, arbitration and other issues of dispute, if any, which may arise during execution of the project.
- (xii) Responsible for observations, comments and defects pointed out by BANK's vigilance Cell, Chief Technical Examiner, CVC, CAG, Third Party Quality Auditor appointed by the PMC (visit shall be as per approved QAP), Internal Quality Auditor, Independent Quality Auditor (appointed by the Bank), etc., in the Project. PMC shall prepare compliance/replies and take inputs of the BANK in replying to the Observations made by the above agencies and responsible till compliance of all the observations.
- (xiii) Bank's officials may also visit and inspect the site, processes, services/systems/equipments checks, material testing procedures, testing registers, and other site registers observed necessary to see which shall be made available to the Bank's officials as and when required. PMC shall be responsible for observations, if any and comply with the observations/ rectify the defects/ discrepancy (if any) observed by the Bank's officials.
- (xiv) Owning responsibility of satisfactory performance of the completed work. The



Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

work shall be defects free. PMC shall arrange at their risks and cost to make good within 15 days, any defects brought to their notice by the BANK. Necessary clauses may be included in the tenders and agreements with the contractors/architect/consultants. Defect Liability Period for respective complex i.e. Office and Residential shall be 1 year from the date of issue of virtual completion certificate of respective complex by the Bank to PMC or handover the respective complex by PMC to Bank whichever is later.

- (xv) PMC shall be responsible for the structural stability, quality, aesthetics of the buildings, timely delivery, economy, transparency, statutory compliances, etc.

[Note: The scope of work specified herein and the terms of reference specified hereinafter in clause 3 & 15 shall be considered complementary to each other.]

4. Clarifications on Bid Document:

4.1 In case the BIDDERS require any clarification on this document, they shall seek the same from the office of The Regional Director, Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh, **through e-mail** at hrmdapro@rbi.org.in before 11:00 AM on June 15, 2026 in the following format:

S. No	Clause No. of the Bid Document	Query/Clarification sought

4.2. Pre-Bid meeting will be held at 3.00 PM on the date mentioned in the Notice Inviting Tender, at the Conference Room of Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh. All efforts will be made to furnish clarification during the pre-bid meeting. In exceptional cases, the clarification will be furnished subsequently. In both cases, the minutes of the pre-bid meeting containing clarifications shall be published on the BANK's website (<https://rbi.org.in>) in the 'tenders' section and MSTC Portal.

4.3. Any clarifications issued by the BANK shall be an integral part of this document and shall amount to an amendment to the relevant clauses of this document, wherever applicable.

5. Documents / details to be submitted in the Bid:



5.1. The BIDDER is required to furnish the details / documents in the MSTC portal in PDF File Format while submitting their Technical Bid by using the “*Attach Doc button*” appearing in the Technical Bid interface for the E-tender. Each page and designated area of signature as indicated in any forms shall be Digitally signed by using Class-III Digital Signature by the Authorized Signatory. Uploaded copy shall also bear the physical signature and company seal at designated places. The bidder shall not send the originals of the submission to the Bank. However, all originals shall be submitted to the Bank as and when demanded. Detailed guidelines for the Bid submission have been provided as [Annexure- IX](#)- “Instructions for E-Procurement” to this document, which shall be referred before filling the bid.

5.2 Bids should be submitted through e-tender portal of MSTC only. Original Bank Guarantee(BG)/ Demand Draft (DD) in -lieu of EMD or proof of NEFT/ RTGS transaction with UTR number shall be submitted in physical form to the below mentioned address before the last date and time of submission of e-tender:

**The Regional Director
Reserve Bank of India
Estate-Project Cell
HRMD
Vijayawada-520002
Andhra Pradesh.**

RBI shall not be responsible for delay/loss in transit or non-submission of the Bid in time.

5.3. The last date and time for submission of completed Bids is given in the Notice Inviting Bids. The Reserve Bank of India may, at its discretion, extend this date, in which case all rights and obligations of the RBI and the Bidder shall thereafter be subject to the new deadline as extended. If such nominated date for submission of Bid is subsequently declared as a public holiday, the next official working day shall be deemed as the date for submission of Bid.

5.4 Part I/Technical BID

Following documents shall be submitted by the Bidder as part of Technical Bid

- i. Signed and stamped E-TENDER document including Blank format of Annexures & addendums/ clarifications issued (all pages of the document).
- ii. Duly filled, Notarized, signed documents as per Annexures IVa (Pre-pact Integrity Agreement), Annexure VIII (Authorization letter) to E-TENDER, Annexure XI (including XIA & XI B) & various documents related to the bid. At



the time of bidding, Annexure XI B – Declaration of local context, self-declaration is required. For selected PMC, at the time of execution of the project, certification duly certified by Cost/ Chartered Accountant in practice is to be submitted as detailed in Annexure.

- iii. Bidders shall upload detailed writeup of following information along with their Part I of the bid/ Technical bid:
- a. Understanding of the Terms of References
 - b. Architectural vision
 - c. Technical approach and methodology.
 - d. PMC's board approved vision and mission obligations for PMC work
 - e. Work plan including timelines and alternate plan to complete the project in any eventuality without cost and time overrun.
 - f. Quality Assurance and Quality control. PMC's board approved Quality Assurance and Quality control Plan shall be in conformity with the Quality Assurance proposed for this work.
 - g. Organization and staffing with designation including suitability of the Key personnel for the project, proposed dedicatedly for the project.
 - h. Safety measures and personnel to be deployed on the project.
 - i. Typical project schedule of past project of similar nature (preferably qualifying projects)
 - j. Design and execution of these qualifying projects.
 - k. Approach for completion of the project without cost and time overrun.
 - l. Internal quality assurance framework and risk management framework.
 - m. Internal governance and internal audit framework

Note: Receipt / credit of bid security (EMD through NEFT/RTGS) in RBI's account before last date and time of submission as mentioned in the Notice Inviting Tender or receipt of original

Bank Guarantee (BG)/ Demand Draft (DD) (in lieu EMD) by the RBI before last date and time of submission as mentioned in the Notice Inviting Tender shall be considered as valid bid security. Any bid without valid bid security shall be invalid bid and shall not be opened.



5.5 Part II : Financial bid

The Financial bid shall be cost quoted by the bidder for discharging all the duties as the selected Project Management Consultant (PMC) on deposit basis for the “Construction of

- a). Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b). Officers’ & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh.

Note:

- i. The Bidder shall not enter their Financial bid at any place in their Technical Bid. The format for the Financial bid in this Technical Bid shall be uploaded after necessary signature/s and seals by keeping the Financial Bid/Column Blank
- ii. The subject E-TENDER is an invitation to offer made on the condition that the BIDDER will sign the integrity Agreement, which is an integral part of bid documents, failing which the BIDDER shall stand disqualified from the bidding process and the bid shall be summarily rejected.
- iii. All papers which are other than original document and submitted as part of the bid shall be duly attested by the BIDDER’s Authorized signatory.
- iv. Each of the pages of the bid submitted shall be signed and stamped by the authorized signatory of the BIDDER.
- v. A **check-list** of documents in this regard is attached as Annexure IV b in this document.
- vi. All monetary figures should be in INR.

Only bids complete in all respects and containing all requisite documents/ information/ data shall be accepted and evaluated. Bids which are incomplete or **lacking in any manner shall be declared “not responsive bids” or “invalid bids” and summarily rejected** and no requests for condonation/acceptance of additional information after the final date for submission of tender documents shall be entertained.

Note: The bidder shall quote the PMC charges as percentage (%) of the Bank’s Estimate provided in this tender, as per the scope of work in the tender. However,



for the actual payment purpose, for the appointed PMC, agency charges / PMC charges shall be paid by applying their quoted percentage charges on the expenditure sanction granted, excluding agency charges / PMC charges granted by the Bank based on the Preliminary Architectural Drawings (PAD) and preliminary estimate, and excluding GST at the time of administrative approval or the project cost(excluding GST) stipulated in this tender, whichever is lower.

6. Availability of Bid Document / processing Fee:

Please refer to “**Instructions for E-procurement**” at Annexure IX of this document. The bidder has to pay the necessary tender fee/participating fees as per the MSTC portal. In the event of bidder choosing to withdraw his bid before the last date & time of the bid or cancellation of the Tender by RBI, the cost paid as Transaction fees by the bidder for participating in the E-tender shall not be reimbursed.

7. Tentative cost of the project:

Expected Cost of construction of the Complexes: **₹886 Crore (excluding Statutory Charges) (inclusive of GST)**. This assessment is based on latest CPWD PAR (Plinth Area Rates) with tentative foreseeable Construction area (BUA) as per project specific requirements, local byelaws, etc.

8 Earnest Money Deposit (EMD)/ Bid Security:

8.1 The bid shall be accompanied by an interest free Earnest Money Deposit of **₹92,00,000/- (Rupees Ninety Two Lakh only)**. Earnest Money can be deposited along with the technical bid by means of Demand Draft (DD)/ Bank Guarantee (BG) (as per the format enclosed as Annexure III) in favour of **Reserve Bank of India** and to be delivered in physical form at **Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada-520002, Andhra Pradesh** or/ NEFT / RTGS to A/c No **186003001** IFSC CODE – **RBIS0APPA01** (5th & 10th letter from beginning is zero) **Beneficiary Name-Reserve Bank of India**) etc. The Earnest Money Deposit in the form of Bank Guarantee (BG) shall be valid for at-least six months from the last date for submission of tender and may be extended subject to mutual agreement. **Technical bids not accompanied by Earnest Money Deposit (EMD) or Bid Security shall be summarily rejected.** Other details as per Clause 5 of this E-TENDER shall be read in conjunction with this clause and the same shall be equally



applicable here.

8.2 Earnest Money Deposit will be returned to all unsuccessful BIDDERS after finalization of bid and the signing of the contract with the Successful BIDDER.

8.3 The EMD of the Successful bidder shall be returned after submission of performance Bank Guarantee/ Security Deposit for performance.

8.4 The Earnest Money shall be liable for forfeiture in the following events:

- a) If submitted bid is withdrawn during the validity period and /or the extended validity period.
- b) If the bid is conditional deviating in a manner not acceptable to BANK.
- c) If the BIDDER tries to influence the evaluation process/work award in any way including overt/covert canvassing.
- d) For breach of any of the conditions of this tender.
- e) If the successful BIDDER withdraws his bid prior to signing of contract or fails or refuses to furnish the performance security deposit in accordance with instruction to the BIDDERS.

9 Agency charges (PMC's Charges):

9.1 Agency charges/PMC's charges shall be the charges to be paid, from time to time, by Bank to PMC for providing end to end services by them to the Bank as stipulated in the tender and at the quoted percentage (in the Financial Bid) by the PMC of the actual cost of the project as per Clause 17.2 excluding GST hereinafter or expenditure sanction (excluding PMC/ agency charges granted by the Bank based on the Preliminary Architectural Drawings and Preliminary estimate at the time of Administrative Approval, and excluding GST) whichever is lower, qualifying for determination of the total extent of these charges to PMC as per the related terms of payment. The professional/services/consultancy fees of the project architect and any other consultant(s) including proof check consultant of structural design and drawings and third party quality auditor (to be appointed by PMC) shall be part of agency charges/PMC's charges of PMC. The E-TENDER has been invited considering composite nature of work as per GST Act and as such the GST shall be payable at applicable rate as notified by the competent authority from time to time,



which shall be included in the bidders financial offer. The Bank's estimate is inclusive of GST amount as per the extant rate.

9.2. BANK shall reimburse to PMC/ pay directly to local authority's/ regulatory agencies' statutory fees of statutory charges for approvals as per actuals. In case of reimbursement of the statutory fees paid by the PMC to the concerned statutory authority(ies)/regulatory agency(ies), PMC shall provide the original paid receipts to the Bank. In agency(ies), PMC shall provide the original demand letter issued by the concerned statutory authority(ies)/regulatory agency(ies) to the Bank. No agency charges shall be paid on such statutory payments.

9.3. BANK shall not reimburse any charges to the successful bidder towards advertisements, third party certification fees, travel expenses, establishment costs, incidental expenses etc..

9.4. The PMC Charges may be quoted accordingly.

9.5. Interim Payment: The PMC shall claim their Agency Charges as per the financial progress of the work at site. The financial progress shall be as certified by the Engineer-in-charge of PMC in a format similar to the CPWD form-65.

In case of direct payment of statutory fees by the Bank to the concerned statutory authority(ies)/regulatory

10. Performance Security Deposit:

Successful bidder shall within 15 days from the date of conveying acceptance of the tender in his favour in writing, i.e Letter of Intent(Lol) as per Clause 14.1, shall deposit sum equal to 5 (Five) percent of the PMC's agency charges for the proposed total work as security for the fulfilment of the contract in the form of a Bank Guarantee (prescribed format in Annexure V) drawn in favour of Regional Director, **Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh**. The Performance Security Deposit shall have to be valid up to a period of 60 days beyond the defect liability period (as defined at Clause 18 of this document) of the facilities created under the project.

11.Submission of Bids:

There will be a Two Bid System for submitting the bids. Part I/Technical bid shall be



as described in clause below and Part II/Financial bid (as mentioned in Clause 5.5). Financial bid of only technically qualified bidders will be opened through MSTC portal. The Documents / details to be submitted in the Bid shall as per the **Clause 5** of this tender.

11.1. Technical Bids/Part-I will consist of.

- i. E-TENDER & addendums/ clarifications issued by **Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh** to this tender, if any, duly signed and stamped on each page by the authorized signatory of the BIDDER as a mark of acceptance of all conditions of this tender .
- ii. Prescribed Earnest Money Deposit (EMD) as per Clause 8 of this tender .
- iii. All Documents required under this tender, more particularly mentioned in Clause 5 of this tender .
- iv. Information as per tender and Annexures.

NOTE: Technical bids not meeting this requirement or incomplete in any respect will not be considered and summarily rejected.

11.2. Financial bid/ Part-II will consist of the PMC's Agency Charges (PMC fee) to be quoted by the BIDDER in the prescribed format at **Annexure II**. The **Financial bid shall not include any conditions to it and any such conditional financial bid shall be rejected summarily.**

11.3. Taxes: The Bidders shall fully familiarize themselves about the applicable taxes (such as income taxes, duties, fees, levies, GST, etc.) on amounts payable by the BANK under the Contract and quote their rate in the financial bid accordingly.

11.4. Validity of the Bids: The bids submitted by BIDDERS shall remain valid for a period of 180 days from the last date for submission of bids as mentioned in the NIT, which can be extended for such period as may be mutually agreed between the Bank and the bidders, in writing. In case of such extension, the Bank Guarantee towards Earnest Money Deposit may be further extended to be kept valid during the entire period of validity of tender.

12. Opening of Bids:

12.1 BANK shall open the Technical Bids/Part-I at 3.00 pm on the date mentioned as per the Notice Inviting Tender at **1st Floor, Estate-Project Cell, HRMD, Andhra Pradesh Regional Office, Reserve Bank of India, Vijayawada, Andhra Pradesh.**



In case the date fixed for opening of the bid is subsequently declared as holiday by the Government, the bid will be opened on the next working day with the time and venue remaining unaltered.

12.2 Part II- Financial bid of those bidders who fulfill the requirements (technically qualified BIDDERS) of clause 5 & 11 only will be opened later for which separate date and time will be notified on the website of Reserve Bank of India or through email to technically qualified BIDDERS

13. Evaluation:

13.1 Part I / Technical bid shall be evaluated on the basis of their responsiveness to the Terms of Reference and the evaluation criteria, specified in the tender. Evaluation of technical bid will start first and at this stage the Part II-Financial bid will remain unopened. Only responsive bid/Valid bid shall be further taken up for evaluation. The bid shall be evaluated, based on the submission of all the requisite information /documents as required under this tender. Bids not complying with Clauses 5 & 11 may not be considered.

13.2. A detailed presentation by the eligible bidders will be held on the date and venue intimated to the bidders who have submitted a responsive bid/valid bid. The presentation will be part of technical bid and will be evaluated accordingly. Presentation shall broadly include

- a) Understanding of the Terms of References
- b) Architectural vision
- c) Technical approach and methodology.
- d) PMC's board approved vision and mission obligations for PMC work
- e) Work plan including timelines and alternate plan to complete the project in any eventuality.
- f) Quality Assurance and Quality control. PMC's board approved Quality Assurance and Quality control Plan shall be in conformity with the Quality Assurance proposed for this work.
- g) Organization and staffing with designation including suitability of the Key personnel for the project, proposed dedicatedly for the project.
- h) Safety measures and personnel to be deployed on the project.
- i) Typical project schedule of past project of similar nature (preferably



- qualifying projects)
- j) Design and execution of these qualifying projects.
 - k) Approach for completion of the project without cost and time overrun.
 - l) Internal quality assurance framework and risk management framework.
 - m) Internal governance and internal audit framework

13.3 Evaluation shall be made under **Quality and Cost Based Selection (QCBS)**. Under QCBS, the technical bid will be allotted weightage of 70% and only Bidders securing a minimum of 60% marks (i.e **60% of 70 marks =42 marks**) in technical evaluation shall be considered technically qualified. Financial bid of only those firms who are technically qualified, i.e Securing minimum mark as mentioned above in this clause, shall only be opened on the date & time specified to be notified, as per Clause 12 of this tender, in the presence of the Bidder's representative/s, who choose to attend. Financial bid will be allotted weightage of 30%. Pre- GST amount shall be considered for comparison if the bidders are under variable slabs of GST. Evaluation criteria and the weightage allocated to the bids has been provided as Annexure-I to this tender.

13.4 The total score shall be obtained/calculated manually (not on online portal) by weighing the technical (quality) and financial (cost) scores and adding them up as per the formula provided in clause 13.6 of this tender.

13.5. Highest points basis: On the basis of the combined weighted score for quality and cost, the bidders shall be ranked in terms of the total score obtained. The bid obtaining the highest total combined score in evaluation of technical and Financial bids will be ranked as H-1 followed by the bids securing lesser marks as H-2, H- 3 etc. The top scorer Bidder (H1) shall be the successful bidder and shall be eligible for the award of contract as per Clause 14.1.

13.6 Quality cum Cost Based Selection (QCBS) - The combined weighted score for quality and cost shall be arrived as per the following formula:

$$S_x = \left(0.70 \times \frac{T_x}{T_{high}} \times 100 \right) + \left(0.30 \times \frac{C_{Low}}{C_x} \times 100 \right)$$

Whereas following are the parameters referred in the formula

- a) S_x = Combined technical and financial score of a particular bidder



- b) T_x = Mark awarded for the particular bidder by the Technical evaluation committee as per Clause 13.2 & 13.3
- c) T_{high} = Highest Mark awarded among all the eligible bidders by the Technical evaluation committee as per Clause 13.2 & 13.3
- d) C_{Low} = Lowest quoted price excluding GST among all the eligible bidders in their Financial bid
- e) C_x = The quoted price excluding GST by the particular bidder in their Financial bid

An Illustration (Technical weightage-70% and cost weightage 30%)

The procedure/steps illustrates the usage of the formula as per the clause 13.6 of this tender with *Mutatis mutandis*.

In a particular case of selection of consultant, it was decided to have minimum qualifying marks for technical qualifications as 75 (Seventy-five) and the weightage of the technical bids and financial bids was kept as 70:30 (Seventy: Thirty). In response to the tender, three proposals, A, B & C were received. The technical evaluation committee awarded the following marks as under:

A: 75 Marks

B: 80 Marks

C: 90 Marks

The minimum qualifying marks were 75 (Seventy-five) thus, all the three proposals were found technically suitable. Using the formula $(T_x/T_{high}) \times 100$, the following technical points are awarded by the evaluation committee:

A: $(75/90) \times 100 = 83$ points

B: $(80/90) \times 100 = 89$ points

C: $(90/90) \times 100 = 100$ points

The financial proposals of each qualified consultant were opened after notifying the date and time of bid opening to the successful participants. The price evaluation committee examined the financial proposals and evaluated the quoted prices excluding GST as under:

A: Rs.120.

B: Rs.100.

C: Rs.110.



Using the formula $(C_{low}/C_x) \times 100$, the committee gave them the following points for financial proposals:

$$A: (100/120) \times 100 = 83 \text{ points};$$

$$B: (100/100) \times 100 = 100 \text{ points};$$

$$C: (100/110) \times 100 = 91 \text{ points}$$

In the combined evaluation, thereafter, the evaluation committee calculated the combined technical and financial score as under:

$$\text{Proposal A : } 0.70 \times 83 + 0.30 \times 83 = 83.0 \text{ points}$$

$$\text{Proposal B : } 0.70 \times 89 + 0.30 \times 100 = 92.3 \text{ points}$$

$$\text{Proposal C : } 0.70 \times 110 + 0.30 \times 91 = 97.3 \text{ points.}$$

The three proposals in the combined technical and financial evaluation were ranked as under:

$$\text{Proposal A : } 83.0 \text{ points : H-3}$$

$$\text{Proposal B : } 92.3 \text{ points : H-2}$$

$$\text{Proposal C : } 97.3 \text{ points : H-1}$$

Proposal C at the evaluated cost of Rs.110 (Rupees One hundred and Ten) was, therefore, will be declared as successful bidder / winner and recommended for negotiations/approval, to the competent authority.

14. Award of Contract:

- 14.1 After completing the evaluation as laid down in Clause 13, the BANK shall issue a Letter of Intent (LoI) to the Successful BIDDERS and promptly notify all other BIDDERS who have submitted bids about the decision taken.
- 14.2 The selected bidder who has been served the LoI shall submit Performance Security Deposit as per Clause 10 of this E-TENDER with 15 days of the Letter of Intent.
- 14.3 On submission of Performance Security Deposit (Performance Security), the Employer / RBI shall issue Letter of Award (LoA) as per the procedure mentioned in the tender and terms and conditions set out in this tender for signing the Contract Agreement with selected bidder. This letter (hereinafter and in the Conditions of Contract called 'the Letter of Award (LoA)') shall mention the sum which RBI will pay to the successful PMC in consideration of the



- completion and guarantee of the work to be performed by them as prescribed therein (hereinafter and in the conditions of Contract called 'the Contract Price').
- 14.4 The selected BIDDER through its authorized representative shall sign / execute an agreement with the BANK **within 15 days** of issuance of the letter of Intent.
- 14.5 An **Agreement (detailed at Annex XIII)** between selected PMC and BANK shall be executed with agreed terms and conditions and incorporating the general conditions of contract of this tender. This document and terms and condition contained herein, including the clarifications issued by the BANK shall be a part of the agreement / contract. **All costs towards stamp paper etc. in connection with this Agreement shall be borne by selected PMC** The Cost of the stamp paper shall be arrived as per local state government (i.e. Andhra Pradesh) Stamp Act.
- 14.6 The Agreement / contract shall come into effect from the 15th day of award of work, i.e the Letter of Award (LoA) signing the contract and shall remain in force till either fulfillment / completion of all the obligations under the contract or termination of contract by the parties and settlement of accounts mutually.
- 14.7 PMC shall complete the project and hand over the buildings within 30 months from the 15th day of award of work. There shall be a defect liability period of 12 months (for respective complex i.e. Office and Residential).
- 14.8 Either party may terminate this Agreement after a notice of two months. If RBI decides to terminate this Agreement or abandon the work, it shall pay to PMC the expenditure incurred for the project. If the Agreement is terminated by PMC, no compensation shall be payable to RBI, but the accounts shall be settled by PMC and refund balance deposit, if any.
- 14.9 In case architect or Consultants or Contractors or all, engaged by PMC, terminate their contract with the PMC, PMC shall ensure completion of the balance work through other consultants or contractor(s) as per PMC procedure.
- 14.10 For smooth execution of the project work and to monitor the progress of the project activities so as to ensure quality, avoid cost overrun and delay in completion of the project, a **Joint Action committee (JAC)**, consists of Bank's officers (4 or 5 members) nominated by the Bank and engineer/s of the PMC not below the rank of the CE(Civil) nominated by PMC, subject to approval of the Bank, as members of the JAC, shall be constituted by the Bank. The JAC meetings will be chaired by the Regional Director, Reserve Bank of India,



Andhra Pradesh Regional Office. JAC shall monitor the progress of work from the beginning till the completion of the project and shall cover all the aspects at all the stages of the project. JAC shall take all the details in connection with the project, viz. commercial, financial, technical, basic price of materials and approved make of finishes, any other matter in connection with the contract(s), executed between the selected PMC and the consultants and contractor(s), etc. from the PMC and examine and shall issue appropriate instructions to the PMC for ensuring that the project is executed as per Bank's requirements on time in a qualitative manner. PMC shall comply with all the instructions of JAC.

14.11 **Terms of Payments:** Terms of payments shall be as per clause 18.

15 Terms of Reference (TOR):

15.1 Roles & Responsibilities of Project Management Consultant (PMC):

Services/Roles shall broadly cover activities in Pre-construction stage; Construction stage and post-construction stages and shall include but not limited to the following:

15.1.1 Pre-construction stage:

15.1.1.1 After signing of the agreement, PMC shall take possession of the site from the BANK. The project shall be headed by a sufficiently senior and competent person in the PMC having relevant experience and of impeccable integrity. PMC shall appoint a qualified and responsible Engineer as in-charge of the project for execution under intimation to the BANK. He / she shall be a permanent employee / engineer of the PMC not below the rank of the Chief Engineer (Civil) of the CPWD. There shall be a dedicated team of engineers (who shall be regular/permanent employee of the PMC) of Civil, Electrical and any other applicable trade/stream of Engineering posted at site in all construction stages including Defect Liability Period (DLP) as per the posting schedule agreed as specified hereinafter at)under the Engineer-in-charge of the project for day-to-day supervision and quality monitoring. All these Engineers once posted to Bank's site shall not look after any other work other than the captioned works till posting to Bank's site as per said posting schedule. PMC's agency charges shall be inclusive of their salary and allowances, etc.

15.1.1.2 The PMC shall submit to the BANK their organization chart for managing the



project. As the quality and timely completion of project is paramount, the PMC shall deploy dedicated technical and financial personnel, however, the actual number of regular / permanent technical and permanent accounts personnel to be deployed and the deployment schedule shall be prepared by the PMC and approved by RBI. This schedule shall be prepared in a manner that all the functions required to be performed by the PMC as per the scope of their work shall be performed completely and efficiently to the satisfaction of the BANK. The deployment schedule shall be reviewed from time to time and necessary revisions/ adjustments shall be made in the schedule as may be found necessary on the basis of joint assessment of the site requirements by the BANK and the PMC. The change of Project Head of the PMC and other officials assisting the Project Head may be avoided during the implementation of the project except with the prior approval of the BANK.

- 15.1.1.3 The PMC shall submit the Baseline schedule/chart entailing all the activities related to the project. A tentative schedule is attached (**Annexure X**).
- 15.1.1.4 The PMC shall submit an enabling estimate for preconstruction activities for the captioned project (like, soil investigation, digital survey, payment to the project architect till according expenditure sanction of the project by the Bank, etc.) and Bank satisfying itself to the estimate submitted by the PMC shall release payment (in one or more tranches on demand basis) towards the enabling works which will be subsequently subsumed in Expenditure Sanction (ES) granted by the Bank for the project on the basis of Preliminary Architectural Drawings and associated Preliminary Estimate approved by the Bank. For approving enabling estimate by the Bank, submitting the relevant/necessary documents for examining the reasonableness of the estimate shall be responsibility of PMC.
- 15.1.1.5. Comprehensive Planning and Designing of the project through engagement of Project Architect Comprehensive planning, designing, detailed engineering and statutory approval process, etc. of the Project shall be done by the PMC by engaging an experienced & competent Project Architect and consultants (viz. Liasion Architect, MEP, structural, HVAC, green building, firefighting, horticulture and/or any other as required). The Project Architect shall be engaged by PMC through design competition by public advertisement. Consultants may be appointed either directly by the PMC by public advertisement or through the project architect by including the terms and



conditions of appointing the requisite consultants in the tender for selecting the project architect. Evaluation of bids for selection of Project Architect shall be done as per methodology approved by the Bank.

- 15.1.1.6. A panel (Project Architect Design Evaluation Committee) comprising of the following members shall be constituted for selection of Project Architect through design competition. Majority of the members of Project Architect Design Evaluation Committee shall be from RBI/ representatives nominated by RBI.

15.1.1.6.1 One independent / practicing professional – (to be nominated by Bank and PMC with mutual consent).

15.1.1.6.2. Three RBI senior officers as nominated by the Bank.

15.1.1.6.3 One officer of CPSU equivalent to the level of Chief Engineer in CPWD who will also be the in-charge of the project.

Selection of concept design shall be based on the BANK's requirements and satisfaction. Emphasis shall be to have onboard the best suitable project architect (out of the prospective participants) compatible to handle the project planning, designing and the roles & responsibilities would be entrusted to it as per Bank's requirements mentioned in the Architect Brief (Annexure XII) including to select the concept design most in proximity to Bank's requirements. [Note: Preliminary Architectural drawings and other services drawings shall be prepared thereafter by the selected architect in consultation with PMC as per the scope of works provided/ required by the BANK as indicated in the Architect's brief (Annexure XII) and after incorporating suggestions by the BANK, if any, for Bank's approval.]

- 15.1.1.7. Once the project architect is onboard, PMC shall get prepared Preliminary Architectural Drawings (PAD) and Project Concept Report (PCR) complying with the Bank's requirements specified in the Architect Brief (Annexure XII) through the project architect. PADs, PCR specified herein and detailed design and drawings specified hereinafter shall also be compliant with the local building bye-laws, BIS codes/other applicable codes or specifications where BIS codes are not applicable and green building norms.

- 15.1.1.8 PMC shall scrutiny, review, study and analyze the concepts, PADs and PCR, and incorporate the comments/ suggestions given by the BANK to ensure that its requirements are fully met. [Note: It may include several iterations till the



Bank's requirements including functional aspects are met with to its satisfaction. Accordingly, the terms and conditions of the tender to select the project architect must enable the said condition.]

- 15.1.1.9. Once the PAD and PCR is approved by the Bank, PMC shall prepare Preliminary Estimate (PE), Project Report (PR), Design Basis Report (DBR) based on PADs & specifications, other designs approved by the BANK. These shall be prepared based on latest CPWD plinth area rates / DSR (as applicable) enhanced by the cost index of the area, premium finishing materials, special features and market rate analysis for items which are not included in CPWD, PAR/ DSR, and submitted for Expenditure Sanction (ES) / approval of the BANK. As PMC has to complete the work within the ambit of ES granted by the Bank, PE may include all foreseeable costs associated with the project (project cost).
- 15.1.1.10 PMC shall complete the detailed design of structure, MEP, HVAC, firefighting, horticulture, any other applicable stream through the consultants/project architect, approve the design and drawings.
- 15.1.1.11. PMC shall appoint any institute of repute, like IIT, NIT, etc. (with Bank's consent) as proof check consultant of structural design and drawings, comply with their observations and implement their recommendations.
- 15.1.1.12. PMC shall prepare tender documents comprising the technical specifications, Bill of Quantities, rate analysis, general terms and conditions, special conditions, etc. and accord the technical sanction for the tender document before inviting tender. PMC's contract with contractor for execution should have standard GCC, all risk mitigation clauses protecting the interest of the Bank, superior quality of work, provision to avoid delay, price adjustment clauses, etc. There shall be provision for carrying out all the required material testing as per relevant BIS / Indian standards. The Conditions of the Contract shall be vetted by the Legal Department of the CPSU before floating. All requirements as per the latest CVC (vigilance guidelines) shall be incorporated in the tender. Tenders to appoint architect, consultants, contractors etc. shall also have the provisions to be aligned with 'Make in India' preference as per the guidelines annexed at Annexure XI, XI A & XI B. Bank's observation, if any shall be incorporated in the tender before according the technical sanction by the PMC.
- 15.1.1.13 PMC shall incorporate provisions in the tender documents for design, supply,



installation, testing and commissioning of equipment(s) like electrical, mechanical, HVAC, security, IT related and other special installations, etc. for maintenance of equipment during warranty period as also the maintenance of equipment during post warranty period under Comprehensive Annual Maintenance Contract (CAMC)/ Annual Maintenance Contract (AMC), as the case may be by way of a bipartite agreement between RBI and respective service provider along with adequate performance bank guarantee as specified in clause 19 hereinafter.

- 15.1.1.14. The PMC shall make a mandatory provision in the tender documents for third party test of materials and any equipment(s) preferably from an IIT or NIT or any NABL accredited Government lab like National Testing House etc..
- 15.1.1.15 PMC shall engage Third Party Quality Auditor (TPQA) by appointing an IIT/NIT for quality audit of the work. In addition to TPQA appointed by PMC, BANK may at its discretion, also hire the services of an independent quality auditor (IQA) / agency for quality audit for checking and ensuring the quality of construction. Necessary clauses shall be incorporated in the tender for selecting the contractor entrusting contractor's responsibility to implement the suggestions, complying with all the observations and rectifying the defects as advised by the TPQA as well as IQA.
- 15.1.1.16. All warranties and guarantees on equipment / fixture, works like waterproofing/ damp-proofing, Anti-termite treatment etc. procured by the contractors shall be in the name of BANK and appropriate clauses will be inserted in the tender documents by PMC in this regard.
- 15.1.1.17. PMC shall invite open tender based on prevalent / established prequalification criteria (notification for tender shall also be uploaded on BANK's website); hold Prebid meetings and ensure clarity on queries generated in a transparent manner. **PMC shall award the work within sanctioned cost (excluding agency charges as defined in Clause 9) to the qualified bidder who quoted the lowest Financial bid by following applicable Govt. procedures and Vigilance guidelines.**
- 15.1.1.18. PMC shall inform the Bank about the Pre-bid meetings for participation of its representative. Furnishing clarifications shall be the responsibility of PMC. In case of clarification on the matter of Bank's requirements furnished in Architect Brief (Annexure XII), clarifications shall be issued by the PMC in consultation



with the Bank.

- 15.1.1.19. If there is an increase in tendered cost by the successful bidder vis a vis sanctioned cost (excluding agency charges as defined in clause 9) then PMC shall put up a proposal to the BANK for sanction of the revised cost with necessary supporting documents and technical justification.
- 15.1.1.20. PMC shall obtain all required statutory approvals, environmental clearances etc. from appropriate statutory authorities/regulatory agencies, concerned departments of Central/ State Government at all stages and inform BANK in advance on all the Statutory Payments to be made by the Bank to these authorities/agencies. PMC shall comply with all statutory rules, labour rules and regulations and complete the project in all respect.
- 15.1.1.21. PMC shall upload open tenders on online portal as per extant guidelines, BANK's website and PMC's portal. PMC shall also apprise the BANK, the tender cost at which successful bidder has been selected for the project and awarded the work, all this to be done under intimation to the BANK.
- 15.1.1.22. The PMC must comply with the CVC Circular No 05/01/22 dated 25.01.2022, as amended from time to time regarding the applicability of the Integrity Pact in its contract with the contractor. The same is to be done as per extant guidelines in this regard and complied in full.
- 15.1.1.23. PMC shall monitor the project through MS Project/Prima Vera/ Building Information Modeling (BIM), etc. . They shall ensure the contract with project architect/ consultants and contractors shall have provision for use of the same and update project progress through such software.
- 15.1.1.24. Finishing material shall be specified with Basic Price to enable bank to choose materials and approved rates. PMC shall submit the list of finishing materials with Basic Price from to the Bank before technical sanction & floating of the tender for the construction. Wherever, basic price of material is specified, necessary provisions for approving the materials and procurement rates through Joint Action Committee defined hereinafter in the clause 15.2 before procuring the material by the contractor and verification of procuring documents for price adjustment shall be included in the tender for appointing the contractor.



- 15.1.2.1. The PMC shall award the work for timely execution/ completion of the projects based on functional requirement of BANK. In addition to this, PMC shall also administer the Works Contract and ensure that the contract clauses whether related to quality or quantities of work are adhered to and the works are executed in accordance with its provisions and due diligence. The PMC shall maintain a fully furnished (with furniture, washrooms and ACs) and functional office both for the Bank and the PMC at the site during the entire period of execution till handing over of the project.
- 15.1.2.2. PMC shall provide Construction Management Services from the start of the planning till handing over of the completed buildings for Bank's use. It shall also be the responsibility of the PMC to liaise and coordinate with various agencies for smooth execution of the project and timely completion of project, for which they shall post at site a dedicated multidisciplinary team as specified at clause 15.1.1.1 and 15.1.1.2 above.
- 15.1.1.3 Interact & Liaise with BANK to understand, integrate, and link the services to the building services and to guide the Project Architect on the BANK's requirement, wherever found necessary in consultation with BANK. Decision of BANK shall be final & binding on all concerned.
- 15.1.1.4 PMC shall ensure strict compliance with adherence to all the statutory rules, relevant local body norms, specifications including rate analysis, BIS codes/ other relevant codes where BIS codes are not applicable, CVC guidelines, labour laws, environment, and other regulatory requirements. PMC shall ensure adherence of formalities/ documents/ day to day activities as defined in CPWD Works Manual and also in their Manuals for execution of works and as directed by BANK from time to time.
- 15.1.2.5. PMC shall comply with provision of all the statutes applicable to construction activities including labour laws, and shall indemnify BANK and keep indemnified BANK against non-observance of any law and also against all third-party claims relating to the Project. PMC shall act as Principal Employer in respect of all statutory obligations related to the workmen deployed at site for execution of the Project.
- 15.1.2.6. The PMC shall supervise the construction work to ensure adherence to the drawings, specifications, prescribed high standards of quality and timely completion of the project, verify and certify the contractor's bills, and monitor the



progress of the work.

- 15.1.2.7. PMC shall be required to complete the construction of Project within the period stipulated. If in the opinion of the Bank the works be delayed (a) by force majeure or (b) by reason of any exceptionally inclement weather or c) by reason of proceedings taken or threatened by or dispute with adjoining or neighboring owners or public authorities arising otherwise than through PMC's/project architect's/consultants'/contractor's own default or (d) by the works or delays of other contractor or Tradesmen engaged or nominated by the Bank and not referred to in the Bank's requirements/schedule of quantities and/or specifications or (e) by reason of civil commotion, local commotion of workmen or strike or lockout affecting any of the building trades or (f) in consequence of the PMC not having received in due time necessary instructions from the Bank for which PMC shall have specifically applied in writing or (g) from other causes which the Bank may certify as beyond the control of PMC/project architect/consultants/contractor or (h) in the event, the value of the work exceed the value of the Priced Schedule of Quantities owing to variation, the Bank may make a fair and reasonable extension of time for completion. PMC shall immediately give written notice thereof to the Bank but the PMC shall nevertheless constantly use their endeavors to prevent delay and shall do all that may reasonably has required to the satisfaction of Bank to proceed with work. Decision of the Bank if delay is due to any reason mentioned at points (a) to (h) above in this clause or not shall be final and binding on the PMC. If the PMC fails to complete the works by the stipulated period in this document or within any extended time (granted with decision of not to impose liquidated damages in case of reasons specified at (a) to (h) above in this clause), the PMC shall pay the Bank the sum named in the clause 18 hereafter as " Liquidated Damages" for the period during which the said works shall so remain incomplete.
- 15.1.2.8. In case of delay due to the reasons beyond the control of PMC and their architect/consultants / contractors, PMC shall intimate the BANK with full details of extension of time required for completion of the works under the contract for Bank's consent/ approval.
- 15.1.2.9 PMC shall perform the role and function as Engineer-in-Charge of the works / constructions project. PMC shall make all efforts to complete the project within the expenditure sanction granted by the Bank. For issuing/approving any variation orders, under their contracts with project architect, consultants and contractors,



having any additional financial implications to the Bank as reasonably determined by the PMC, prior approval (before incurring the expenditure) of the BANK shall be obtained if overall variation likely to exceed 5% of the expenditure sanction granted by the Bank. PMC and their employees shall be accountable for errors, negligence, inaccuracies, and lapses for any additional expenditure because of variation and inefficiency. For seeking additional expenditure sanction, PMC shall submit detailed report along with the reasons for exceeding the cost, justifications therefor and associated documents including the documents establishing the reasonability of proposed rates/cost. The decision of BANK shall be final and binding.

- 15.1.2.10 Generate and submit to the BANK weekly and time-to-time (as and when required) progress reports in the agreed formats. For this all the necessary data relevant to the execution of work including materials brought and consumed in the work, hindrances if any, records of daily labour deployed etc. shall be maintained. PMC shall maintain all registers/ records of works as stipulated in CPWD Works Manual and in addition to the registers required to be maintained by PMC as per their procedures and as instructed by the Bank. The same shall be shown to the Bank's officials/ Auditors/ any other authority, etc. during their visit (if asked to do so).
- 15.1.2.11 PMC shall monitor the project through MS Project/Prima Vera/ Building Information Modeling (BIM), etc. The PMC shall prepare detailed coordinated construction schedule and shall ensure submission of weekly reports on deployment of resources and progress to the Bank depicting the activity wise including critical activities progress as well as overall progress achieved versus targeted (to complete the project within the stipulated period). Progress report shall also include the recovery schedule, updating the schedule, etc., if any and PMC shall ensure communicating changes to the Bank.
- 15.1.2.12. Day-to-day supervision of work to ensure proper quality, workmanship, and timely completion of the work by employing adequate number engineers including quality engineer & supervisory staffs of applicable engineering trades/streams, officials and staff related to accounts, admins, security, safety and other applicable trades/stream at various levels (Senior, middle and Junior) as per instructions of the Bank to ensure delivery of various functions related to the project including settlement of bills.
- 15.1.2.13 PMC shall be fully responsible for quality assurance & control and shall put in place such measures as are essential for ensuring regular on-site quality checks. Any



reputed institutions like IITs / NITs shall be engaged as Third-Party Quality Auditor (TPQA) and work shall be audited for quality and perfection as per the frequency of visits scheduled as per approved quality plan and report shall be submitted to the Bank. Observations and findings of the TPQA shall be fully implemented at site and Contractor shall be made accountable and responsible for rectifying the defects in the work/ complying with the observations. In addition to TPQA, BANK may at its discretion, hire the services of an independent quality auditor (IQA) / agency for quality audit for checking and ensuring the quality of construction. PMC shall render due assistance in discharge of IQA duties, their visits and PMC shall implement the findings of IQA and comply with their observations for improving quality of work and remedying defects in the work.

15.1.2.14. PMC shall provide all necessary co-operation to BANK's officials/ representative(s), any agency/ auditor appointed by BANK for inspection including inspection of site, processes, services/systems/equipments checks, material testing procedures, testing registers, and other site registers observed necessary to see which shall be made available by the PMC as and when required. PMC shall carryout rectifications, if any, suggested by the BANK or its auditors / agencies, within a period of 30 days from the date of advice/ instructions. In case the nature of the defect or snag requires a longer time for rectification, PMC shall communicate the reasons and a proposed timeline for rectification to BANK within 15 days of the advice. The revised timeline shall be subject to BANK's approval. The construction work is open to technical/quality audit/financial audit by any authorized Government agency and/or by any other person appointed by the BANK to which the PMC shall render assistance in discharge of their duties. Further, PMC shall comply with their findings and recommendations and rectify the shortcomings and defects in the project.

15.1.2.15 .PMC shall not make any material deviation, alteration, addition to or omission from the work shown and described in the contract document except without first obtaining the written consent of BANK.

PMC shall get the structural design and drawings proof checked from reputed Institutions like IITs and check fabrication drawings, bar-bending schedules and all other architectural/structural details during construction. PMC shall be fully responsible for getting the project work executed as per drawings & specifications and should also ensure completion of job, quality expectations, within sanctioned



cost outlay of the project.

- 15.1.2.16. PMC shall be fully responsible for procurement of all materials through and by the contractors/ agencies for the construction activity.
- 15.1.2.17 Conduct site meetings & coordination meetings with all consultants and agencies for timely completion of the project.
- 15.1.2.18 Provide quick clarifications to designs or details that have been provided vide drawings or immediate solutions to the clarifications sought by the Contractors. PMC engineers shall conduct testing of all the materials and work in their presence and record the results in the respective material test registers under their signature and stamp and submit the registers to the Bank at frequent intervals. PMC shall reject the materials and work in case the test results do not meet the requirements of BIS codes or other applicable standards where BIS codes are not applicable and ensure to redo the work with the materials and workmanship meeting the required quality. Bank shall be apprised with the details of rejections of materials / work and redone works.
- 15.1.2.19 PMC and their officers and engineers shall be accountable and responsible for successful execution of the work ensuring the specified quality of material and workmanship as per the good construction practices without any defects and handing over the buildings which are leakage free, seepage free, structural defect free, crack free, fully functioning with various fittings/ fixtures etc. commensurate to a prestigious project of National Importance. PMC shall ensure drafting of these specifications and their supervision of successful execution accordingly. Defects and damages in the design and work shall be recovered to the full cost of repair/ replacement of the same in case of breach.
- 15.1.2.20 Devising a suitable dispute-resolution mechanism to facilitate a quick and amicable settlement of disputes, if any.
- 15.1.2.21 PMC shall have the authority under intimation to the BANK to cancel or determine cancellation of contract, either in full or parts if the project architect/consultant(s)/contractor fails to perform/complete the work, due to inferior workmanship, breach of terms etc. and for PMC to get the balance work completed at the risk and cost of the project architect, consultant(s), contractor/subcontractor, etc. as applicable.
- 15.1.2.22 Time Lapse Video Recording CCTV system shall be installed through contractor appointed by PMC within the scope of work of contractor. Following are the requirements:



System shall have IP based CCTV cameras, Windows based Network Video Recorder (NVR)111, Wireless connectivity arrangement from Cameras to NVR, Display Unit, Internet connectivity for monitoring from Mobile and Web Client, Uninterrupted Power Supply (UPS) system and required power cabling arrangement for NVR and Cameras, etc. Mounting Structure for cameras with lightening protection as per site requirement. About 3 to 4 CCTV cameras of high resolution (4 or 8 megapixel) may be provided depending upon site topography and construction plan. CCTV cameras shall be installed at a suitable height on a suitable structure such that field of view of the camera captures the complete area of interest and remains fixed for complete duration of construction project. CCTV cameras shall be connected wirelessly (for data transmission) to NVR provided at construction site. Suitable UPS with sufficient backup (minimum 1 hour or more and depending upon local power conditions) shall be provided for the devices including cameras. Time lapse video recording shall be prepared and preserved by the NVR (either by capturing frame at 5- or 10-minute interval or converting the continuous recording using the software). Continuous video recording (15 fps at full HD) for 15 days may be preserved in the same NVR where 3 years' time lapse video recording is stored. NVR shall have sufficient storage for a minimum three years of time lapse video recording and 15 days of continuous video recording. Time lapse recording shall be preferably done during the daytime when the construction activities are happening. A backup of time lapse video recording shall be taken on external hard disk on regular interval (minimum 15 days). Remote viewing arrangement- necessary network for remote viewing of the live activities by the authorized persons of the RBI to be provided. **The detailed technical specification is attached at Annexure XV**

15.1.3 Post-construction stage:

15.1.3.1 PMC shall settle accounts and bills of the contractors, Architects, consultants, other firms/agencies employed by the PMC for the work and submit a certificate of no dues. They shall settle entire project account and return balance amount / money to the Bank, if the amount deposited by RBI is more than the actual cost of the project work, with clear discharge and no dues certificate.

15.1.3.2 PMC shall comply with all audits, vigilance, TPQA, IQA, etc. observations and settle.

15.1.3.3 Final inspection, supervision of testing and commissioning of various systems (like, water supply, waste water, storm water drainage, firefighting, rain water harvesting, sewage treatment plant, water treatment plant, waterproofing, slopes in wet areas, sealant



application in glazed joints, general finishes, false ceiling, plumbing and sanitary appliances, pumps, air conditioning, electrical substation and distribution including earthing, load testing and performance verification of DG set, UPS, lifts/elevators, fire alarm, internal wiring, any other services/system/equipment as applicable) and assisting the BANK in taking over of various parts of works and of various systems. Bank's officials may also visit and inspect the processes, services/systems/equipments checks as and when required and PMC shall be responsible for observations, if any and comply with the observations/rectify the defects/discrepancy (if any) observed by the Bank's officials.

- 15.1.3.4 Ensuring of defects rectification by the contractors during the respective liability periods. Any defects shall be rectified immediately. PMC shall ensure that in the event of the failure on the part of the Contractor in rectifying the defects, the same may without prejudice to any other rights available to it in law, be rectified by the PMC at the cost and expense of the Contractor.
- 15.1.3.5. Organizing/providing all operation and maintenance manuals through contractors and training to the BANK's staffs.
- 15.1.3.6 Preparation of final report/ project completion report, which shall contain technical & financial information of the project.
- 15.1.3.7 Records related to the Project & maintained by PMC during Project execution shall be handed over to the BANK on completion of the Project.
- 15.1.3.8 PMC shall ensure to carry out all mandatory tests at site. Checking & finalization of final estimates, assisting in the technical audit/ technical observation, etc. (if any).
- 15.1.3.9 Witness testing & commissioning of all utilities and certify the same. PMC shall hand over the buildings complete in all respect, free from all encumbrances including the vacation of temporary workers' hutments etc. at site, if any to the BANK.
- 15.1.3.10 PMC shall be wholly responsible for any observations and/ or comments and, if any, defects pointed out by CTE and/or CVC and/ or CAG in the planning & procedures of execution of the Project. PMC shall prepare replies and obtain Bank's comments, if required, and comply with the Observations made by CTEs branch/ CAG Audit/vigilance etc. as required.
- 15.1.3.11 In case, the executed work is observed of poor quality at any time including during its operations within the defect liability period, PMC shall engage IIT for audit and remedial measures at PMC's cost. Remedial measures shall be executed at PMC's



or contractor's risk and cost.

- 15.1.3.12 PMC shall make all efforts for smooth execution of contract with project architect, consultant(s), contractor(s) to avoid any dispute. In case of unavoidable dispute with any of the contracts engaged in planning, designing and execution of the project work, PMC shall defend all legal proceedings including arbitration proceedings against the Bank till final settlements of dispute. PMC shall consult the Bank before taking any decision to accept or challenge the arbitration award or order of the court or tribunal.
- 15.1.3.13 The PMC shall be responsible for certifying and making payment of Bills of the Project architect, consultant(s), contractor(s) and any agencies engaged by them and make available Final Statement of Accounts in Standard Format to BANK & also provide copies of Final Bills for all Contract Packages and other expenditure incurred related to Project Construction after the Completion of the Work. In addition, should BANK ask for any other details from PMC regarding Utilization of Fund at any stage, Detailed Estimates, Technical Sanctions, Award of Works, Running Bills etc., the same shall be provided by PMC readily.
- 15.1.3.14 PMC shall be responsible for compliance with all applicable law, including labour laws, EPF, ESIC etc. in connection with the execution of the project, including payment to be made to the Contractors and other persons engaged by them.
- 15.1.3.15 PMC shall indemnify the BANK on infringement of any patent, copyright, intellectual property, royalty issue and also for any disputes due to any violation of labour laws in connection with the project. The indemnity bond as per Format provided in Annexure VI of this tender duly registered shall be submitted before commencement of work.
- 15.1.3.16 PMC shall get all the statutory approvals required for the occupation viz. OC, completion certificate, Green Building certificate and service connections like water for domestic use, wastewater, storm water, electricity, piped gas, etc.
- 15.1.3.17 On completion of work, the accounts of the works shall be closed, and a final statement shall be submitted for settlement along with refund of excess deposit received, if any, audited by a Chartered Accountant.
- 15.1.3.18 PMC shall hand over all the As Built drawings and completion reports, AMC/CAMC details, agreements (if any), etc. to the Bank.



[Note: The terms of reference specified herein, and the scope of work specified hereinabove in clause 3 shall be considered complementary to each other. Further, any scope of work and/or responsibilities stipulated herein concerning to the pre-construction, construction and post-construction stage shall be deemed binding obligations applicable to all stages of construction as per its applicability, whether expressly specified herein for that stage or not.]

15.2 Role of Joint Action Committee (JAC)

- a) JAC will monitor the progress of work from the beginning till the completion of the project and will cover all aspects at all stages of the project.
- b) JAC will check the drawings received from Project Management Consultant agency for conformity with Bank's requirements , correctness, reasonableness of Preliminary Estimate (PE), recommendation for Expenditure Sanction etc.
- c) JAC shall co-ordinate with all concerned for expediting statutory approvals.
- d) The approvals for any additional work beyond the scope mentioned in the Architect's Brief shall be granted by the Joint Action committee (JAC) provided the expenditure involved in such additional works is well within the expenditure sanction already granted by the BANK for the project.
- e) Basic price of the finishing materials to be used in the work shall be decided. All the materials required for the work shall be approved. All architectural design and drawings shall be approved.
- f) Test reports of the materials used in the work shall be monitored. Quality and progress of the work shall be monitored. JAC shall give instructions to the PMC to ensure quality and meeting the requirements of the BANK.
- g) Utilization of payment and cash flow shall be monitored.
- h) JAC shall resolve issues/ bottlenecks in a timebound manner.
- i) JAC will meet at least once in a month regularly or as may be mutually decided by the PMC and the BANK from time to time in planning and monitoring of the project. The suggestions/rectifications during construction given by TPQA and Independent Quality Auditor appointed by the Bank shall be discussed by the JAC and the decisions of the JAC on action to be taken is final and binding.
- j) If architect/ consultant(s)/ and/ or contractor(s) fail to complete the work undertaken at any stage within the stipulated period of time as per the related agreement/s or within the extended period of time, as may be mutually agreed



between the parties, JAC shall advise the PMC to terminate the agreement with the said architect/ consultant(s)/ and/ or contractor(s) by giving prior notice and get the work completed through a third party at the risk and cost of the architect/ consultant(s)/ and/ or contractor(s), as per the relevant clause/s of the related contract.

16 Confidentiality:

Information relating to evaluation of bids and recommendations concerning awards will not be disclosed to the BIDDERS who submitted the bids or to other persons not officially concerned with the process, until the publication of the award of Contract. The BIDDERS shall ensure that the sensitive information submitted to the BANK as a part of this tender process, for purposes of evaluation of bids, shall be treated as confidential. The undue use by any BIDDER of confidential information related to process may result in the rejection of its bid.

17 Payment terms and release of funds

17.1 PMC shall execute the Project on “Deposit work basis” on behalf of the BANK. PMC shall be paid:

- a. The actual cost of Project (As defined in Clause 17.2).
- b. The PMC charges/Agency Charges which shall be as per the quoted percentage (in the Financial Bid) applicable on the actual cost of the project as per Clause 17.2 excluding GST or expenditure sanction (excluding PMC/agency charges granted by the Bank based on the Preliminary Architectural Drawings and Preliminary estimate at the time of Administrative Approval, and excluding GST) whichever is lower.
- c. Agency shall claim the GST as per the prevailing rate. Agency shall, if demanded, submit its book of records or payment proof to GST Department to RBI.

17.2 The expression ‘**actual cost of Project**’ shall include the following:

Actual amount of final bill payments made to the contractor(s) (excluding the payments which are inclusive in the PMC/agency charges) as agreed upon in the respective contracts for the construction of the buildings, services, related facilities etc. which shall include cost of construction including costs of materials and



labours consumed/ used in the work, either directly or through the contractor(s), storage charges, carriage and any other incidental charges connected with such materials and labours, welfare cess, Goods and Service tax (GST) or any other tax , being in force or which may come into force or be amended (both + or -) during the execution of the project, as applicable to the execution of the works.

- i) Actual cost of site survey, soil testing charges, laboratory charges for testing of any material, manufactured or built items including the cost of cartage of samples to and from the laboratory.
- ii) The cost towards watch & ward staff, construction of site office, other field requirements, etc.
- iii) All monetary liabilities of the PMC towards the contractors/ sub-contractor, suppliers and other agencies to the extent these falls within the definition of actual cost as may be left outstanding at the time of payment of final bill, provided they have been accepted by the PMC as balance payment against final bill of these agencies.
- iv) Cost towards testing of materials and other incidental expenses, if any, (during construction stage) including testing of materials by Independent Quality Auditor appointed by the Bank during the currency of contract.
- v) All liabilities arising out of any court decree or arbitration award and /or any additional costs transpiring due to the direction of any court/tribunal /statutory body and/or any other legal costs including but not limited to the cost of hiring advocates, getting legal opinions, filing of pleadings etc. for the purpose of initiating on behalf of, or defending, itself or the 'BANK' in any suit or arbitration, in respect of any dispute arising out of the Project works done or to be done and/or freeing the site of all encumbrances and/or charges.

Provided that the above clause only addresses disputes/arbitrations/suits between PMC and any or all of the project architect, consultant(s), contractors or any other person(s) body/authority in connection with the execution of this Project. Nothing in this subclause shall be construed to cover any disputes/arbitrations/suits between the 'BANK' and the PMC, in which case, each party shall bear its own costs.

17.3 The actual cost of work shall **not** include:

- i. Cost of land; and



- ii. Cost/ Amount paid by the BANK (including the amount paid by PMC or its appointed consultant/ contractor and reimbursed by the Bank, if applicable) to government or any other statutory body or bodies, regulating agency(ies), etc. for getting approvals for the Project,
- iii. Fee paid to Independent Quality Auditor appointed by the Bank.
- iv. The PMC's Agency Charges including GST on it.
- v. In case, the executed work is of poor quality, PMC shall engage any IIT at PMC's cost for audit and remedial measures. Remedial measures shall be executed at PMC's or contractor's cost.
- vi. Penalties due to the non-adherence of Statutory and Contractual conditions by the PMC and/or the project architect and/or consultant(s), and/or the contractor(s).
- vii. Cost of Stamp paper required for entering the agreement.
- viii. Supervision expenses including Salary and allowances of the PMC staffs/Officers/Engineers including Engineer In Charge.
- ix. Comprehensive Annual Maintenance Contract (CAMC) charges payable by the Bank directly to the OEM (Original Equipment Manufacturer)/ Authorised Service Provider.

17.4 Changes in GST shall be effected/ adjusted.

17.5 In case of non-receipt of the payment, any extra cost incurred by PMC on operation of GST law applicable from time to time including but not limited of reversal of Input tax credit and interest thereon, such extra cost shall have to be reimbursed to PMC by the BANK.

17.6 The payments by the BANK shall be made by transfer of funds in bank account of PMC through RTGS/NEFT.

17.7 After signing of agreement, the PMC shall submit an enabling estimate (format of Enabling Estimate is detailed at Annexure XIII) and on its approval by the Bank, Bank shall release payment towards the Enabling Estimate when so required based on PMC demand, after scrutinizing it.

17.8 The BANK shall release on demand by PMC, an initial deposit of 10% of approved



estimate amount to PMC after issuance of Administrative Approval and Expenditure Sanction and before award of work to contractor. This initial deposit will be adjusted against expenditure as per actual. The enabling cost paid by the BANK shall be adjusted in the initial deposit.

17.9 The fund subsequent to Initial Deposit shall be released by BANK to PMC after submission of request by PMC. The PMC shall give to the BANK, their Monthly Expenditure Statement (MES) in a form similar to CPWD Form – 65 (Account of Deposit works) for recoupment preferably showing description of work done, quantity & value of services rendered and GST along with their expenditure claim (including agency charges on pro-rata) duly certified by Engineer-in-Charge of PMC on the Project. The PMC will also submit the following along with their request for payment

- i) A comprehensive report on the progress of physical completion of various activities, monthly progress reports, site photographs, registers maintained at the site.
- ii) Various materials test certificates carried out as per IS code other standards requirements duly verified from original and duly certified by the Engineer-in-Charge or an Engineer of PMC authorized by PMC but not lesser than the Executive Engineer of CPWD in equivalency in rank. Whenever asked by the Bank, original documents shall be provided for Bank's verification.
- iii) Detailed measurement of works duly certified by the Engineer-in-Charge or an Engineer of PMC authorized by PMC but not lesser than the Executive Engineer of CPWD in equivalency in rank.
- iv) Audit report of third-party quality auditor and its compliance by PMC along with the compliance acceptance report by third party quality auditor wherever applicable.
- v) All the various drawings, good for constructions drawings, statutory approvals at applicable stage(s)
- vi) milestone vis-à-vis earlier planned activities/Milestones for the overall completion of the specific work mutually decided between BANK and PMC for enabling BANK to keep an effective check on utilization of fund as well as physical progress of the work.



18 Defect Liability Period (DLP):

The Defect Liability Period for respective complex i.e. Office and Residential shall be **1 year** from the date of issue of virtual completion certificate of respective complex i.e. Office and Residential issued by the Bank to PMC or handover the respective complex by PMC to Bank whichever is later. However, PMC shall own the responsibility of satisfactory performance of the completed work. PMC shall arrange at their risks and cost to make good within 15 days, any defects brought to their notice by the BANK. Necessary clauses may be included in their tenders and agreements with the contractors/architect/consultants. Bidder shall factor the said requirement into the contract and work to be executed between PMC and their agency(ies). The PMC shall provide a facilitation center at mutually agreed site serving both the projects to resolve the defects/ complaints received/ noticed during the entire currency of the Defect Liability Period.

19 Annual Maintenance contract provisions:

19.1. Appropriate provisions shall be incorporated by PMC in their respective contracts with contractors to ensure that: (a) the Original Equipment Manufacturers (OEMs) of various equipment (s) shall submit scope of work, Defect Liability Period (DLP) and during the comprehensive Annual Maintenance Contract (CAMC) period, AMC charges, CAMC charges, for all applicable equipment/ systems, renewal clauses of AMC including submission of Bank Guarantee of appropriate amount during the currency of AMC period (b) OEM (Original Equipment Manufacturer)/ service provider authorized by OEM to enter into contract / agreement with the Bank to render all-inclusive comprehensive annual maintenance service for the estimated life of the equipment/ system (detailed in Architect's brief) after handing over the equipment to the BANK.

19.2. PMC shall also ensure smooth transmission of AMC contracts for various services and amenities to the Bank.

19.3. PMC shall also ensure that the AMC charges during DLP period shall be paid by the contractor/s.

19.4. The Comprehensive AMC/CAMC charges shall be mandatorily quoted at the time of bidding for the purpose of arriving at the Total Cost of Ownership (TCO). The TCO shall be computed as under:



TCO = Capital Cost + Net Present Value (NPV) of AMC/CAMC Amount i.e.,

TCO = Capital Cost + (MF × Annual CAMC Charges).

19.5. The CAMC charges for all applicable equipment/systems shall be paid directly by the Bank to the respective OEM/Authorised Service Provider.

19.6. Notwithstanding the above, the detailed scope of CAMC services, terms and conditions during the CAMC period, value of Bank Guarantee for each work, and validity period of the Bank Guarantee shall be decided by the Bank.

20 **Liquidated Damages:**

20.1 If, the BIDDER selected as PMC is unable to complete the project or stages of the project within the specified time for reasons attributable to PMC, BANK will impose liquidated damages on PMC as follows.

- a) The liquidated damages shall be calculated @ 0.25% of agency/ PMC charges per week for unfinished or balance work based on the milestone prepared and mutually agreed by the PMC and BANK, for each week of delay solely attributable to PMC, subject to maximum 10% of the balance agency/ PMC charges.
- b) In case the project or stages of the project is delayed due to reasons attributable to the architect/ consultants/ Contractors/agencies/suppliers engaged for the project by PMC, PMC shall be primarily/solely responsible for recovery of liquidated damages. Liquidated damages as per their contract with the architect/ consultant/ contractor etc. but minimum @ 0.25% of the Cost of the Contract with the architect/ consultant/ construction contractor etc., per week, subject to maximum 10% of the contract cost. The recovery so made against liquidated Damages shall be credited to the BANK.

21. **Non-Disclosure Clause:**

The PMC shall not disclose directly or indirectly any information, materials and details of the Bank's infrastructure / systems / equipment etc., which may come to the possession or knowledge of the PMC during the course of discharging its contractual obligations in connection with this agreement, to any third party and shall at all times hold the same in strictest confidence. The PMC shall treat the details of the contract as private and confidential, except to the extent necessary to carry out the obligations under it or to comply with applicable laws. The PMC shall not publish, permit to be published, or disclose any particulars of the works in any trade or technical paper or



elsewhere without the previous written consent of the Bank. The PMC shall indemnify the Bank for any loss suffered by the Bank as a result of disclosure of any confidential information. Failure to observe the above shall be treated as breach of contract on the part of the PMC and the Bank shall be entitled to claim damages and pursue legal remedies.

The PMC shall take all appropriate actions with respect to its employees to ensure that the obligations of non-disclosure of confidential information under this Agreement is fully satisfied.

The PMC's obligations with respect to non-disclosure and confidentiality will survive the expiry or termination of this agreement for whatever reason.

22. Intellectual Property Rights (IPR):

a) All rights pertaining to any intellectual property generated/ created/ invented in the due course of the project, shall vest with the Bank.

b) In this sub-clause, "Infringement" means an infringement (or allegation of infringement) of any patent, registered design, copyright, trademark, trade name, trade secret or other intellectual or industrial property right, in whatsoever manner, and "claim" means a claim (or proceedings pursuing the claim) alleging an infringement. The PMC shall indemnify at its own cost and expenses and hold the Bank harmless against and from any other claim which arises out of or in relation to the design, layout, drawings, details provided in the project report, etc.

c) All the designs, drawings, documents and software prepared by the PMC (or its assignees for the project) shall be the Bank's property and the Bank shall have the exclusive Intellectual Property Rights of such designs, drawings, documents and software. PMC shall not use or allow anyone to use these drawings, designs, documents and software without the prior written permission of the Bank, otherwise the same shall constitute violation of Intellectual Property Rights.

23. ARBITRATION / Settlement of Disputes:

23.1. Disputes between RBI and the PMC

The parties shall use their best efforts to settle amicably all disputes arising out of or in connection with the agreement / terms of this tender/ Award of Contract or the



interpretation thereof. The Executive Director-in-Charge of the Premises Department, Central Office, Reserve Bank of India will be the nodal authority for settling the disputes amicably. All disputes, if any, shall be referred and addressed to the Executive Director in-Charge of the Premises Dept, Central Office, Reserve Bank of India, Mumbai. In the event, that both the Parties fail to reach such an amicable settlement, either Party (PMC or the BANK) may within 30 days from the date of receipt of such failure from the nodal authority, give a written notice to the other Party clearly setting out there in the specific dispute/s and/ or difference/s, which require to be arbitrated upon. Such dispute/s and/ or difference shall be referred to a sole arbitrator mutually agreed upon. In the absence of consensus about the single arbitrator, the dispute may be referred to joint arbitrators, one to be nominated by each Party and the said arbitrators shall nominate a third presiding arbitrator. The provisions of Arbitration and Conciliation Act, 1996 and its amendments shall apply to the arbitration. The venue and seat of arbitration shall be Vijayawada, India. The Courts in Vijayawada, India shall have jurisdiction in this regard.

23.2. Disputes between the PMC and the architect/ or the Contractor/s or consultants appointed by them

- i) PMC shall be responsible for observing due diligence and adopting all possible measures at various stages of work execution to avoid Arbitration/ Litigation and other hindrances and the work is completed within optimum cost and time in hassle free environment. PMC and their employees shall exercise due diligence in all aspects and professional integrity to avoid any ambiguities and wrong interpretations which may result in additional payments and expenditure.
- ii) In respect of the disputes between PMC and the contractors/persons engaged by PMC in connection with the Project, PMC shall be responsible for defending all Arbitration and Court Cases arising out of execution of the works, examining the Arbitration Award/ Decree of Court or Law/ liability by PMC and forwarding the same along with a comprehensive report on the circumstance leading to the Arbitration/ Court Cases and the reasons and justification as to why an appeal against such awards/ decree was not considered necessary, bringing out, inter-alia, details of the award and clear cut recommendations.
- iii) PMC shall be responsible for redressing and complying with the observations of



CTE/ CVC, CBI, Auditors, Statutory Authorities, Environmental Authority, Hon Courts, Arbitrator, Local Bodies, Municipal Corporation, Police, Law Enforcement Authorities, etc. pertaining to the work under intimation to BANK. Providing all work-related information promptly to BANK for replying to Parliament Questions, RTIs raised regarding the project, queries from various Constitutional & Statutory Authorities.

- iv) The PMC shall be fully responsible for defending any suits or arbitration / Court cases and any writ petitions/SLPs on behalf of BANK, if it arises between the PMC and architect and/ or its Consultants and/or Contractor(s), for the project work at any stage (whether pre-construction stage or construction stage or post completion of work) under the Contract. PMC shall not be paid any Agency Charges on such Arbitration award(s) and court decree(s) awarded in favour of consultants and contractor(s). In case PMC wants to challenge the award/decree in higher court, the PMC must obtain permission of the Bank and comply with the directions issued by the BANK.

24. Force Majeure

PMC shall not be considered in default if delay in completion of work occurs due to causes beyond its control including but not limited to cause beyond its control such as acts of God, natural calamities, civil wars, lockdowns imposed by Government owing to pandemics, fire, strike, frost, floods, riots and acts of unsurpassed power. The PMC shall notify BANK in writing within ten days from the date of such occurrence. In the event of delay due to such causes, the completion schedule will be extended for a length of time equal to the period of force majeure. Suitable force majeure clause shall be incorporated in all the agreement entered into by the PMC with the contractors/ agencies.

25. Prevention of Sexual Harassment at workplaces Act.

- a) The PMC shall comply with the provisions of Prevention of Sexual Harassment at workplaces Act.
- b) The PMC shall be solely responsible for full compliance with the provisions of "the Sexual Harassment of women at workplace (Prevention, Prohibition and Redressal) Act, 2013". In case of any complaint of sexual harassment against its employee within the premises of the Bank, the complaint will be filed before the Internal Complaints Committee constituted by the PMC and PMC shall ensure



appropriate action under the said Act in respect to the complaint.

- c) Any complaint of sexual harassment from any aggrieved employee of the PMC against any employee of the Bank shall be taken cognizance of by the Regional Complaints Committee constituted by the Bank.
- d) The PMC shall be responsible for any monetary compensation that may need to be paid in case the incident involves the employees of the PMC, for instance any monetary relief to Bank's employee, if sexual violence by the employee of the PMC is proved.
- e) The PMC shall be responsible for educating its employees about prevention of sexual harassment at workplace and related issues.

26. Restrictions on procurement.

The PMC shall comply to the Office Memorandum (OM) F. No. 6/18/2019-PPD dated July 23, 2020 and its subsequent orders / revision issued by Public Procurement Division, Department of Expenditure, Ministry of Finance, Government of India regarding restrictions on procurement from a bidder of a country which shares a land border with India, while selecting consultants and/or Contractors for any work.



Annexure I - Evaluation Criteria of bids

Annexure I

TECHNICAL BID																																						
Evaluation criteria for technical bid (Total weightage 70 marks)																																						
S. No.	Criterion	Evaluation Criteria																																				
	APPROACH AND METHODOLOGY	70 marks																																				
	Consultant Approach and Methodology to perform the Consultancy assignment / job based on the TOR	<p>Mark to be allotted by BANK's evaluation committee / team on the basis of presentation made by the BIDDER on the following parameters:</p> <table border="1"> <thead> <tr> <th style="text-align: center;">Sr No</th> <th style="text-align: center;">Parameters</th> <th style="text-align: center;">Marks</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">1.</td> <td>Understanding of the Terms of References</td> <td style="text-align: center;">05</td> </tr> <tr> <td style="text-align: center;">2.</td> <td>Architectural vision</td> <td style="text-align: center;">05</td> </tr> <tr> <td style="text-align: center;">3.</td> <td>Technical approach and Methodology</td> <td style="text-align: center;">05</td> </tr> <tr> <td style="text-align: center;">4.</td> <td>Work plan including timelines and alternate plan to complete the project in any eventuality without cost and time overrun</td> <td style="text-align: center;">05</td> </tr> <tr> <td style="text-align: center;">5.</td> <td>Quality Assurance and Quality control plan proposed for the work and Internal quality assurance framework and risk management framework</td> <td style="text-align: center;">10</td> </tr> <tr> <td style="text-align: center;">6.</td> <td>Organization and staffing including suitability of the Key personnel for the project, proposed dedicatedly for the project</td> <td style="text-align: center;">10</td> </tr> <tr> <td style="text-align: center;">7.</td> <td>Typical project schedule of past project of similar nature (preferably qualifying projects)</td> <td style="text-align: center;">05</td> </tr> <tr> <td style="text-align: center;">8.</td> <td>Design and execution of these qualifying projects.</td> <td style="text-align: center;">10</td> </tr> <tr> <td style="text-align: center;">9.</td> <td>Approach for completion of the project without cost and time overrun</td> <td style="text-align: center;">10</td> </tr> <tr> <td style="text-align: center;">10.</td> <td>Safety measures and personnel to be deployed on the project. Internal governance & internal audit framework</td> <td style="text-align: center;">05</td> </tr> <tr> <td></td> <td style="text-align: center;">Total</td> <td style="text-align: center;">70</td> </tr> </tbody> </table>	Sr No	Parameters	Marks	1.	Understanding of the Terms of References	05	2.	Architectural vision	05	3.	Technical approach and Methodology	05	4.	Work plan including timelines and alternate plan to complete the project in any eventuality without cost and time overrun	05	5.	Quality Assurance and Quality control plan proposed for the work and Internal quality assurance framework and risk management framework	10	6.	Organization and staffing including suitability of the Key personnel for the project, proposed dedicatedly for the project	10	7.	Typical project schedule of past project of similar nature (preferably qualifying projects)	05	8.	Design and execution of these qualifying projects.	10	9.	Approach for completion of the project without cost and time overrun	10	10.	Safety measures and personnel to be deployed on the project. Internal governance & internal audit framework	05		Total	70
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Project Management Consultant (PMC) for Construction of Office & Residential Complexes for Reserve Bank of India at Amaravati,

		In QCBS selection, the technical bid will be allotted weightage of 70% and only BIDDERS securing a minimum of 60% marks (i.e 60% of 70 marks =42 marks) in technical evaluation shall be considered technically qualified.
FINANCIAL BID		
Evaluation criteria for Financial bid (Total weightage 30 marks)		
		Financial bid of only those firms who are technically qualified shall be opened publicly on the date & time specified to be notified, in the presence of the BIDDER's representative who choose to attend. Pre- GST amount shall be considered for comparison if the bidders are under variable slabs of GST. Financial bid will be allotted weightage of 30% on the amount of agency charges derived based on the percentage of fees quoted by the bidders applied on the Bank's estimate and excluding GST applicable on agency charges.

Annexure II - Financial bid

Annexure II

FINANCIAL BID

Name of work:

Construction of

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on Deposit basis as Project Management Consultant (PMC).

I/ We, the undersigned, have read and examined the tender and bid document against NIT No.....

dated

.....and offer to provide the as "Construction of
 a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
 b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on deposit basis as Project Management Consultant (PMC)".

The quoted Fee in percentage (%) towards "Agency Charges" toward Project Management, Supervision, Services including Architectural Services for planning, designing, and Consultancy Services as per the scope defined in the E-TENDER document as under:

S. No	Particulars	Bank's Estimated construction cost Excluding GST	Quoted percent age	Amount of Agency fee excluding GST (₹ in figures)	Amount of Agency fee excluding GST (₹ in words)
A	B	C	D	E	F
1	Project management Consultancy (PMC)'s Agency Charges towards complete designing, Architectural Services, all sorts of Consultancy Services, Services including planning, designing, Project Management, Supervisio	₹. 750/-Crore _/-	Not to be quoted here	Not to be quoted here	Not to be quoted here

providing engineers for supervision, proof-checking designs, TPQA, etc, including everything as per tender document is under:				
		CGST @ _____ *		
		SGST @ _____ *		
		Total		

*Based on the applicable percentage of GST for the various components as per extant Government norms for the CPSU. Pre- GST amount shall be considered for comparison if the bidders are under variable slabs of GST.

We offer to perform the works described above in accordance with the scope of services / work & requirements under the tender / bid, Conditions of Contract accompanying this Bid at our quoted bid amount of Rs. ----- (In figures) and Rupees (In words).

I/We confirm that this Bid along with addendums/ corrigendum and written acceptance of it, shall constitute a binding Contract between us. We understand that you are not bound to accept the lowest or any Bid you receive.

I/We have read and examined the notice inviting Bid, schedule, every condition referred for the work before arriving at our best offer.

I/We declare that we shall treat these documents and other documents connected with the work confidential and shall not communicate the information derived there from to any person other than a person to whom we have authorized to communicate.

I/We agree to keep this Bid open as per clause 11.4 ('bid validity' clause) of this tender and not to make any modification in its terms and conditions.

I/We hereby confirm that this Bid complies with the Bid Validity, Tender Fee and Earnest Money Deposit required as per bidding documents.

Yours sincerely,

(Signature of Authorized

Signatory) Name of
Authorized Signatory
(CPSU Stamp)

Note 1:

- a) The bidder to provide un-priced Price-Bid along with Technical bid.

Notes 2:

- a) In case of change in rate due to change in GST, Taxes/Duties the rate shall be applicable on pro-rata basis based on actual.
- b) Before submitting their duly filled “Financial Bid” with their quoted amount, the bidders should ensure that they do not enter any comments such as ‘As per Actuals’, ‘Will be Intimated Later’. ‘Extra’ etc. If bidder uses these types of comments in their Financial bid, or if the charges for any item is left blank, then the charges for the such items shall be considered as “Zero” and the same shall be a binding on the bidder.
- c) If there is a discrepancy between the price in figures and price in words , the price quoted in words shall prevail and the total price shall be corrected.
- d) Any conditional bid shall not be accepted.

Notes 3:

- a) The bidder to note that changes are likely in the number of residential flats and configuration of the office building specified in the Architect Brief (Annexure XII). Changes, if any, will be communicated before the PMC floats the tender for the appointment of the Project Architect.

.....

Annexure III- Format of BG for EMD

Annexure III

**PROFORMA OF BANK GUARANTEE FOR EARNEST MONEY DEPOSIT (EMD) / BID
SECURITY**

(On Non-Judicial Stamp Paper of appropriate value)

Place: _____ Date: _____

The Regional Director

Dear Madam/Sir,

Name of Work: Construction of :

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on Deposit basis as Project Management Consultant (PMC).__

Ref.: NIT/Advt.No.

date WHEREAS

The Reserve Bank of India (RBI), having its Central office at Shahid Bhagat Singh Road, Fort, Mumbai — 400001 (hereinafter called the 'RBI') has invited E-TENDER for the captioned work (hereinafter called "the said tender") on the terms and conditions mentioned in the said tender documents.

It is one of the terms of invitation of tenders that the BIDDER shall furnish a Bank Guarantee for a sum of Rs._____(Rupees_____only) as Earnest Money Deposit (EMD).

M/s. (Name of the BIDDER)_____, (hereinafter called as "the BIDDER "), who are our Clients/Constituents intend to submit their tender/ Bid for the said work and have requested us to furnish Bank Guarantee to RBI in respect of the said sum of Rs._ (Rupees_____only) in respect of EMD.

NOW THIS GUARANTEE WITNESSETH

We _____(Name of the Bank) do hereby agree with and undertake to RBI, their Successors, Assigns that in the event of the RBI coming to the conclusion that the BIDDER have not performed their obligations under the said conditions of the tender or have committed a breach thereof, which conclusion shall be binding on us as well as the said BIDDER; we shall on demand by the RBI, pay without demur to the RBI, a sum of Rs.____(Rupees only) or any lower amount that may be demanded by the RBI. Our guarantee shall be treated as equivalent to the Earnest Money Deposit for the due performance of the obligations of the BIDDER under the said Conditions, provided, however, that our liability against such sum shall not exceed the sum of Rs.__(Rupees____ only).

1. We also agree to undertake to and confirm that the sum not exceeding Rs. _(Rupees _____only) as aforesaid shall be paid by us without any demur or protest, merely on demand from the RBI on receipt of a notice in writing stating that the amount is due to them and we shall not ask for any further proof or evidence and the notice from the RBI shall be conclusive and binding on us and shall not be questioned by us in any respect or manner whatsoever. We undertake to pay the amount claimed by the RBI within a period of one week from the date of receipt of the notice as aforesaid.
2. We confirm that our obligation to the RBI under this guarantee shall be independent of the agreement or agreements or other understandings between the RBI and the BIDDER.

This guarantee shall not be revoked by us without prior consent in writing of the RBI. We hereby further agree that -

- a. Any forbearance or commission on the part of the RBI in enforcing the conditions of the said agreement or in compliance with any of the terms and conditions stipulated in the said tender and/or hereunder or granting of any time or showing of any indulgence by the RBI to the BIDDER or any other matters in connection therewith shall not discharge us in any way and our obligation under this guarantee. This guarantee shall be discharged only by the performance by the BIDDERS of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding Rs

____(Rupees_____only).

b. Our liability under these presents shall not exceed the sum of Rs

(Rupees_____only).

- c. Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said constituents/clients in tendering for the said work or their obligations there under or by dissolution or change in the constitution of our said constituents.
- d. This guarantee shall remain in force up to_____(six months from the last date of receipt of tender) provided that if so desired by the RBI, this guarantee shall be renewed for a further period as may be indicated by them on the same terms and conditions as contained herein.
- e. Our liability under these presents will terminate unless these presents are renewed as provided hereinabove on the_____or on the day when our said constituents comply with their obligations, as to which a certificate in writing by the RBI alone is the conclusive proof whichever date is later. Unless a claim or suit or action is filed against us within or any extended period, all the rights of the RBI against us under this guarantee shall be forfeited and we shall be released and discharged from all our obligations and liabilities hereunder.

Yours faithfully,

For and on behalf of _____

Bank. Authorised Official (with seal)

(NB: This guarantee will require stamp duty as applicable in the state, where it is executed and shall be signed by the official whose signature and authority shall be verified).

Annexure IVa - PRE-INTEGRITY PACT

Annexure IVa

PRE-INTEGRITY PACT

To,

All BIDDERS

Subject: NIT No. _____ For the work:

Construction of

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on Deposit basis as Project Management Consultant (PMC).

Dear Sir,

It is here by declared that the Reserve Bank of India is committed to follow the principle of transparency, equity and competitiveness in public procurement.

The subject E-TENDER is an invitation to offer made on the condition that the BIDDER will sign the integrity Agreement, which is an integral part of bid documents, failing which the BIDDER will stand disqualified from the bidding process and the bid would be summarily rejected.

This declaration shall form part and parcel of the Integrity Agreement and signing of the same shall be deemed as acceptance and signing of the Integrity Agreement on behalf of the Reserve Bank of India.

Yours faithfully
Regional Director,
Reserve Bank of India,
Vijayawada, Andhra Pradesh.

To
Regional Director
Reserve Bank of India
Estate-Project Cell
HRMD
Vijayawada-520002
Andhra Pradesh

Subject: NIT No..... for the work: “

Construction of

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on Deposit basis as Project Management Consultant (PMC).

Dear Sir,

I/We acknowledge that Reserve Bank of India is committed to follow the principles thereof as enumerated in the Pre-pact Integrity Agreement enclosed with the E-TENDER document.

I/We agree that the Notice Inviting E-TENDER is an invitation to offer made on the condition that I/We will sign the enclosed integrity Agreement, which is an integral part of E-TENDER documents, failing which I/We will stand disqualified from the bidding process. I/We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the tender.

I/We confirm acceptance and compliance with the Pre-pact Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when E-TENDER is finally accepted by Reserve Bank of India. I/We acknowledge and accept the duration of the Integrity Agreement, which shall be in the line with Article 1 of the enclosed Pre-pact Integrity Agreement.

I/We acknowledge that in the event of my/our failure to sign and accept the Pre-pact Integrity Agreement, while submitting the tender, Reserve Bank of India shall have unqualified, absolute and unfettered right to disqualify the BIDDER and reject the E-TENDER in accordance with terms and conditions of the bid.

Yours faithfully

(Duly authorized signatory of the BIDDER) Seal

TO BE SIGNED BY THE BIDDER AND SAME SIGNATORY COMPETENT / AUTHORIZED TO SIGN THE RELEVANT CONTRACT WITH RESERVE BANK OF INDIA

PRE-PACT INTEGRITY AGREEMENT
(On a Non-Judicial Stamp Paper of **Rs 500**)

This Integrity Agreement is made at on this day of 20.....

BETWEEN

Reserve Bank of India represented through the **Regional Director, Reserve Bank of India, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh**, (Hereinafter referred as the '**Principal/Owner/ RBI/ the Bank**', which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

..... (Name and Address of the Individual / firm/ Company) Through (Hereinafter referred to as the (Details of duly authorized signatory) "**Bidder**" and which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

PREAMBLE:

WHEREAS the Principal / Owner/ the Bank/ RBI has floated the E-TENDER (E-TENDER No) (hereinafter referred to as "**Bid**") and intends to award, under laid down organizational procedure, contract for "**C/o** " hereinafter referred to as the "Contract".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/transparency in its relation with its BIDDER(s)

AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter

into this Integrity Agreement (hereinafter referred to as “**Pre-pact Integrity Agreement**” or “**Pact**”), the terms and conditions of which shall also be read as integral part and parcel of the Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witness as under:

ARTICLE 1: Commitment of the Principal/Owner/ RBI

- 1) The Principal/Owner means RBI commits itself to take all measures necessary to prevent corruption and to observe the following principles:
 - (a) No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with this tender, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
 - (b) The Principal/Owner shall, during the E-TENDER process, treat all BIDDERS with equity and reason. The Principal/Owner will, in particular, before and during the E-TENDER process, provide to all BIDDERS the same information and will not provide to any BIDDERS confidential/additional information through which the BIDDERS could obtain an advantage in relation to the E-TENDER process or the Contract execution.
 - (c) The Principal/Owner shall endeavor to exclude from the E-TENDER process any person, whose conduct in the past has been of biased nature.
- 2) If the Principal/Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

ARTICLE 2: Commitment of the BIDDERS

- 1) It is required that each BIDDERS (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the BANK all suspected acts of **fraud or corruption or Coercion or Collusion** of which it has knowledge or becomes aware, during the tendering process and throughout the negotiation or award of a contract.

- 2) The BIDDER commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Bidding process and during the Contract execution:
- a) The BIDDER will not, directly or through any other person or firm, offer, promise or give to any of the Principal/Owner's employees involved in the E-TENDER process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the E-TENDER process or during the execution of the Contract.
 - b) The BIDDER will not enter with other BIDDER(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.
 - c) The BIDDER will not commit any offence under relevant IPC/PC Act. Further the BIDDERS will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details including information contained or transmitted electronically.
 - d) The BIDDERS of foreign origin shall disclose the names and addresses of agents/representatives in India, if any. Similarly, BIDDERS of Indian Nationality shall disclose names and address of foreign agents/representatives, if any. Either the India agent on behalf of the foreign principal or the foreign principal directly could bid in a tender but not both. Further, in cases where an agent participates in a tender on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/parallel tender for the same item.
 - e) The BIDDERS will, when presenting his bid, disclose (with each tender as per proforma enclosed) any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- 3) The BIDDERS will not instigate third persons to commit offences outlined above or be an accessory to such offences.

- 4) The BIDDERS will not, directly or through any other person or firm indulge in fraudulent practice **means a willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to detriment of the BANK interests.**
- 5) The BIDDERS will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may befall upon a person, his/her reputation or property to influence their participation in the tendering process).

ARTICLE 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the BIDDERS and the BIDDERS accept and undertakes to respect and uphold the Principal/Owner's absolute right:

- 1) If the BIDDERS, either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/Owner after giving 14 days' notice to the Consultant shall have powers to disqualify the BIDDERS from the Tender process or terminate/determine the Contract, if already executed or exclude the BIDDER from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. **Such exclusion may be forever or for a limited period as decided by the Principal/Owner.**
- 2) **Forfeiture of EMD/Performance Guarantee/Security Deposit:** If the Principal/Owner has disqualified the BIDDER(s) from the E-TENDER process prior to the award of the Contract or terminated/determined the Contract or has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Earnest Money Deposit, Performance Guarantee and Security Deposit of the BIDDER.

- 3) **Criminal Liability:** If the Principal/Owner obtains knowledge of conduct of a BIDDER, or of an employee or a representative or an associate of a BIDDER which constitutes corruption within the meaning of Indian Penal code (IPC)/Prevention of Corruption Act, or if the Principal/Owner has substantive suspicion in this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

ARTICLE 4: Previous Transgression

- 1) The BIDDER declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or any other Central Public Sector Enterprises in India that could justify his exclusion from the Tender process.
- 2) If the BIDDERS makes incorrect statement on this subject, he can be disqualified from the Bidding process or action can be taken for banning of business dealings/holiday listing of the BIDDERS as deemed fit by the Principal/Owner.
- 3) If the BIDDERS can prove that he has resorted/recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

ARTICLE 5: Equal Treatment of all BIDDERS

- 1) The BIDDERS undertake(s) to demand from all sub-Consultants a commitment in conformity with this Integrity Pact. The BIDDERS shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Sub-Consultants/sub vendors.
- 2) The Principal/Owner will enter into Pacts on identical terms as this one with all BIDDERS.
- 3) The Principal/Owner will disqualify BIDDERS, who do not submit, the duly signed Pact between the Principal/Owner and the BIDDER, along with the E-TENDER or violate its provisions at any stage of the Bidding process, from the Bid process.

ARTICLE 6. Independent Monitors

- 1) The PRINCIPAL / OWNER has appointed two Independent External Monitor (hereinafter referred to as Monitors) for this Pact in consultation with the Central Vigilance Commission of

India. The contact details of the Monitors (IEMs) are under:

1.	Shri Nageshwar Rao Koripalli, IRS (Retd.) 38, The Trails, Manikonda, R.R.District, Hyderabad-500 089 Mobile No. 097889 19555, 08985970045 Email - knageshwarrao@gmail.com
2.	Shri Pramod Shripad Phalnikar, IPS (Retd.) A-2, 602 Phase - I, Aditya Shagun, CHS, NDA-Pashan Road, Bavdhan, Pune, Maharashtra - 411 021 Mobile No. 090119 43674 Email - pramodphalnikar@gmail.com

- 2) The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.
- 3) The Monitors shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.
- 4) Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings.
- 5) As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the Principal / Owner.
- 6) The BIDDERS accepts that the Monitor has the right to access without restriction to all Project documentation of the OWNER including that provided by the BIDDER. The BIDDER will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Sub Consultants. The Monitor shall be under contractual obligation to treat the information and documents of the BIDDERS /Sub-Consultant(s) with confidentiality.
- 7) The OWNER will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.
- 8) The Monitor will submit a written report to the designated Authority of OWNER within 8 to 10 weeks from the date of reference or intimation to him by the OWNER /BIDDER and, should the occasion arise, submit proposals for correcting problematic situations.

ARTICLE 7: Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the **successful BIDDER**, 60 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other BIDDERS, till the Contract has been awarded. If any claim is made/lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/determined by the Competent Authority, Reserve Bank of India.

ARTICLE 8: Other Provisions

- 1) This Pact is subject to Indian Law, place of performance and jurisdiction is the **Headquarters** of the Principal/Owner, who has floated the e-tender .
- 2) Changes and supplements need to be made in writing. Side agreements have not been made.
- 3) If the BIDDER is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.
- 4) Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intensions.
- 5) It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement/Pact, any action taken by the Owner/Principal in accordance with this **Integrity Agreement/Pact or interpretation thereof shall not be subject to arbitration.**

ARTICLE 9: LEGAL AND PRIOR RIGHTS

- 1) All rights and remedies of the parties hereto shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and/or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Bid documents with regard any of the provisions covered under this Integrity Pact.

Appendix to Integrity Pact

Guidelines for Indian Agents of Foreign Suppliers

1.0 There shall be compulsory registration of agents for all Global (Open) Bid and Limited Bid. An agent who is not registered with 'The Principal' shall apply for registration in the registration form with the appropriate unit.

1.1 Registered agents shall file an authenticated Photostat copy duly attested by a Notary Public/ Original certificate of the Principal confirming the agency agreement. It should cover - the precise relationship, services to be rendered, mutual interests in business - generally and/ or specifically for the bid. Any commission/ remuneration/ salary/ retainership, which the agent or associate receives in India or abroad from the Principal, whether should be brought on record in the Agreement and be made explicit.

1.2 Wherever the Indian representatives have communicated on behalf of their principals and the foreign parties have stated that they are not paying any commission to the Indian agents, and the Indian representative is working on the basis of salary, or a retainer, a written declaration to this effect should be submitted by the party (i.e., Principal) before finalizing the order.

2.0 Disclosure of particulars of agents/ representatives in India, if any.

2.1 BIDDERS of Foreign nationality shall furnish the following details in their offers:

2.1.1 The 'BIDDER' of foreign origin shall disclose the name and address of the agents/ representatives in India, if any and the extent of authorization and authority given to commit the Principals. In case the agent/ representative be a foreign Company, it shall be confirmed whether it is an existing Company and details of the same shall be furnished.

2.1.2 The amount of commission/ remuneration included in the quoted price(s) for such agents/ representatives in India.

2.1.3 Confirmation of BIDDER that the commission/ remuneration, if any, payable to his agents/ representatives in India, may be paid by 'The Principal' in Indian Rupees only.

2.2 Bidders of Indian Nationality shall furnish the following details in their offers:

2.2.1 The 'BIDDER' of Indian Nationality shall furnish the name and address of the foreign principals, if any, indicating their nationality as well as their status, i.e., whether manufacturer or agents of manufacturer holding the Letter of Authority of the Principal authorizing the agent specifically to make an offer in India in response to tender either directly or through the agents/ representatives.

2.2.2 The amount of commission/ remuneration included in the price (s) quoted by BIDDER for himself.

2.2.3 Confirmation of the foreign principals of BIDDER that the commission/ remuneration, if any, reserved for BIDDER in the quoted price(s), may be paid by 'The Principal' in India in equivalent Indian Rupees on satisfactory completion of the Project or supplies of Services.

2.3 In either case, in the event of contract materializing, the terms of payment shall provide for payment of the commission/ remuneration, if any, payable to the agents/ representatives in India in Indian Rupees on expiry of 90 days after the discharge of the obligations under the contract.

2.4 Failure to furnish correct and detailed information as called for in clauses above shall render the concerned bid/E-TENDER liable to rejection or, in the event of a contract materializing, the same liable to termination by 'The Principal'. Besides this, there would be a penalty of banning business dealings with 'The Principal' or damage or payment of a named sum.

Annexure IVb- Checklist of documents

Annexure IVb

CHECKLIST OF DOCUMENTS

A. List of Documents duly signed and stamped and to be submitted along with the bid to the Reserve Bank of India on or before last date and time of submission

Sl. No.	Description of Documents	Submitted Yes / No
i	EMD	
ii	(PRE-INTEGRITY PACT)	
iii	Any other document as specified in the e-tender as per CI 5 &11 of this tender	

B. ORIGINAL Application/E-TENDER duly signed in all pages and a COPY thereof.

Signature of the applicant with seal

Date:

Place:

Annexure V- Proforma of Performance Bank Guarantee

Annexure V

PROFORMA OF BANK GUARANTEE for PERFORMANCE SECURITY DEPOSIT

(On Non-Judicial Stamp Paper of appropriate value purchased in the name of the issuing bank)

Place : _____

Date : _____

The Regional Director

Reserve Bank of India

Estate-Project Cell

HRMD

Vijayawada -520002

Andhra Pradesh RO

Dear Madam/Sir,

Name of Work: Construction of

- a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.
- b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh

on Deposit basis as Project Management Consultant (PMC)._____

Bank Guarantee For Performance Security Deposit

WHEREAS Reserve Bank of India, having its Central Office at Shahid Bhagat Singh Road, Mumbai, (hereinafter called "the RBI") has awarded the Contract for the captioned project (hereinafter called the "Contract") to M/s _____ (Name of the PMC) (hereinafter called " the said PMC" which expression shall include its successors and assigns).

AND Whereas the PMC is bound by the said Contract to submit to RBI a Performance Security for a total amount of ₹ _____ (Rupees _____)

only) (Amount in figures and words) for the due fulfilment by the said PMC of the terms and conditions contained in the contract. We, _____(Name of the Bank), (hereinafter called "the Bank"), at the request of M/s _____, the PMC, do hereby undertake to pay to the RBI an amount not exceeding Rs. _____ as Performance Guarantee for due fulfilment of the terms and conditions of the contract.

NOW THIS GUARANTEE WITNESSETH

1. We _____(Name of the Bank) do hereby agree with and undertake to RBI, their Successors, Assigns that in the event of the RBI coming to the conclusion that the PMC has not performed his obligations under the said conditions of the contract or have committed a breach thereof, which conclusion shall be binding on us as well as the said PMC; we shall on demand by the RBI, pay without demur to the RBI, _____ a sum of Rs. _____(Rupees _____ only) or any lower amount that may be demanded by the RBI. Our guarantee shall be treated as equivalent to the Performance Guarantee Amount for the due performance of the obligations of the PMC under the said Contract, provided, however, that our liability against such sum shall not exceed the sum of Rs. _____(Rupees _____ only).
2. We also agree to undertake to and confirm that the sum not exceeding Rs. _____(Rupees _____ only) as aforesaid shall be paid by us without any demur or protest, merely on demand from the RBI on receipt of a notice in writing stating that the amount is due to them and we shall not ask for any further proof or evidence and the notice from the RBI shall be conclusive and binding on us and shall not be questioned by us in any respect or manner whatsoever. The Bank shall pay to RBI any money so demanded notwithstanding any dispute/disputes raised by the PMC in any suit or proceedings pending before any Court, Tribunal or Arbitrator/s relating thereto and the liability under this guarantee shall be absolute and unequivocal. We undertake to pay the amount claimed by the RBI within a period of one week from the date of receipt of the notice as aforesaid.
3. We confirm that our obligation to the RBI under this guarantee shall be independent of the agreement or agreements or other understandings between the RBI and the PMC.
4. This guarantee shall not be revoked by us without prior consent in writing of the RBI.

We hereby further agree that –

- a. Any forbearance or commission on the part of the RBI in enforcing the conditions of the said agreement or in compliance with any of the terms and conditions stipulated in the said Contract and/or hereunder or granting of any time or showing of any indulgence by the RBI to the PMC or any other matters in connection therewith shall not discharge us in any way and our obligation under this guarantee. This guarantee shall be discharged only by the performance by the PMC of their obligations and in the event of their failure to do so, by payment by us of the sum not exceeding Rs. _____ (Rupees ___ only).
- b. Our liability under these presents shall not exceed the sum of Rs. _____ (Rupees _____ only) .
- c. Our liability under this agreement shall not be affected by any infirmity or irregularity on the part of our said constituents/clients or their obligations thereunder or by dissolution or change in the constitution of our said constituents.
- d. This guarantee shall remain in force upto _____(60 days beyond the Defect liability period) provided that if so desired by the RBI, this guarantee shall be renewed for a further period as may be indicated by them on the same terms and conditions as contained herein.
- e. Our liability under these presents will terminate unless these presents are renewed as provided hereinabove on the _____ or on the day when our said constituents comply with their obligations, as to which a certificate in writing by the RBI alone is the conclusive proof whichever date is later. Unless a claim or suit or action is filed against us within _____ or any extended period, all the rights of the RBI against us under this guarantee shall be forfeited and we shall be released and discharged from all our obligations and liabilities hereunder.

In witness whereof I/We of the Bank have signed and sealed this guarantee on the _____ day of _____ (Month) (Year) being herewith duly authorized. For and on behalf of _____ (Name of the Bank)

Signature of authorized Bank official Name:

Designation

Stamp/ Seal of the Bank

Signed, sealed and delivered for and on behalf of the Bank by the above named in

the presence of:

Witness 1

Signature Name

Address

(NB: This guarantee will require stamp duty as applicable in the state, where it is executed and shall be signed by the official whose signature and authority shall be verified).

Annexure VI- Format of professional indemnity bond

Annexure VI

FORMAT OF PROFESSIONAL INDEMNITY BOND FOR COMPREHENSIVE PMC CONSULTANCY

(On a stamp paper of Rs.500/-)

This INDEMNITY BOND is executed at Vijayawada on this day of 20____. by M/shaving its registered office at (hereinafter called the "Indemnifier" which expression shall mean and include their successors, administrators, executors, legal representatives and assigns) in favour of the Reserve Bank of India having its Central office at Shahid Bhagat Singh Road, Fort, Mumbai — 400001 (hereinafter called the "Indemnified/ RBI/ BANK" which expression shall mean and include its successors, legal representatives, administrators and assigns).

WHEREAS the..... (name of the Indemnifier) as per the provisions of the contract between

the..... (name of the Indemnifier) and RBI has/ have started/ shall commence the **Comprehensive Project Management Consultancy Services work** for the project of Bank in accordance with the requirements and scope specified in the tender.

AND WHEREAS the (name of the Indemnifier) shall indemnify the RBI against any damage, expense, liability, loss or claim which the RBI might incur, sustain or be subject to arising from any breach of the (name of the Indemnifier) design responsibility (including architectural, structural and MEP, firefighting) till completion of service life of the project.

AND WHEREAS the indemnifier has agreed to furnish such indemnity to the Indemnified;

NOW THIS BOND OF INDEMNITY WITNESSETH that the.....

(name of the Indemnifier) hereby guarantee and agree at all times to save and defend and keep harmless the Indemnified / RBI, their successors and assigns and keep indemnified the RBI from and against all claims, demands, actions, proceedings, losses, damages, judgements, costs, charges and expenses which may be brought against the RBI or commenced against the RBI and which the RBI may have to incur, pay or suffer directly or indirectly on account of or in connection with the following:-

(1) Any type of negligence or non-compliance of or deviation from rules and regulations or in respect of the faulty design and specifications of the facility including all trades

suggested by the _____ (name of the Indemnifier),
at any stage during consultancy or thereafter. In such event, the RBI shall not be held responsible.

(2) Any damage to the due to faulty design, substandard technique(s) or any other reasons whatsoever.

(3) At any time during the period of consultancy, it is found that the design or execution is not carried out in accordance with the plan and design approved by the RBI for _____, or it is subsequently detected that any paper / document submitted by the(name of the Indemnifier) is / are false or has not been issued by the concerned competent authority, or execution is at variance with the guidelines and instructions issued thereof. In such event, the RBI shall have the right to suspend the **Comprehensive Project Management Consultancy Services work** and direct the (name of the Indemnifier) to remedy the defects failing which money deposited with the RBI shall be forfeited and legal action will be initiated by the RBI.

(4) Non-compliance/ non-adherence to the indemnification to RBI with regard to any damage, expense, liability, loss or claim which the RBI might incur, sustain or be subject to arising from any breach of the _____ (name of the Indemnifier) design responsibility (including architectural, structural and MEP, firefighting) till completion of service life of the project by the _____ (name of the Indemnifier) of the requirements of the NBC 2016 as amended from time to time, relevant IS Codes, technical standards, laws, designs including structural designs any inadequacy, insufficiency, impracticality or unsuitability in or of the Bank's requirements or any part thereof and failure to fulfill their responsibility in respect of the suitability, adequacy, integrity, durability and practicality of the RBI's proposal. In such event, the PMC/CPSU shall take into account, address or rectify such inadequacy, insufficiency, impracticality or unsuitability at the (name of the Indemnifier) own cost.

IN WITNESS WHERE OF, this Bond of indemnity is executed on _____ at Vijayawada in the presence of the following witnesses.

SIGNED AND DELIVERED

..... (name of the Indemnifier)

Witnesses:

1. Name and (full address)

2. Name and (full address)

Annexure VII- Documents to be maintained at PMC site office

Annexure – VII

(Will apply only to successful bidder)

Documents to be maintained at the PMC's office at both the RBI Amaravati site office for inspection

1. Original contract with the RBI, Project Architect, Design consultants, TPQA, contractors.
2. Bank Guarantees, Bonds towards security for work, machinery/ mobilization advances etc. including extension of validity.
3. Valid Insurance policies for work, materials equipment, men etc. including Professional indemnity bond.
4. Standard specifications as mentioned in the Contract.
5. Standard schedule of rates.
6. All statutory approved drawings – Architectural, Structural, MEP Services etc. All tender drawings & all latest good for construction drawings.
7. Approval of sample materials, mock-ups, sample materials, Soil samples, etc.
8. Office records & day-to-day correspondences with RBI, consultants, statutory authorities, contractors, etc. QAQC inspection and compliance reports. TPQA & IQA reports and compliances. Vigilance inspection reports and compliances. Instructions of RBI and compliances. All action taken reports.
9. All connected measurement book, level books field books and lead charts.
10. All running account bills with all connected statements / vouchers. Bill certification records by PMC.
11. Statements showing details of check of measurements by superior officers-copies of order laying down such requirements.
12. Consumption records of various materials in the work: cement consumption reports, steel, paints, water proofing compound, lead, anti-termite chemical, etc.
13. Site instructions' register and its compliance, material test records, System/ services records and register & register, working out Standard Deviation,
14. Details of variations in the work and its rate adjustments with justification and detailed analysis. Reasons for variation and decisions of PMC.
15. Hindrance registers.

16. JAC minutes of meetings and action taken reports of compliances.
17. Any other documents relevant to the works including the documents that are to be maintained as per CVC/ CTE/RBI/PMC.
18. Programme of work and day-to-day monitoring. Sufficient PCs and software for monitoring
19. The Program Management Consultancy service provider shall maintain the following detailed documents.
 - i. Daily Labour report employed by contractor and the activities of work.
 - ii. Daily Safety report of the labour employed.
 - iii. Project Review Meeting Minutes (both soft/Hard copy)
 - iv. Approval of Construction/Service materials
 - v. Site Hindrance
 - vi. Statement of payment of wages to contract labour
 - vii. Status of Green building certification compilation
 - viii. Necessary approval records from statutory bodies.
20. Safety and Security Manual, instructions and compliances.
21. Any other registers & documents as decided by the Bank.
22. Approval of work by PMC.

(Signature of Authorized
Signatory. Name of
Authorized Signatory)
(CPSU Stamp)

Annexure VIII - Format for power of

Annexure VIII

FORMAT FOR POWER OF ATTORNEY FOR SIGNING OF PROPOSAL

(On Non-Judicial Stamp Paper of appropriate value)

Know all men by these presents, We (Name of the Bidder and address of their registered office) do hereby constitute, appoint and authorise Mr. / Ms.Name and residential address of Power of Attorney holder) who is presently employed with us and holding the position ofas our attorney, to do in our name and on our behalf, all such acts, deeds and things necessary in connection with or incidental to our bid for the "Construction of: a) Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh b) Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh on Deposit basis as Project Management Consultant (PMC). " including signing and submission of all documents and providing information / responses to RBI, representing us in all matters before RBI, and generally dealing with RBI in all matters in connection with our proposal for the said Project.

We hereby agree to ratify all acts, deeds and things lawfully done by our said attorney pursuant to this Power of Attorney and that all acts, deeds and things done by our aforesaid attorney shall and shall always be deemed to have been done by us.

Note:

Power of Attorney should be properly stamped and notarized Power of Attorney furnished by CPSU shall be irrevocable.

Signature/(s) of the Bidder

Name/(s)

Stamp/Seal of the Bidder

Instructions for E-procurement

Bidders are requested to read the terms & conditions of this tender before submitting their online bid.

1. e-Notice Inviting E-TENDER is invited under the two-part system by the Regional Director, Reserve Bank of India, the, Estate-Project Cell, HRMD, Vijayawada, Andhra Pradesh, from **empaneled CPSUs for Selection of Project Management Consultant (PMC) for Construction of**
 - a) **Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.**
 - b) **Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh..**
2. The bidding process is in two parts as specified in Clause 11 of this tender above and should be submitted online only, using digital signature, not later than the date and time of submission of bid. No bid will be accepted after the specified date and time for submission of bid under any circumstances whatsoever.

Process Of Submission of bids in online portal

- A) Registration:** The process involves BIDDER's registration with MSTC e-procurement portal which is free of cost. Only after registration, the BIDDER(s) can submit his/their bids electronically. Electronic Bidding for submission of Technical Bid as well as Financial bid will be done over the internet. The BIDDER should possess Class III signing type digital certificate. BIDDERS are to make their own arrangement for bidding from a P.C. connected with Internet. MSTC/ RBI, is not responsible for making such arrangement. (Bids will not be recorded without Digital Signature).

SPECIAL NOTE: THE TECHNICAL * Financial bids Have TO BE SUBMITTED ON-LINE at

<https://www.mstcecommerce.com/eprocn/>

- 1) BIDDERS are required to register themselves online with www.mstcecommerce.com → e-Procurement → New Common portal → Register as Vendor → Filling up details and creating own user id and password → Submit.

For detailed step by step process vendor may follow instruction given “Vendor Registration Guide” available on the MSTC portal.

- 2) BIDDER will receive a system generated mail confirming their registration in their email which has been provided during filling the registration form. In case of any clarification, please contact BANK /MSTC, before the scheduled time of bidding.

Contact Person (BANK): Contact Persons (During Weekdays between 10:00AM to 5:00 PM only):

- I) Shri N Prudhvi Raju, Manager – Tech (Civil), nprudhviraju@rbi.org.in, 8826411879
- II) Shri S Raja Sekhar Reddy, Assistant Manager, rajasreddy@rbi.org.in, 8179891087

Contact Person (MSTC Ltd):

- 1) HO Central Help Desk: (For vendors) Phone Number: _____, Email: helpdeskho@mstcindia.in (Please mention "HO Helpdesk" as subject while sending emails) Availability: 9:30 AM to 5:00 PM on all working days for all Technical issues eTenders, System settings etc.
- 2) Renu Purushottam, Branch Manager-rpurushottam@mstcindia.co.in, Mobile 8884406412
- 3) Suraiya R Shaik, Dy. Manager – srshaik@mstcindia.co.in, Mobile-7406047869
- 4) B Teja, JCA- bteja@mstcindia.co.in, Mobile-06281048513
- 5) Krishna Kanth, Technical Analyst- krishna366377@mstcindia.co.in, Mobile-8333036366
- 6) Rajsekhar, DEO, rajmstc@mstcindia.co.in, Mobile-8464073640
- 7) Dhananjay, dkumar@mstcindia.co.in Mobile-9650554645

System Requirement:

- I. Windows 7 or above Operating system
 - II. IE-7 and above Internet browser.
 - III. Signing and encryption type digital signature IV JRE 7 and above software to be downloaded and installed in the system.
2. The detailed manual is available in the link <https://www.mstcecommerce.com/eproc/> - >System Settings Download Guide/Edge Setting (for edge browsers) for configuring the system to participate in e-tender .
 3. The Technical Bid and the Financial Bid shall have to be submitted online

at www.mstcecommerce.com/eprocn. Bids will be opened electronically on specified date and time as given in the Tender.

4. All entries in the tender should be entered in online Technical & Commercial Formats without any ambiguity.

Special Note towards Transaction fee:

5. The BIDDERS shall pay the transaction fee using “Transaction Fee Payment” Link under “My Menu” in the vendor login. The BIDDERS have to select the particular tender from the event dropdown box. The BIDDERS shall have the facility of making the payment either through NEFT or Online Payment. On selecting NEFT, the vendor shall generate a challan by filling up a form. The BIDDERS shall remit the transaction fee amount as per the details printed on the challan without making change in the same. On selecting Online Payment, the BIDDERS shall have the provision of making payment using its Credit/ Debit Card/ Net Banking. Once the payment gets credited to MSTC’s designated bank account, the transaction fee shall be auto authorized, and the BIDDERS shall be receiving as system generated mail. Transaction fee is non-refundable. A BIDDER will not have the access to online tender without making the payment towards transaction fee.

NOTE: Bidders are advised to remit the transaction fee well in advance before the closing time of the event to give themselves sufficient time to submit the bid.

6. Information about bids, addendum/ corrigendum uploaded shall be sent by email only during the process till finalization of tender. Hence the BIDDERS are required to ensure that their corporate email I.D. provided is valid and updated at the time of registration of BIDDERS with MSTC. BIDDERS are also requested to ensure validity of their DSC (Digital Signature Certificate).

7. E-tender cannot be accessed after the due date and time mentioned in NIT.

8. Bidding in e-tender :

BIDDER (s) need to submit necessary E-tender fees (if any) and Transaction fees (if any) to be eligible to bid online in the e-tender. Tender fees and Transaction fees are non-refundable.

All BIDDERS need to submit EMD before opening of Part-I of the tender.

The process involves Electronic Bidding for submission of Technical and Commercial Bid.

- a)The BIDDER (s) who have submitted transaction fee can only submit their Technical Bid and Commercial Bid through internet in MSTC website www.mstcecommerce.com→ e-procurement → New Common Portal → Bid Floor Manager→ live event →Selection of the live event→ Techno Commercial Bid.
- b)The BIDDER should allow running JAVA application by accepting the risk and clicking on continue. This exercise must be done twice immediately after reaching the Bid floor. Then they must fill up Common terms/Commercial specification and save the same. After that click on the Technical bid. If this application is not run, then the BIDDER will not be able to save/submit his Technical bid.
- c)After filling the Technical Bid BIDDER should click 'save' for recording their Technical bid. Once the same is done, the Commercial/Financial bid link becomes active and the same must filled up and then BIDDER should click on "save" to record their Commercial bid. Then once both the Technical and Financial bid has been saved, the BIDDER can click on the "Final submission" button to register their bid.
- Note:** After clicking the final submission "Delete bid" option would be shown. If the vendor wants to delete the bid after final submission and re-submit the bid, then he/she should click delete bid and resubmit the same and again click final submission.
- d)BIDDERS are instructed to use Attach Doc button to upload documents. Multiple documents can be uploaded.
- e)In all cases, BIDDER should use their own ID and Password along with Digital Signature at the time of submission of their bid.
- f) During the entire e-tender process, the BIDDERS will remain completely anonymous to one another and to everybody else.
- g)The e-tender floor shall remain open from the pre-announced date & time and for as much duration as mentioned above. All electronic bids submitted during the e-tender process shall be legally binding on the BIDDER. Any bid will be considered as the valid bid offered by that BIDDER and acceptance of the same by the Buyer will form a binding contract between Buyer and the BIDDERS for execution of supply.
- h)It is mandatory that all the bids are submitted with digital signature certificate. Otherwise, the same will not be accepted by the system.
- i) Bank reserves the right to cancel or reject or accept or withdraw or extend the tender in full or part without assigning any reason thereof.
- j) No deviation of the terms and conditions of the tender document is acceptable. Submission of bid in the e-tender floor by any BIDDERS confirms his acceptance of

terms & conditions of the tender.

- k) Any order resulting from this tender shall be governed by the terms and conditions mentioned therein.
- l) The tender inviting authority has the right to cancel this e-tender or extend the due date of receipt of bid(s) without assigning any reason thereof.
- m) BIDDERS are requested to read the guide and see the video in the page <https://www.mstcecommerce.com/eprocn> to familiarize them with the system before bidding.

Annexure X - Tentative timelines for various activities

ANNEXURE – X

TENTATIVE TIMELINES FOR VARIOUS ACTIVITIES

Project timelines:		
A	Submission of Enabling Estimate	1 Week after signing of agreement
B	Finalization of Architect by Design Competition including RFP approvals, advertisement time and award of work	8 Weeks from A
C	Examination of drawings by JAC (two iterations)	2 Weeks from B
D	Final approval of drawings by the BANK	2 Weeks from C
E	Submission of drawings for Statutory approvals	1 Week from D
F	Submission of Project Concept report, design basis report and Expenditure Sanction with Preliminary Architectural drawings	1 Week from D
G	Expenditure Sanction by the BANK	2 Weeks from F
H	Approval of drawings by Statutory authorities (parallely tender preparation to be completed)	4 weeks from E
I	Tender process and award of work to EPC contractor under and compliance to IOD norms	8 Weeks from receiving H
J	Execution of work	104 weeks from I
	Total	130 weeks (30 months)
Note: PMC agency to work out activity timelines based on design and execution work involved within the total time of 30 months, in consultation with the Bank.		

Annexure – XI- Preference to Make in India

1. **Applicability of the Order:** The said Order is applicable to all types of procurements, works, and services.

2. **Definitions:**

i. **'the Order'** means

ii. **'Local content'** means the amount of value added in India which shall, unless otherwise prescribed by the Nodal Ministry (as defined), be the total value of the item procured (excluding net domestic indirect taxes) minus the value of imported content in the item (including all customs duties) as a proportion of the total value, in percent.

Explanatory notes for calculation of local content given above

- a. Imported items sourced locally from resellers/distributors shall be excluded from calculation of local content.
- b. The license fees/royalties paid/ technical charges paid out of India shall be excluded from local content calculation.
- c. Procurement/Supply of repackaged/refurbished/rebranded imported products as understood commonly shall be treated as reselling of imported products and shall be excluded from calculation of local content. The definition of repackaged/refurbished/rebranded imported products is as follows:

'Refurbishing' means repair or reconditioning of an imported product does not amount to manufacture because no new goods come into existence.

'Repackaging' means repacking of imported goods from bulk pack to smaller packs would not ordinarily amount to manufacture of a new item.

'Rebranding' means relabeling or renaming or change in symbol or logo/ makes or corporate image of a company/ organization/ firm for an imported product would amount to rebranding.

- d. To ensure that imported items sourced locally from resellers/distributors are excluded from calculation of local content, procuring entities to obtain from bidders, the cost of such locally-sourced imported items (Inclusive of taxes) along with break-up on license/royalties paid/technical expertise cost etc. sourced from outside India. For items sold by bidder as reseller, OEM certificate for country of origin to be submitted.

- e. For contracts involving supply of multiple items, weighted average of all items to be taken while calculating the local content.
- iii. **'Class-I local supplier'** means a supplier or service provider, whose goods, services or works offered for procurement, meets the minimum local content as prescribed for 'Class-I local supplier' under 'the Order'.
- iv. **'Class-II local supplier'** means a supplier or service provider, whose goods, services or works offered for procurement, meets the minimum local content as prescribed for 'Class-II local supplier' but less than that prescribed for 'Class-I local supplier' under 'the Order'.
- v. **'Non-Local supplier'** means a supplier or service provider, whose goods, services or works offered for procurement, has local content less than that prescribed for 'Class II local supplier' under 'the Order'.
- vi. **'Margin of purchase preference'** means the maximum extent to which the price quoted by a "Class-I local supplier" may be above the L 1 for the purpose of purchase preference.
- vii. **'Nodal Ministry'** means the Ministry or Government Department identified pursuant to the Order in respect of a particular item of goods or services or works

3. **Special treatment for items covered under PLI Scheme:**

The manufacturers manufacturing an item under PU scheme shall be treated as deemed Class II local supplier for that item unless they have minimum local content equal to or higher than that notified for Class-I local supplier for that item, provided the manufacturer has received incentive from the concerned PLI Ministry for the Item. The above shall be applicable for the specific time-period only, as notified by concerned PLI Ministry.

4. **Eligibility of 'Class-I local supplier'/ 'Class-II local supplier'/ 'Non-local suppliers' for different types of procurement**

- (a) In procurement of all goods, services or works in respect of which the Nodal Ministry / Department has communicated that there is sufficient local capacity and local competition, only 'Class-I local supplier', as defined under the Order, shall be eligible to bid irrespective of purchase value.
- (b) Only 'Class-I local supplier' and 'Class-II local supplier', as defined under the Order, shall be eligible to bid in procurement undertaken by procuring entities, except when Global tender enquiry has been issued. In global tender enquiries, 'Non-local suppliers'

shall also be eligible to bid along with 'Class-I local suppliers' and 'Class-I I local suppliers'. In procurement of all goods, services or works, not covered by point (a) above, and with estimated value of purchases less than Rs. 200 Crore, Global tender enquiry shall not be issued. However, in exceptional case, where Bank feels that there are special reasons for inviting Global tender below this limit, detailed reasons may be recorded and prior approval for such relaxation may be sought from competent authority.

4.1. Mandatory sourcing of items, with sufficient local capacity and competition, from Class-I local suppliers in System Integrator (SI)/Engineering, Procurement and Construction (EPC)/Turnkey Contracts/Service Tenders

- a. The items, notified as having sufficient local capacity and competition, shall mandatory be sourced from Class-I local suppliers in SI/EPC/Turnkey Contracts/ Services tenders. This provision will be applicable only for those items which have been notified by the Nodal Ministry as Class I i.e. having sufficient local capacity and competition, with specific HSN codes.
- b. Notwithstanding above, if in any project, it is considered that it is not practically feasible to source such items from Class I local suppliers, it may take relaxation from such stipulation with the approval of Executive Director.

4.2. Purchase Preference

- (a) Purchase preference shall be given to 'Class-I local supplier' in procurement undertaken by procuring entities in the manner specified here under.
- (b) In the procurement of goods or works, which are covered by para 3(b) above and which are divisible in nature, the 'Class-I local supplier' shall get purchase preference over 'Class-II local supplier' as well as 'Non-local supplier', as per following procedure:
 - i. Among all qualified bids, the lowest bid will be termed as L 1. If L 1 is 'Class-I local supplier', the contract for full quantity will be awarded to L 1.
 - ii. If L 1 bid is not a 'Class-I local supplier', 50% of the order quantity shall be awarded to L 1. Thereafter, the lowest bidder among the 'Class-I local supplier' will be invited to match the L 1 price for the remaining 50% quantity subject to the Class-I local supplier's quoted price falling within the margin of purchase preference, and contract for that quantity shall be awarded to such 'Class-I local supplier' subject to matching the L 1 price. In case such lowest eligible 'Class-I local supplier' fails to match the L 1 price or accepts less than the offered quantity, the next higher 'Class-I local supplier' within the margin of purchase preference shall be invited to match the L 1 price for remaining quantity and so on, and contract shall be awarded accordingly. In case some quantity is still left

uncovered on Class-I local suppliers, then such balance quantity may also be ordered on the L 1 bidder.

(c) In the procurement of goods or works, which are covered by para 3(b) above and which are not divisible in nature, and in procurement of services where the bid is evaluated on price alone, the 'Class-I local supplier' shall get purchase preference over 'Class-II local supplier' as well as 'Non-local supplier', as per following procedure:

- i. Among all qualified bids, the lowest bid will be termed as L 1. If L 1 is Class -I local supplier', the contract will be awarded to L 1.
- ii. If L 1 is not 'Class-I local supplier', the lowest bidder among the 'Class-I local supplier', will be invited to match the L 1 price subject to Class-I local supplier's quoted price falling within the margin of purchase preference, and the contract shall be awarded to such 'Class-I local supplier' subject to matching the L 1 price.
- iii. In case such lowest eligible 'Class-I local supplier' fails to match the L 1 price, the 'Class-I local supplier' with the next higher bid within the margin of purchase preference shall be invited to match the L 1 price and so on and contract shall be awarded accordingly. In case none of the 'Class-I local supplier' within the margin of purchase preference matches the L 1 price, the contract may be awarded to the L 1 bidder.

(d) "Class-II local supplier" will not get purchase preference in any procurement, undertaken by procuring entities.

5. Exemption of small purchases: Notwithstanding anything contained in paragraph 3, procurement where the estimated value to be procured is less than Rs. 5 lakh is exempted as per the Order. However, it shall be ensured that procurement is not split for the purpose of avoiding these provisions.

5.1. Exemption in sourcing of spares and consumables of closed systems:

Procurement of spare parts, consumables for closed systems and Maintenance/ Service contracts with Original Equipment Manufacturer/Original Equipment Supplier/Original Part Manufacturer shall be exempted.

6. **Minimum local content:** The 'local content' requirement to categorize a supplier as 'Class-I local supplier' is minimum 50%. For 'Class-II local supplier', the 'local content' requirement is minimum 20%. Nodal Ministry/ Department may prescribe only a higher percentage of minimum local content requirement to categorize a supplier as 'Class-I local supplier'/ 'Class- II local supplier'. For the items, for which Nodal Ministry/ Department has not prescribed higher minimum local content notification under the Order, it shall be 50% and 20% for 'Class-I local supplier'/ 'Class- II local supplier' respectively.

7. **Margin of Purchase Preference:** The margin of purchase preference shall be 20%.
8. **Requirement for specification in advance:** The minimum local content, the margin of purchase preference and the procedure for preference to Make in India shall be specified in the notice inviting tenders or other form of procurement solicitation and shall not be varied during a particular procurement transaction.
9. **Government E-marketplace:** In respect of procurement through the Government E-marketplace (GeM) shall, as far as possible, specifically mark the items which meet the minimum local content while registering the item for display, and shall, wherever feasible, make provision for automated comparison with purchase preference and without purchase preference and for obtaining consent of the local supplier in those cases where purchase preference is to be exercised.
10. **Verification of local content:**
 - a. The 'Class-I local supplier'/ 'Class-II local supplier' at the time of tender, bidding or solicitation shall be required to indicate percentage of local content and provide self-certification as per Annexure 72A that the item offered meets the local content requirement for 'Class-I local supplier'/ 'Class-II local supplier', as the case may be. They shall also give details of the location(s) at which the local value addition is made.
 - b. In cases of procurement for a value in excess of Rs. 10 crores, the 'Class-I local supplier'/ 'Class-II local supplier' shall be required to provide a certificate from the statutory auditor or cost auditor of the company (in the case of companies) or from a practicing cost accountant or practicing chartered accountant (in respect of suppliers other than companies) giving the percentage of local content.
 - c. The bidder shall give self-certification for local content in the quoted item (goods/works/services) at the time of tendering. However, at the time of execution of the project, for all contracts above INR 10 Crore, the contractor/ supplier shall be required to give local content certification duly certified by cost/ chartered accountant in practice. For cases where it is not possible to provide certification by Cost/Chartered Accountant at the time of execution of project, the supplier shall be permitted to provide the certificate for local content from Cost/ Chartered Accountant after completion of the contract, within time limit acceptable to the procuring entity. In case the contractor/ supplier does not meet the stipulated local content requirement and the category of the supplier changes from Class-I to Class-II/ Non-local or from Class-II to Non-local, a penalty upto 10% of the contract value may be imposed. However, contract once awarded shall not be terminated on this account.

d. A supplier who has been debarred by any procuring entity for violation of the Order shall not be eligible for preference under the Order for procurement by any other procuring entity for the duration of the debarment. The debarment for such other procuring entities shall take effect prospectively from the date on which it comes to the notice of other procurement entities, in the manner prescribed below:

In respect of procuring entities other than the one which has carried out the debarment, the debarment takes effect prospectively from the date of uploading on the website(s) in such a manner that ongoing procurement are not disrupted.

11. Specifications in Tenders and other procurement solicitations:

- a. It shall be ensured that the eligibility conditions in respect of previous experience fixed in any tender or solicitation do not require proof of supply in other countries or proof of exports.
- b. It shall be endeavored to see that eligibility conditions, including on matters like turnover, production capability and financial strength do not result in unreasonable exclusion of 'Class-I local supplier'/ 'Class-I I local supplier' who would otherwise be eligible, beyond what is essential for ensuring quality or creditworthiness of the supplier.
- c. Specifying foreign certifications/ unreasonable technical specifications/brands/ models in the bid document is restrictive and discriminatory practice against local suppliers. If foreign certification is required to be stipulated because of non-availability of Indian Standards and/or for any other reason, the same shall be done only after written approval of ED concerned.

12. For Item/s not notified by Nodal Ministry/Department under para 3(a) above, powers to grant exemption and to reduce minimum local content:

DG shall be competent authority to:

- a. reduce the minimum local content below the prescribed level; or
- b. reduce the margin of purchase preference below 20%; or
- c. exempt any particular item or supplying entities from the operation of the Order.

13. The latest guidelines as updated by Government of India from time to time in this regard would prevail.

Annexure – XI (A)

Guidelines on Debarment of firms from Bidding

Undertaking to be included in tender regarding declaration of debarment by public institution(s):

(To be submitted by the tenderer on their letterhead)

Name of Work:

1. I/We (Name of the bidder) declares that

a) I/we or any of our allied firm* is/ are not debarred / suspended / blacklisted by any public institution / entity in India or any other country as. On _____(last date of submission of bid).

b) I/ We or any of our allied firm* have not made any transgression in respect of the code of integrity (as mentioned in the tender) with any public institution/ entity in India or any other country in last three years as on _____ (last date of submission of bid).

c) I/we or any of our allied firm* is/ are not debarred by any procuring entity for violation of Public Procurement (Make in India) Order, 2017 as on _____ (last date of submission of bid).

d) we will inform the Bank in writing, in case, I/we or any of our allied firm* is/are debarred/ suspended/ blacklisted by any public institution/ entity in India or any other country on or before award of work for the captioned work.

2. I/We _____ (Name of the bidder) declares that I/we or our allied firm* _____(Name of the allied firm(s)) is/ are debarred I suspended / blacklisted by _____ (Name and address of public institution in India or any other country) and the same effective upto _____(date). A copy of such letter is attached for your information and record.

(seal and signature of the bidder)

Date:

Place:

(Note: strike out one of the above two declarations which is not applicable)

*Allied firm: A firm would be termed as "allied firm" if the management is common,
or
substantial or majority shares are owned by the banned/ suspended firm and by
virtue of
this it has a controlling voice. Further all successor firms will also be considered as
allied
firms.

Annexure – XI (B)

Declaration for Local Content

(To be given on Company Letter Head for tender value below Rs.10 Crores and by Statutory auditor/ Cost Auditor/ Cost Accountant/ CA for tender valuing Rs.10 Crores or above)

Date: _____

To Whomsoever It May Concern

Subject: Declaration of Local Content

Tender Reference No: _____

Name of Tender/ Work: _____

1. Country of Origin of Goods being offered: _____

2. We hereby declare that items offered has _____% local content which qualifies us as (Class I Local/Class II Local/Non-local) supplier.

3. Details of location at which local value addition will be made/ made (Complete address to _____ be _____ mentioned):

"Local Content" means the amount of value added in India which shall, be the total value of the item being offered minus the value of the imported content in the item (including all customs duties) as a proportion of the total value, in percent.

"*False declaration will be in breach of Code of Integrity under Rule 175(1)(i)(h) of the General Financial Rules for which a bidder or its successors can be debarred for up to two years as per Rule 151 (iii) of the General Financial Rules along with such other actions as may be permissible under law."

Yours Faithfully,

(Signature of the Bidder, with Official Seal)

**Annexure XII –
Architect's Briefs of Office & Residential Complexes**

Architect's Briefs
(attached separately as Annexures XII A & Annexure XII B)



RESERVE BANK OF INDIA

Architect Briefs of Office & Residential Complexes are attached as separate files in the end of this document.

- Annexure XII.A - Reserve Bank of India's Office building at Amaravati, Andhra Pradesh
- Annexure XII.B - Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh



Annexure XIII- Format of Enabling Estimate (EE) (Indicative)

Annexure XIII

Format of Enabling Estimate (EE) (Indicative)

Sr . No	Preconstruction activities	Estimated Amount in ₹
1	Soil testing	
2	Digital site survey	
3.	Other charges, if any, (_____% of the tentative building cost of ₹ _____) (as per latest CPWD Plinth Area Rates (PAR))	
	Total amount (A) = (1+2+3)	
4	Add contingencies 3% on A	
	Total incl Contingencies (B)	
5	Add EPF&ESI % on B, if any	
	Total (C)	
	Total Enabling Estimate, say	

AGREEMENT

THIS AGREEMENT made at ____ on this ____ day of _____ 2026

between

RESERVE BANK OF INDIA (RBI) having its Central Office at Shahid Bhagat Singh Road, Fort, Mumbai-400001, (hereinafter called 'RBI') and Regional Office at Mumbai Regional Office, Shahid Bhagat Singh Road, Fort, Mumbai-400001 shall mean and include its administrators, executors, successors and assignee on ONE PART, herein represented by _____ who is authorized by RBI to sign this agreement on its behalf

and

(hereinafter called 'Project Management Consultant' or 'PMC') which term shall mean and includes their administrators, executors, successors and assignee on the OTHER PART, herein represented by _____ who is authorized to sign this agreement.

WHEREAS:

- (i) RBI intends to engage M/s ____ as PMC (Project Management Consultant), on Deposit work Basis for "**Construction of**
 - a) **Office Complex of Reserve Bank of India at Nelapadu, Amaravati, Andhra Pradesh.**
 - b) **Officers' & Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh** on deposit basis as Project Management Consultant (PMC) vide e-tender no. _____.
- (ii) _____ has agreed to undertake the said construction project of RBI as PMC in accordance with scope of work, requirements, and specifications in the
 - (a) Tender document
 - (b) Corrigendum's published by RBI

- (c) _____'s offer.
- (d) The Letter of award no. _____ & its acceptance by the _____ vide _____.
- (e) Any other communication between the parties in relation to the Work.

NOW THIS AGREEMENT WITNESSETH as follows:

In this agreement words and expression shall have the same meanings as are respectively assigned to them in the Conditions of Contract hereinafter referred to.

The following documents shall be deemed to form and be read and construed as part of this agreement/ Contract, viz

- (a) Tender document
- (b) Corrigendum's published by RBI
's offer. _____
- (d) The Letter of award no. _____ & its acceptance by the
_____ vide _____.
- (e) Any other communication between the parties in relation to the Work.

In consideration of the payments to be made by RBI to the PMC as hereinafter mentioned, the Project Management Consultant hereby covenants with RBI to execute and complete the Project by (date) (30 months from 15th day of issuance of Letter of Award) and remedy any defects therein in conformity in all respects with the provisions of the Contract RBI hereby covenants to pay the PMC in consideration of the execution and completion of the Project and the remedying of defects therein, the total Contract Price of Rs _____ being the sum stated in the Letter of Award subject to such additions thereto or deductions there from as may be made under the provisions of the Contract at the times and in the manner prescribed by the Contract.

Both parties shall have obligations as per the Contract.

It has been agreed by and between the parties that the document will be prepared in duplicate. That the Stamp duty will be paid on both the documents. One copy will remain in the custody of RBI and the second set of copy will remain in the custody of PMC

IN WITNESS WHEREOF the parties hereto have caused their respective

common seals to be hereunto affixed / (or have hereunto set their respective hands and seals) the day and year first above written

For and on behalf of the
PMC
Signature of the authorized official
Name of the official
Stamp/Seal of the PMC- CPSU

For and on behalf of
Reserve Bank of India
Signature of the authorized
official
Name of the official
Stamp/Seal

SIGNED, SEALED AND DELIVERED

By the said _____ (Name) _____ on behalf of
Reserve Bank of India in the presence of:

Witness (1) _____

Name _____ Address _____

Witness (2) _____

Name _____ Address _____

By the said
(Name) _____

on behalf of the PMC:

Witness (1) Name _____
Address _____

Witness (2) Name _____
Address _____

Time Lapse Video Recording CCTV system

TECHNICAL SPECIFICATION**1. NETWORK VIDEO RECORDER WITH STORAGE.**

SR	FEATURES
1	The system shall be open platform with integration with different IP camera / model with leading brands in the world.
2	The system shall be Windows or Linux platform. The OS shall be embedded in device without extra installation. The system shall at least support minimum 350 mbps or more throughput.
3	The system shall have ability to display videos and manage the system locally with monitor connected via either HDMI or VGA.
4	The system shall be able to support for remote management system, if needed. The Remote Management shall allow for the continuous monitoring of the operational status and for time lapse recording.
5	The installation tool shall allow user to obtain network settings automatically from external DHCP server or built-in DHCP server or configure network settings manually.
6	User shall be able to configure camera settings such as resolution, frame rate, quality and audio and time lapse settings.
7	The system shall support monitoring the connection status, recording status, frame rate and bit rate of each camera.
8	The system shall provide estimated remaining recording time/percentage according to bit rate and hard disk space.
9	The system shall support a secondary and lower stream from IP camera if this camera has dual stream.
10	The system shall support ONVIF Profile S, G, T & M cameras.
11	The system shall support fixed, PTZ and panoramic lens camera.
12	The local display shall provide various optional layouts to display the videos.

13	The system shall support displaying images from several cameras, one after the other, in a single view position. The system shall allow user to define time interval of carousel.
14	The system shall support three recording modes– always record, record on motion detection and time lapse recording. Support Multi-Stream for remote live view bandwidth control.
15	The system shall provide a verification tool to verify if a snapshot or video clip is modified.
16	The system shall be able to backup recorded video of the previous day to a remote FTP server or remote storage according to pre-defined schedule.
19	The system shall provide backup function to save video and log files in its playback application. User may use backup files on any other PC with windows operation system and operate the full function with playback application.
20	The remote backup system shall allow user to new (add), remove interested periods of recorded video. The system shall support a graphic time navigation user-interface for user to select an interested period.
21	The system shall allow user to access the hard disk on unit by FTP transmission and backup the recorded video (normal and time lapse) manually.
22	Intelligent search
23	The remote playback system shall support intelligent search tool (post-video-analytics) – search the camera events (general motion, foreign object, missing object, focus lost, camera occlusion) in regions of interest from recorded video. The tool shall present the searching result by listing all events or showing events frame by frame.
24	Motion Based, Graphical Activity Search, Date & Time and Alarm Search shall be available.
25	The remote playback system shall support video enhancement function to filter the visibility, sharpen, brightness, contrast and grey scale on recorded video to give user a better display.
26	Central management connection
27	The system shall be standalone basis and will be able to connect and send alarm message to a central management system in future.

28	Verification tool The system shall provide a verification tool to verify if a snapshot or video clip is modified. The verification tool shall verify below three types of data. Video Export - Video Images as AVI , BMP and JPEG	
29	The system shall be able to provide time lapse videos with different time setting (5/10/15/20/30/60-minute intervals), specific time during the day (8:00 am to 8:00 pm). The user shall be able to modify the settings.	
30	The system shall support various image formats for E-map- BMP, JPEG, GIF, PNG, and TIFF.	
31	The system shall allow user to drag the indicators representing the devices (including analog cameras, IP cameras, I/O devices) on to the map, arrange the location of the indicators on map and rotate the direction of the indicators.	
32	The indicators that representing the devices shall turn red when motion or digital input event is detected by camera.	
33	Video Output	HDMI, VGA
34	Output Resolution	3840x2160, 3072x2048, 2592x1944, 2688x1520, 2048x1536, 1920x1080, 1280x1024, 1280x720, 1024x768
35	Recording performance	Continuous: Up to 30 fps at 1080P, 720P, VGA for each channel Time lapse: at minimum 5-minute interval
36	Throughput	350 Mbps or more
37	Minimum Number of Drives slots	2 x 3.5" SATA III
38	Total storage	Minimum storage of 6TB (Hard discs) to be provided
39	RAID Level	Raid 0 or Raid1 or secured data Distribution storage.
40	RAM	Min. DDR3 - 4 GB or more
41	I/O Interface	4 x USB 2.0 (for keyboard, mouse, UPS, USB flash drive)

42	LAN	2 x Gigabit Port, RJ45
43	LAN Transmission Speed	10/100/1000 Mbps
44	Power Consumption	Full loading: 25W Max: 100W/550W
45	Temperature (Operating with HDD)	10° - 35° C / 50° - 95° F
46	Humidity (Operating)	10 – 85%
47	OS Disk	1 x 256GB (M.2 PCIe NVMe)
48	Warranty	3 years Onsite Warranty

2 Outdoor Fixed (Varifocal) Box type True Day & Night Camera with IR (For Long distance)

S. No.	Camera Characteristics	Minimum Specifications
1	Image sensor	1/2.8"Progressive Scan CMOS
2	Lens	Varifocal, the focal length range should include the range of 8 to 40 mm. automatically adjustable. The lens size should be compatible with the size of Image sensor. The lens should be IR corrected 8 MP or better
3	Shutter Speed	1/10 S to 1/10,000 s
4	True Day and Night	Automatic with IR cut filter
5	Video Compression	Minimum 2 streams of H.265/H.26 and third stream of MJPEG or H.265/H.26 and should be independently configurable.
6	Resolutions and frame rates (H.264/H.265)	Minimum 3840 × 2160@ 25 fps (4K) or better
7	Local storage (S.D or Micro SD)	Slot for supporting SD/SDHC/SDXC card of minimum 64 Gb
8	Supported Protocol	IPv4 & v6, HTTP, HTTPS, FTP, SMTP, UPnP, SNMP, DDNS, NTP, RTSP, RTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP
9	ONVIF	Profile S, G, T & M; The camera should be listed on ONVIF website.
10	Operating Temp	0°C to 50°C
11	Operating Humidity	20 to 80 % (Non condensing)
12	Security	IEEE 802.1x

13	Network Connectivity	10/100 Base T
14	Wide Dynamic Range	Should be available
15	Privacy Mask	Should be Available
16	Camera Title	Should be available with min. 16 characters (Alphanumeric).
17	Day and Night Selection	Automatic switchover from colour mode (day time) to monochrome mode (Night time) when the light falls below a certain threshold level.
18	Housing	Housing should be of the same make of the camera.
19	Mounting	Should be from the camera OEM only with all mounting accessories as per site requirement suitable for ceiling or wall mounting;
20	Auto back focus	Shall be available
21	Certification	Specific model should be UL listed, FCC and IEC certified. Open network video compliant with APIs and SDKs available in public domain without any additional charge.
22	Field of View	Minimum 33.5 degree of horizontal view at min.focal length.
23	Minimum Illumination / Light Sensitivity	Color mode: 0.5 Lux, F1.4 @ 30 IRE Black and white mode: 0.04 Lux at 30 IRE F 1.4)
24	Power	Power over Ethernet IEEE 802.3af compliant,
25	Environmental Protection	IP 66
26	Infra-Red Illumination	IR technology with Minimum 40 meters range integrated with the camera with Internal IR source
27	Power adaptor	OEM make Adaptor shall be provided

3.Outdoor Pan Tilt Zoom (PTZ) Dome Type True Day & Night Camera

S. No.	Camera Characteristics	Minimum Specifications
1	Image sensor	½.8"Progressive Scan CMOS

2	Lens	The optical zoom of the lens should be minimum 30X and it should necessarily cover the focal length range of 5 to 120 mm The lens size should be compatible with the size of Image sensor. The lens should be IR corrected 4 MP or better.
3	Shutter Speed	1/10 S to 1/10,000 s
4	True Day and Night	Automatic with IR cut filter
5	Video Compression	Minimum 2 streams of H.265 and third stream of MJPEG or H.265 and should be independently configurable.
6	Resolutions and frame rates (H.264/H.265)	Minimum 2688 x 1520 @ 25 fps (4MP) or better
7	Local storage (S.D or Micro SD)	Slot for supporting SD/SDHC/SDXC card of minimum 64 Gb
8	Supported Protocol	IPv4 & v6, HTTP, HTTPS, FTP, SMTP, UPnP, SNMP, DDNS, NTP, RTSP, RTP, TCP, UDP, IGMP, RTCP, ICMP, DHCP, ARP
9	ONVIF	Profile S,G, T & M; The camera should be listed on ONVIF website.
10	Operating Temp	0°C to 50°C
11	Operating Humidity	20 to 80 % (Non condensing)
12	Security	IEEE 802.1x
13	Network Connectivity	10/100 Base T
14	Wide Dynamic Range	Should be available
15	Privacy Mask	Should be Available
16	Camera Title	Should be available with min. 16 characters (Alphanumeric).
17	Day and Night Selection	Automatic switchover from colour mode (daytime) to monochrome mode (Night time) when the light falls below a certain threshold level.
18	Housing	Housing should be of the same make of the camera.
19	Mounting	Should be from the camera OEM only with all mounting accessories as per site requirement suitable for ceiling or wall mounting;
20	Auto back focus	Shall be available

21	Certification	Specific model should be UL listed, FCC and IEC certified. Open network video compliant with APIs and SDKs available in public domain without any additional charge.
22	Field of View	50° to 3° or better
23	Minimum Illumination / Light Sensitivity	Color mode: 0.5 Lux, F1.4 @ 30 IRE Black and white mode: 0.08 Lux, F1.4 @ 30 IRE
24	Power	High Power over Ethernet IEEE 802.3at compliant.
25	Housing	Environmental Protection as per outdoor application IP66 rated; Integrated with camera body.
26	Dehumidification device	In built / integrated dehumidification device should be available
27	Digital Zoom	12x or better
28	Optical Zoom	30 x or better
29	Pan / Tilt Adjustment	360° endless Pan , +/-90° Tilt
30	Preset positions	should be capable of programming & storing the title for various pr eset positions
31	Variable Speed	0° / Sec. to 300° / Sec or better for both Pan and Tilt or better
32	Power adaptor	OEM make Adaptor shall be provided

**Annexure XII.A – Reserve Bank of India's Office
building at Amaravati, Andhra Pradesh**



**RESERVE BANK OF INDIA
Estate Department
Andhra Pradesh**

**Planning of Reserve Bank of India's Office building at
Amaravati, Andhra Pradesh**



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INTRODUCTION

Reserve Bank of India (hereinafter referred to as Bank) intends to undertake Planning and Construction of Office Complex of Bank at its land of 3.00 acre area (12141 sqm – approx. 115m x 113m rectangular chamfered plot). The site layout is specified at **Annex-1**, acquired on freehold basis at Nelapadu village, Amaravati, Andhra Pradesh. The said plot forms part of land bearing Survey no. 39 to 41. The entire 3.00 acre land is currently being enclosed within temporary fencing boundary wall and shall hereinafter referred as plot.

GENERAL REQUIREMENTS

Entire plot shall house Office Complex with amenities as well as utility/amenity buildings and external development defined / stipulated in this document. The office complex shall comprise of main building, annex building, service block, parking space and the associated systems to the office complex. The maximum permissible ground coverage, FSI / FAR, Maximum height permitted, stilt and basements as applicable and its height, setback on all sides and other norms applicable as per building bye laws, etc. shall be enquired from local statutory authorities and shall be followed.

The design shall be in conformity with the prevailing local byelaws, Fire Norms, Seismic norms, environmental clearance and regulations and any other applicable statutory requirements and shall also be built as per the prescribed guidelines of local statutory authorities.

The building shall be designed for the required manpower of 373 (Officers – 191, Class III – 90, Class IV – 92). While planning a department wise additional 40% floor area shall be considered. Further, foundation and other structural components shall also be designed capable to carry vertical expansion of the office equivalent to accommodate 25% more office space requirements arising in future.

The building shall be designed as a Green Building meeting the highest environmental and accessibility standards, compliant with statutory norms. Facilities such as STP, UGT, rainwater harvesting, robust drainage, fire safety, and Divyang-friendly access suitable for the comfortable usage of differently abled persons as per the latest versions of "Guidelines and Space Standards for Barrier Free Built Environment for Disabled and Elderly Persons" published by CPWD and the stipulations of the statutory bodies, for the respective areas of staff, public and toilets, etc. Adequate fire detection systems and firefighting systems like sprinkler system, fire alarm system, wet/dry riser system, fire



extinguishers etc. in line with local Development Control Rules/Municipal requirements/Requirements of National Building Code.

The designed power consumption per unit area of the proposed office building should not exceed that of 5-star rated building in Bureau of Energy Efficiency (BEE) framework of office buildings. The Architect shall submit a report about meeting the same.

The principles of architectural planning, various analysis /considerations i.e. planning and orientation of buildings as per climate, sun path and wind flow analysis; allowing natural light & ventilation through the units; various salient positive features of the project (viz. stability, durability, maintainability, heat analysis/energy performance of the buildings, ecology study, disaster management plan, traffic management plan, total domestic & treated water requirement, projection of total waste water and sewerage and disposal, effect of construction material on Environment, rain water harvesting and storm water management, solid waste management, energy conservation techniques, use of renewable solar energy, etc); feasibility of achieving highest green building rating (IGBC/GRIHA), etc. shall form the basis of planning.

Project Architect shall also submit a certificate stating that the proposal complies with all the applicable statutory regulatory provisions / codes of the local building byelaws e.g., setback provisions, height restrictions, maximum permissible built-up area (FAR/FSI), minimum open space requirements, vehicular parking and movement provisions, etc.

All components and systems i.e. Civil related systems including PCC, RCC, Masonry, Finishes, Amenities, water supply system, wastewater and solid waste management system, water proofing, etc., Electrical and Mechanical related systems as well as external development, etc. mentioned in this document or required to complete the project shall be designed and built conforming to the specifications of CPWD, relevant codes of Bureau of Indian Standards, National Building Code 2016, Energy Conservation Building Code (ECBC), etc. All internal supply and drainage lines within the buildings shall preferably be concealed lines. All exposed external service lines viz, water supply, wastewater, etc. connecting underground mains to the entry/exit points of various floors shall be laid through covered shafts having sufficient space for repair and maintenance works. These shafts shall have a working platform for standing of repair person and shall have easy access to it at various floor levels from outside/inside. Further, finished formation level shall be decided conforming to the local byelaws, NBC 2016, wastewater and drainage disposal requirement, formation level of approach road, topography of plot and local flood level conditions of surrounding area, etc. The locations



of UGT, STP, DG Set, Transformers are to be based on vicinity of water supply, sewer line network of local body, HT line for tapping electric power supply, topography of plot. In case of flush water supply to be met with treated wastewater, providing dual pipe system may be ensured.

Detailed soil investigation shall be conducted, and preparation of structural design and drawings of foundations are to be ensured based on the soil investigation report to carry the expected design load. The data given by the Reserve Bank of India in this document is only for information and guidance. The adequacy of these data shall be verified/checked for the overall design adequacy of the project. Whatever information may require for satisfactory planning, designing, execution, controlling/monitoring the execution till successful completion of the project shall be collected by the Architect.

The planning of the plot and services shall have a robust drainage system to counter any flood like situation/ flash flood/ extreme rainfall situation.

The terrace may be planned for Solar power panels.

Utilities consist of pump room, Sub-station, AC plant room, AHUs rooms in all floors, UPS with separate battery room, DG-Set etc.



OFFICE COMPLEX RELATED REQUIREMENTS



1.1 MAIN OFFICE BUILDING

Main Office Building shall accommodate the reception, visitors area, Banking hall along with 6 counters for public service and with vault(s) and its associated processing systems, office of the Chief General Manager / Officer-in-charge, Office of the RBI Ombudsman (ORBIO), senior officials, administrative and other officials, staff for a total employee requirement of approximately 373 (Officers – 191, Class III – 90, Class IV – 92), library, meeting rooms, etc. as detailed below. It shall have the appropriate aesthetics, ambience, and utility and shall be an ICONIC structure, reflecting both the institutional ethos of the RBI and the cultural identity of the region.

The buildings shall be designed for 'sustainable architecture'. It shall have all the latest / modern facilities /amenities, interiors etc. with high quality workmanship and finishes. Provisions for sufficient lifts (passenger and goods), corridors, staircases, toilets, shafts/spaces for various services, etc. shall be made as per the stipulations of the National Building Code, National Electric Code, relevant IS codes and also the local byelaws & statutory requirements. The building shall have a centralized server room, a UPS system room with battery bank room separated by a fire-resistant partition. Also, a switch room / server room, AHUs rooms on each floor shall be provided. The internal components shall be as follows:

1.1.1 ENTRANCE HALL

This shall provide entry for the Bank's employees to office areas / zones and for public-to-public hall. The main entrance door needs to be sufficiently wide in dimensions and shall be of ornamental type either in steel or in aluminum and of a heavy design to convey a look of solidness. It shall be of minimum 5 m width and 2.10 m minimum height with a separate side entrance of minimum 1.5m width to be provided for the purpose of entry/exit after public hours. Motifs representing the local architectural feature are desirable. A maximum area of 100 sqm with preferably double height shall be provided for entrance hall. Adequate wall space for displaying various notices etc. shall be provided. Minimum area of 60 sqm. with normal height shall be provided to staff entry. Decorative lights shall be provided. Illumination level of about 250 lux.

Access to Bank employees and valid pass holders to office areas shall be provided through Door Frame Metal Detectors (DFMD). X-ray baggage scanners (XBS), UV baggage sanitization chamber needs to be installed for checking the belongings of all



entrants, including Bank employees. Full height Turnstile(s) and suitable advanced entry system for facilitating access to differently abled and moving materials such as stationary items, furniture, etc. shall be provided. This gate can also be used for granting quick exit at the time of any disaster. Decorative lights. Illumination level of about 250 lux.

1.1.2 PUBLIC HALL/ BANKING HALL

The hall shall be easily accessible by the public and to the differently abled without disturbing the rest of the office. It shall be provided with a ramp / lift facility for differently abled persons. The entrance to the Banking Hall may be sufficiently wide in dimensions and secured with heavy iron door. In addition, a small door of equal strength may also be planned to be used after closure of public hall. Area shall be enough to accommodate 6 counters for public services, along with public conveniences like drinking water and toilets (ladies and gents). At least one toilet facility to be for differently abled persons. Obstructions viz. columns etc. may be avoided or kept to the bare minimum as they create blind spots for CCTV coverage. The Internal Security officers' cabin, if needed, on a raised platform needs to be provided at a location from which, the entrance as well as all the counters, machines remain clearly visible. The cabin shall have glass facilitating unhindered observation to the Internal Security Officer. A Door Frame Metal Detector (DFMD) and X-Ray Baggage Scanner system and sufficient nos. of Hand-Held Metal Detectors (HHMD) shall be provided at the entrance to ensure that concealed dangerous items/ articles viz. Firearms, Knives etc. could be detected by the SGs at the public hall entrance itself. Entry to the public hall shall be through DFMD. Minimum area of 100 sq. m. with preferably double height shall be provided. Doors may be in 2 or more spans depending upon the requirement. Height of the door shall not be less than 2.10m. Door shutters may be of aluminium or teakwood having full height clear glass panel with guard rail. Floor springs shall be provided if the hall is air conditioned. Decorative tubelights. Illumination level of 300 lux in general and 400 lux for the counters. Air conditioning and/or wall mounted superior finish air circulators.

1.1.3 AMENITIES TO BE PROVIDED FOR THE PUBLIC

Toilets: Two units will be necessary. One unit may be provided in a separate structure near public entrance and the other unit may be provided near the public hall. Each unit will comprise of one no. EWC, 2 nos. urinals with white glazed tile wall surface with spreaders and a washbasin for Gents Toilet; and one no. EWC and a washbasin for Ladies Toilet.



Drinking water arrangements: A cooler of 45 litres per hour cooling capacity and 80 litres storage capacity may be provided adjacent to the toilet at the main entrance. If feasible, 15A power points for water cooler and hand drier may also be provided.

Spittoons: This may be decided in the light of local requirements.

Seating arrangements for public: This may be decided in the light of local requirements.

1.1.4 MAIN VAULTS:

One main vault with specifications of Class AAA currency chest for storing boxes of soiled notes (brought for processing) as well as fresh bank notes (for the retail dispensing machines) and for bags of coins shall be provided. Minimum area shall be 800 sqm. To be amenable for adoption of automation, vault shall not have any obstruction viz. Columns etc. Within the area, it shall have minimum 9.0 m clear height (from finished floor slab to soffit of slab) and structural design of floor slab shall be suitable to minimum 5000 kg per sqm imposed load (rolling / moving / stacked). Minimum M60 grade of RCC and 20 mm diameter reinforcement both ways @ 200 mm centre to centre on both faces shall be used for construction of vault. It shall have two main doors with 1.8 m x 2.1 m each. Though the door sizes may not be the standard size as mentioned in the IS: 11188 (part 1), all other specifications of doors shall be conforming to the specifications stipulated in IS: 11188 – part 1 (latest updated version). Ventilation within the vault shall be provided through plenum space/chamber designed such that the supply and return air ducts shall not pose any security concern to vault while facilitating cooling and ventilation into the vault. Specifications of doors to plenum chamber openings in vaults shall be like main doors of vault. Electrical conduits shall be provided in the vault wall during the casting of vault wall itself to draw the power cable inside at later stage. The electric power inside the vault shall be interlocked with the vault main door in such a manner that when the vault door is closed the power supply inside the vault is cut-off. Spare limit switch may be provided for interlocking of power with vault door. Surveillance passages around vaults to be minimum 1.6 m all around the vault. All other specifications of Class AAA vault including providing tang bars conforming to IS: 15369 (latest updated version) shall be followed.

1.1.5 BANKING VAULT

Requirement of Banking vault with Specifications of class AAA currency chest for storage of banknotes, coins, and valuables with provision of two vaults, bifurcating based on uses and operation flexibility may be considered, one vault for storage of banknotes and coins and other vault for valuables. Size of the one vault shall be planned



suitably to accommodate 12 bins and 1 cage for storage of banknotes and coins respectively. Whereas the other vault shall accommodate 6 bins to store valuables. Minimum area shall be of each cage not be less than 10 sqm. The location of the vault shall be immediate adjacent to Banking Hall. Intermediate columns within vault may be avoided to the maximum possible extent. Minimum number of intermediate columns, if any requisite as per structural design requirements, may only be provided within the area of vault in such a manner that the obstructions to trolley movement may be minimized. It shall have minimum 3.0 m clear height (from finished floor slab to finished roof slab beam bottom). Thickness of Floor, Roof and Wall shall be same as 'AAA' class vault. However, the grade of concrete is upgraded to M60 and steel-reinforcement bar to 20mm diameter. Each vault shall have two doors (one main door and one emergency door) conforming to the specifications stipulated in IS 11188 – Part 1 (latest updated version). The electric power inside the vault shall be interlocked with the vault main door in such a manner that when the vault door is closed the power supply inside the vault is cut-off. Spare limit switch may be provided for interlocking of power with vault door. All other specifications of class AAA vault shall be followed.

1.1.6 LUMBAR ROOM

Space should be made available separately for keeping empty serviceable/unserviceable boxes and patent boxes. The minimum area shall be 185 sqm. The number and size of compartment(s) within the room shall be planned as per the requirements. Partitions shall be made of full brick partition wall 2.25 m in height and rest of the height up to ceiling covered with MS angle iron framework with 25 mm x 25 mm x 10-gauge weldmesh panels. Doors in partition shall be steel door with weldmesh panels.

1.1.7 ROOMS FOR CURRENCY VERIFICATION AND PROCESSING SYSTEM (CVPS) AND SHREDDING AND BRIQUETTING SYSTEM (SBS)

The Currency Verification and Processing System CVPS is an electronic-mechanical device designed for examination, authentication, counting, sorting and on-line destruction of the notes (which are unfit for further circulation). The shreds are online transported to a separate Shredding and Briquetting Systems (SBS) where they are shredded and compressed into briquettes of small size. CVPS and SBS shall be two separate but adjacent rooms in secured area near to vault (safety yard and remittance packing areas may be shared) with 24 x 7 operations and with independent entry exit for round the clock operations and include the provision of conveyor belt for



transportation of briquettes for disposal. Access to toilets shall be provided from outside the CVPS and SBS. CVPS shall have rectangular room with minimum size of 360 sqm (with 3 machines) without any obstruction viz. columns etc. obstructing clear viewing / camera coverage etc. with provision of CVPS Storeroom, Compressor Room, Engineer's Room and CVPS Observer Room. It shall have minimum 300 mm (clear) raised false floor. SBS shall have one control panel room, Briquetting Room and one shredding system room. Overall area of SBS shall be minimum 390 sqm. with one associated storage room of minimum 70 sqm area. SBS store shall have separate access for convenient loading of trucks through it for disposal of briquettes. Both CVPS and SBS may be modular in nature to facilitate expansion.

1.1.8 SAFETY YARD:

The loading/ unloading operations of remittance (in the form of boxes of soiled notes brought for processing, boxes of fresh notes for the retail dispensing machines and bags of coins) are carried out through this area within the bank building. It shall be a large garage kind of structure preferably towards the rear side of the main building. Area of minimum 185 sq.mt and excluding area occupied by ramp and that required for parking of two bullion van Volvo trucks]. It is also proposed to consider a system of transferring cash boxes to the vaults through a conveyer belt system akin to the one adopted at airports for transfer of Check-in baggage with XBS may be installed to scan and transport all cash boxes from security angle. The entire transit route of conveyer belts may be kept under CCTV coverage for enhanced protection. In addition to the area of 185 sqm mentioned above, it shall have sufficient space for maneuvering large trucks / containers besides providing parking facility for 02 remittance vehicles. Entire space described above including safety yard shall be suitable to maneuvering and parking of 12.50 m long and 4.27 m high remittance trucks having capacity of loading of 28000 kg. Minimum clear height to finished beam bottom shall be 5.0 m to facilitate smooth operations of trucks and Volvo's bringing bullion to the bank. The entire area shall be covered to provide protection to the treasure while loading / unloading operations are being undertaken. The safety yard shall have collapsible/alligator shutters on both the sides (with locking arrangement) to facilitate entry of the truck/ Volvo from the outside and loading/unloading of the remittance in the vaults. Besides security, these shutters shall block vision from the outside. An additional 50 sqm area shall be considered adjacent to but outside the safety yard for an escort room (persons accompanying remittances) with attached toilet (ladies and gents). An additional toilet (ladies and



gents) shall also be planned adjacent to but outside the safety yard for the labours and staff working in vault.

1.1.9 REMITTANCE HANDLING AREA:

After receipt of remittance at safety yard, necessary processing is done in this area before shifting the remittance to the main vault for storage purpose. A minimum area of 460 sqm excluding surveillance passages (patrol corridor) shall be provided. Surveillance passages around vaults to be minimum 1.6 m all around the vault shall be provided where the corridor shall be used for patrolling purpose only. As far as possible, the patrol corridor shall be straight without any off sets in walls or columns. 1 m (w) x 1.5 m (h) size mirrors of good quality be fixed to the wall. The mirror shall have fixed mounting with some arrangements for lateral arrangements both in vertical and horizontal axis.

Ms grille partition with 20mm diameter bars at 100 mm centre to centre in angle iron framework consisting of 50 x 50 x 6mm MS angle shall be provided between safety yard and remittance handling area and the entire partition covered by 25 x 25mm - 10-gauge weldmesh. The door between safety yard and remittance packing shall be 3 m wide and 3 m in height. The door shall be in two leaves, sliding type of same specification as that of partition with locking arrangement, on either side.

1.1.10 GUARD ROOM

It shall be the room for dwelling of police guards in their nonduty hours. Guards shall have direct access to the outside as well as to remittance packing area in the basement and independent staircase to the floor nearest to the Guard Room as far as possible. Area of guard room shall be minimum 230 sqm. This room shall be suitably designed to accommodate bunker beds for armed police personnel (capacity to be decided based on the building design, number of Watchtowers, entry/exit gates etc) to be deployed in the Bank and shall also have separate ladies guard room in such a manner that the two rooms shall have independent access. Adequate separate toilet facilities along with changing rooms to be provided for the gents and ladies guards (minimum area of ladies and gents toilet shall be 45 sq. m. each additional to the changing rooms. A locker room along with lockers shall be provided additional to above specified area. Within the area of 230 sqm a separate minimum area of 50 sq. m. shall be considered for a transit guard room and provision of dry pantry. Clear Height of both the guard rooms shall be minimum



3.2 m. In addition to above, it shall have Kote for keeping weapons in a secured manner and a place (approx. 4.65 sqm) for Kote – in – charge, a small office (approx. 7.43 sqm) for inspector – in – charge. Separate cook house for the Armed police guards may also be provided outside the Main Office Building (either inside the Annex Building or any other area outside the Main Office Building).

1.1.11 SERVICE AREA FOR EMPLOYEES

This includes toilets (ladies and gents) and pantry for employees, office area for CVPS staff and officers & Electrical technicians / staff, Electric panel room etc. Area = 300 sq. m.

1.1.12 STAIRCASES AND LIFTS

- a) Design & the sizes of lift-well, staircases, their approaches and their doors shall be as per National Building Code, relevant BIS codes, norms of Fire Authorities, ECBC and local Bye laws.
- b) Staircases: the clear width of steps shall be minimum 1.5m to 2m or as per the requirements of local byelaws and as per NBC.
- c) Lifts: No of lifts shall be provided based on detailed traffic study analysis; however, a minimum of two passenger lifts and one freight / goods lift shall be provided. Additionally, one dedicated lift shall be provided for the Executive Area.
- d) The location and entry to the freight / goods lift shall be planned in such a way that heavy items / materials can be lift without disturbing the rest of the office and accessible to all floors. A suitable lobby area is to be provided to handle the material.
- e) Passenger lifts to various floors shall be planned in the staff entrance area besides providing a staircase connecting all floors. An alternate Escape Route in the form of a second staircase also needs to be factored in preferably towards the rear side of the Main Building. This will not only reduce the load on the primary staircase but will provide an alternative exit from the building in the event of any emergency requiring evacuation.
- f) Bullion Lift - In case the Banking vault / Day-to-day vault and main vault is planned on different floors, bullion lift may be provided for smooth operations. Further, if feasible, to make provision of two bullion lift considering that the one lift may act as back-up. This lift may be made installed in such a way that it provides access exclusively to the vault area and associated floors, with no connectivity to floor areas which are outside the purview of security area.



1.1.13 OFFICE AREA

This area shall be to house the office set up of Bank which may be divided in various office zones as per planning of Architect and shall have the following:

General Office area with cabins for the Officer-in-Charge, RBI Ombudsman, senior officials, Administrative Officials and workstations for other officers and staff for a total staff requirement of 373 (Officers – 191, Class III – 90, Class IV – 92). In addition, a 40% additional floor area shall be considered for future expansion as specified in **Annex-2 B**. Department-wise and grade-wise staff strength is specified in **Annex-2**. Minimum area required for seating arrangement of staff / officers in various grades is specified in **Annex-2 A**. RBI's standard drawing of workstation and schematic layout of cabins of various grades along with various furniture are specified in **Annex-3 A** and **Annex-3 B** respectively for reference purpose. Cabins of Officer-in-Charge and RBI Ombudsman shall be with attached toilet, dry pantry, storeroom for safe custody articles, seating area for PS, Subedar and waiting area for visitors which all have areas additional to that mentioned in **Annex-2 A**. Office of RBI ombudsman which is included in above specified minimum requisite area shall be provided separate to other office areas/zones and shall have access to visitors through the shortest possible route without disturbing the works of other office areas. Minimum width of corridors shall be 2.0 m. In addition to the above, a suitable library room (minimum 88 sqm area), housekeeping, IT support engineers, and visitors' area shall be provided. It shall have all the latest / modern facilities /amenities, interiors etc. with high quality workmanship and finishes.

1.1.14 RECORD ROOMS

It shall be to keep the records of various departments. A minimum of 5% of the total area of the office building shall be reserved for record rooms which is to be spread over at various floors to cater the requirement of various departments such that none of the department shall have minimum area of its record room lesser than 25 sqm. Door shall be steel plate fire rated strong door as per relevant IS, suitable for the security of records. Compactors to be provided in this area as per the requirements of the respective departments. Exhaust fans may be provided. Ventilators on external walls shall have weld mesh coverings. Exhaust fans shall have drop louver flaps as safety against fire. Plug points for table fans or air circulators shall also be provided. The doors shall be of MS angle door frame with 25mm x 25mm x 10-gauge weld mesh panels. In addition to steel/wooden glazed windows, the openings shall be provided with weldmesh of 25m x



25m x 10 gauge. If record rooms are located in Annex Building, fire resisting doors and windows to be provided as canteen, kitchens will be located in this building. Box type tubelight fixtures with illumination level of 250 lux. MS conduits in the surface conduit system. Group control for light point. Power supply to be arranged so that the same can be isolated at one point after office hours.

1.1.15 SERVICES

Service areas shall be provided on all floors to accommodate sufficient no. of toilets (ladies and gents) separate for officers and staff as well as Pantries including drinking water points both easily accessible from various departments, A.H.U. room(s) etc. Minimum area for service area on each floor =150 sq m.

1.1.16 MEETING ROOM

A meeting / conference room of 30-seater capacity shall be provided with video conference facility for regular meetings/ training. It may be near the cabin of the officer-in-charge. Further, small meeting rooms for 10–15 seater may also be suitably carved out with cluster of 2 or 3 departments. In addition to the said meeting rooms, a separate meeting room of 10–15 seater shall be provided for the office of the RBI Ombudsman.

1.1.17 CHANGING ROOM

A room of about 10 sqm (minimum) area shall be provided on each floor as a changing room for Class-IV employees of the Bank, separate for Gents and Ladies. In addition to above, suitable changing rooms for security guards near to their duty area shall also be provided.

1.1.18 EXECUTIVE AREA

Provision of Executive floor consisting of:

- (i) Board Room with a seating capacity of 50 persons to conduct a Central Board Meeting with video conference facility.
- (ii) Seven Executive Rooms, one each for Governor (with attached washroom and one small round dining table), four DGs, CGM & Secretary to the Board and EA to Governor. Room for CGM & Secretary and EA to Governor's room to be in close proximity to Governor's Room.
- (iii) Executive waiting area of approximately 20 seating capacity.
- (iv) A suitable size Executive Lounge of approximately 50 seating capacity distributed on round dining tables shall be provided.
- (v) Workplace for one Senior Officer and two workstations shall be provided.



(vi) Executive Washrooms for Ladies & Gents.

Minimum area including all above shall be 510 sqm. The minimum area required for various components of Executive Area is specified in **Annex-2 C** for reference.

1.2 ANNEX BUILDING

This building shall be easily accessible / approachable from and have connectivity with the Main Building and shall house the following:

- i) Staff Canteen and Officers' lounge & Dining area including individual kitchen with store for both shall be in these buildings. Actual area requirements for canteen and officers' lounge & dining shall be decided as per the no. of staff and officers provided along with this document. Gas Bank enclosure for the canteen kitchen and officers' lounge kitchen shall be away from the building.
- ii) A small Dispensary having doctor's room, examination room, dispensing room, dressing room, waiting space, etc. shall be provided.
- iii) Separate credit societies for both officers and staff. area = 60 sq. m.
- iv) Separate rooms for officers' association (02) and staff union (01) –area= 10 sq. m (each).
- v) Services for above i.e. toilets, etc. = 30 sq. m.
- vi) Sports room and recreational facilities = 150 SQM
- vii) Gymnasium (area about 75 sq. m.)
- viii) A caretaker's room with attached storeroom and rooms for maintenance staff, service providers / vendors and security. Minimum area = 110 sqm
- ix) Executive VOF (approx. 02 nos.) having small drawing cum living room with single bedroom and attached toilet. Residential accommodation for (a) Security Officer (Gr. A type flat – 01 no.), (b) Caretaker (Class III type flat – 01 no.) and (c) Electrician & Keyman (Class IV type flat – 02 no.). Residences shall have separate entry/exit to provide independent access to the families.
- x) Library and Creche (if required) of area of 88 Sq.mt and 120 Sq.mt respectively. It shall follow the requirements of the creche as mentioned hereinafter.

1.2.1 EXECUTIVE VISITING OFFICERS FLATS (EVOF) - 02 NOS.

Means a fully furnished flat with overall carpet area of 78 sqm. Carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the



apartment. The flat shall have one Bedroom with an attached toilet, a small drawing cum dining space, a small modular pantry. The flat shall have an attached balcony. EVOF shall have convenient connectivity to Executive area. One common store for keeping additional mattresses, bedsheets, bed covers, etc. and one room for attendant/staff with attached toilet shall be provided to serve all the EVOF (2 nos). It shall have connectivity to EVOF. The details of area requirements are specified at **Annex-2 C**, Finishes at **Annex-6**, and Amenities inside the flats at **Annex-7**.

1.2.2 RESIDENTIAL ACCOMMODATION FOR SECURITY OFFICER (GR. A TYPE) - 01 NO.

Means a flat which has a carpet area approx. 100.33 sqm. Carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for Divyang and elderly people, one Master bedroom with attached toilet & dresser, one 2nd bedroom, one modular kitchen, one kitchen storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony. The details of area requirements are specified at **Annex-5**, Finishes at **Annex-6**, and Amenities inside the residences at **Annex-7**.

1.2.3 RESIDENTIAL ACCOMMODATION FOR CARETAKER (CLASS III TYPE) - 01 NO.

Means a flat which has a carpet area approx. 89.18 sqm. Carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet, one 2nd bedroom, one kitchen, one kitchen storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony. The



details of area requirements are specified at **Annex-8**, Finishes at **Annex-9**, and Amenities inside the residences at **Annex-10**.

1.2.4 RESIDENTIAL ACCOMMODATION FOR ELECTRICIAN & KEYMAN (CLASS IV TYPE) - 02 NOS.

Means a flat which has a carpet area approx. 66.9 sqm. Carpet area means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet, one 2nd bedroom, one kitchen, one kitchen storeroom. All rooms shall be with attached balcony. The balcony attached to kitchen shall be a wet balcony having water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony. The details of area requirements are specified at **Annex-8**, Finishes at **Annex-9**, and Amenities inside the residences at **Annex-10**.

1.3 SERVICES BLOCK

It shall be a separate block and away from the Main Office Building. It shall contain Generator set rooms and substation, etc. Substation shall large enough to accommodate the supply company's equipment, transformers and HT & LT equipment and shall comply with the requirement of the Local Electric Supply Authority. Cable trench in the substation room may be provided. Minimum thickness of brick partition walls is 300 mm or adequate R.C.C. walls with steel doors for fire protection. Minimum carpet area shall be 300 sqm. Minimum clear height below beam should be 4.5 m.

Note: While designing the various equipment rooms in the Basement or on Ground floor, care to be taken to avoid inverted beams in these areas and to provide sufficient headroom. Also, one beam at least should be such that an overhead crane or a pulley and tackle system can be fixed to it to facilitate during installation and maintenance works.



1.3.1 A. C. PLANT ROOM

May be located such that it is possible to provide the centralised A. C. plant system which is bulky equipment. There shall either be an adequate loading /unloading bay or direct access from the ground floor for the equipment installation. The height available below the beams shall be a minimum of 4.5 m. Minimum carpet area = 300 sq. m. including control room. Depending upon the location and size of the plant room, forced draft ventilation/ air washer system as per the local conditions or exhaust fans with continuous stop of ventilators would serve the purpose. If possible, independent exhaust ventilation for the heavy motors may be provided. Sitting arrangement for AC plant supervising staff: a reasonably soundproof enclosure with glazed partition walls be provided in the plant room with suitable ventilation arrangements (ceiling fans).

1.4 OTHER AMENITIES & SERVICES

- Cabins, cabin furniture including working tables, side & rear credenzas, drawer units to the cabins, workstations along with drawer units, storage units/low height cupboards, glass doors to full height cabins, etc. Reference may be taken from the drawings in **Annex-3 A** and **Annex-3 B**. Conference room as well as meeting rooms tables, Chairs [to workstations, to cabins (main plus visitors'), to conference rooms, to meeting rooms, to waiting rooms, etc.), sofas (to cabins at executive area, cabins of Officer-in-Charge, Grade E/D and visitors in common area, if any, etc.), centre table, corner table, dining table with chairs (all three to Governor's cabin, executive rooms, cabins of Officer-in-Charge, RBI Ombudsman). Furniture to officers' lounge, canteen, credit societies, office of associations, caretaker's office etc. Equipment to industrial kitchen of officers' lounge and staff canteen. Compactors to record rooms.
- Solar Water heating system
- Grid interactive PV based solar power system
- Drinking water cooling system either in the form of water coolers or Chilled water pipeline or stand-alone bottle type coolers.
- Fire Alarm system
- Emergency lighting system: Portable units: Suitable plug points to be provided for portable type emergency lights both inside and outside vaults and in other general areas as per the specific requirements.
- One-way public-address system shall be provided with master control console and mike with the ASO (Security) in the Banking Hall and sufficient number of



adequate capacity loudspeakers in the entire office premises including basement, vaults, NES corridors, sub-station, AC plant room etc.

- Cable connections for senior officers and conference rooms
- Telephones & Exchange room (EPABX)
- LAN Cabling for Networking
- Parallel redundant Central UPS with 30 minutes battery-up on each UPS.
- Provision for Wi-Fi connectivity for executive areas and conference rooms
- Central Air Conditioning System for comfort air-conditioning
- Precision AC for DIT and CCTV server rooms.
- Diesel Generator Set for power back-up to UPS system, lights, pumps, lifts, security systems, critical power loads etc. The entire area to be wired so that it can be connected to a diesel generator through one point change over switch. The capacity of the generator to have a provision to be made for future expansion to the extent of 25% of the current load.
- IP based CCTV system with provision of recording in two different server rooms.
- Any other systems conforming to the green building requirements.
- Garbage Chamber located for easy removal by Municipal staff.
- Internal Roads, Footpaths, etc.
- Flag Posts: Arrangements shall be made for 3 flag posts as per the requirements of flag code.
- Water tanks, pump rooms, filtration plants, STP, Rainwater harvesting systems, etc.
- Building Management Systems Control room
- Fire Fighting System (Suitable to the various locations & as per the statutory provisions e.g. hydrants, wet / dry riser system, sprinkler system, fire extinguishers etc.)
- Lightning Protection
- Aviation Lights
- Security Cabin and other infrastructure like Crash rated Barrier / Bollards, DFMD, X-Ray baggage systems etc. Sufficient space shall be provided for installation of security gadgets like barrier, bollard, underground CCTV etc.



1.5 PARKING REQUIREMENTS

Parking facilities shall be governed by local building byelaws and feasibility depending upon the available space. It is suggested that following may be considered:

- (i) 125 Nos. carparking and 250 Nos. 2-Wheeler parking.
- (ii) If feasible, parking may be planned separated from main building.
- (iii) Some open / VIP carparking about 15 Nos. near to main entrance.

The area of the carparking shall be sufficient to park and manoeuvre an SUV.

1.6 SECURITY RELATED REQUIREMENTS

1.6.1 PERIPHERAL PROTECTION

1.6.1.1 BOUNDARY WALL

To be constructed having height of 10 feet 6 inch (6 feet height solid structure and 4 feet 6-inch height having MS grill) which conforms to the Bank's specifications. However, height of the wall shall be rechecked from the finished formation level achieved as per design which shall be decided conforming to the local byelaws, NBC 2016, wastewater and drainage disposal requirement, formation level of approach road, local water logging conditions, etc. which shall have the governing parameter. In case Bank's property is at a lower level than that of external road / adjoining property, to enhance the security, the height specified above for the boundary wall shall be ensured along the external periphery of the boundary wall with respect to external road / adjoining property level. In addition, "Y" shape angles may be affixed on top of the MS grill and Concertina coil shall be fixed over it. Opaque sheet till the height of 1.8 to 2.1 m shall be provided for blocking observation from outside, while simultaneously facilitating adequate air flow inside the premises. Patrolling corridors shall be there all along the periphery.

1.6.1.2 MOTORIZED GATES

Heavy duty Motorized Iron Gates (with heavy duty motors) of similar height as that of the boundary wall (3.20 m) shall be provided at 02 locations to facilitate Entry/ Exit. While access to/ from the premises shall be regulated using only 01 Gate (Main gate), the other Gate may be operationalized during any emergent situations such as any fire accident etc. A Wicket gate (Motorized/ Turnstile) shall be provided adjacent to the Main gate for regulating pedestrian's movement.



1.6.1.3 SECURITY GUARD (SG) POST

A Security Guard post shall be provided next to both the gates in such a manner that all pedestrians are essentially admitted/ take exit through this Security Guard post. Wide glass windows shall be provided on all 04 sides for unhindered all-round observation.

1.6.1.4 ELEVATED SECURITY POST

With a view to provide armed security cover at both the Gates, 02 Security Posts shall be provided on raised platforms, adjacent to both the Gates, approximately 5 feet above ground level. Iron Armor sheets, till chest level, may be provided on all the 04 sides. Such elevated posts shall not only provide better observation of the area outside the Gates but also has the desired deterrent effect for miscreants.

1.6.1.5 WATCHTOWERS

Watchtowers of concrete structure shall be erected keeping the following security consideration in view:

- i. The placement of Watchtowers should be such that there is a clear line of sight for the police personnel manning them, enabling unobstructed view with the adjacent towers. The number of watch towers may be decided based on this concept to the periphery with all round observation, coverage as well as protection.
- ii. The height of Watchtowers should be such that the police personnel manning it shall have clear visual dominance over the area under surveillance. In determining the height of the watch tower, due consideration shall be given to the depth of the plot, the elevation of the adjacent road, and the height of the perimeter wall.

It needs to be ensured that each watchtower is in visual contact with the nearest other two watchtowers. In addition to basic amenities like fan, water, Telephone, Chair-Table etc. the Watchtower shall be provided with 360-degree Floodlights and mobile bunker/Sandbags at strategic weapon positioning points. Toilet facilities may be provided adjacent to the Watch Towers.

1.6.1.6 INTEGRATED SECURITY SYSTEMS (ISS)

An Airconditioned ISS Complex shall be constructed adjacent to the SG Post near Main Entrance to house the following:



- Door Frame Metal Detector (DFMD)
- X-Ray Baggage Scanner (XBS)
- Reception Desk
- Information Kiosk
- Visitor's Pass Issue counter
- CRDS
- Creating small Waiting area with washroom facility in vicinity

1.6.1.7 CRASH RATED BOLLARDS (CRB) ON BOTH GATES

CRB alongside each motorized gate shall be provided sufficiently away from the main entrance inside the premises to avoid queuing up of four wheelers outside the main gate. An Under-Carriage Inspection System shall be provided for just short of the CRB.

1.6.1.8 PLACE FOR SNIFFER DOG WITH KENNEL

A covered place for sniffer dogs along with kennel shall also be planned in the close vicinity of this area to ensure that after the rush hours, the sniffer dogs are provided with a resting place and can quickly be deployed at its check point, whenever a need so arise.

1.6.2 OTHER SECURITY REQUIREMENTS

1.6.2.1 CCTV CONSOLE ROOM

To be cited preferably within Security Area, Video wall with 25 feet space between observers and the monitors, space for seating arrangements for 04 persons and additional sofa set for senior officers conducting surprise check may be provided. Secured room for CCTV server to be provided. Attached Toilet and rest room with sofa may be provided for officers viewing CCTV on rotation basis.

1.6.2.2 CONTROL ROOM

A Control room shall be constructed adjacent to the CCTV console room with an objective to operate important Security gadgets/equipments viz. Motorized gates, CRB, Turnstiles, Fire control panels, Emergency Alarm panel, etc. The proposed Control room shall also be provided with adequate number of CCTV monitors. In addition, few control switches of Security Gadgets/Equipment viz. Motorized Gates, CRB etc. shall also be provided at SG post for after Office hour requirements.



1.6.2.3 SECURITY ALARM SYSTEM

The office premises shall have a fully solid state electronic security alarm system comprising of main alarm panel, manual push buttons with LED indications, alarm sounders, zone indicating flash lamps, slave repeater panels, response indicator and an automatic solid state voltage stabilizer. All wiring of the system connected must be done with 1.5 sq.mm. copper conductor cable in MS conduit/ armoured cable. The system shall be connected to 220/230V AC mains as well as to lead acid batteries floating on the line. A suitable power pack of sufficient capacity to maintain the system under active condition with all alarm sounders ON for a continuous period of 30 minutes or 48 hours in quiescent condition shall be provided. The change over from mains to battery and from battery to mains shall be instantaneous and shall not result in loss of signals during the transition.

1.6.2.3.1 Location

(A) Main Panel (to be located appropriately)

(B) Slave indicator panels with built-in hooters (slave indicator to be provided in the/to:

- a. Guard room, wherever exists
- b. Manager's chamber
- c. Assistant Security Officer (Security) in the Banking Hall

(C) Hooters (to be provided in the/at

- a. Security areas as per the requirements so as to achieve effective coverage.
- b. Each exit point from the building.

(D) Alarm push station with LED indicators (to be provided to/at/in the):

- a. Suitable points near vault entrance area.
- b. Treasurer and AT box balance (combined)
- c. Banking hall counters. All counter push button stations may be divided into convenient number of zones with not more than 6-7 counters per zone.
- d. Manager
- e. Securities Department
- f. Separate push buttons on independent zone cards for each exit/entry point from the building.

(E) Zone indicator flash lamps (these shall be provided for each zone at an appropriate location).



1.6.2.4 FIRE CONSOLE ROOM

Fire Console Room shall be considered as per latest NBC norms.

1.6.2.5 ASSEMBLY AREA

A well laid out assembly area shall be earmarked keeping the strength of the employees under consideration. This area will be of great importance during natural or manmade calamities. On other occasions, it can be gainfully utilized for evacuation drills etc. and for organizing National functions and alike events. The said area preferably away from the main building.

1.7 ELECTRICAL RELATED REQUIREMENTS

1.7.1 GENERAL REQUIREMENT

The planning and designing for the electrical work shall include the following components:

- (i) Assessment of electrical load and power requirement for the entire premises.
- (ii) Setting up Electrical substation along with transformers, HT/ LT panels etc.,
- (iii) Providing Power distribution system with UG cabling system from main LT panel onwards.
- (iv) External and Internal electrification with suitable LED type light fittings and ventilation fans etc. as necessary
- (v) Street lighting including other lighting like area lighting etc, lighting at the entrance of premises with Decorative LED light fittings to meet functional / aesthetic requirements.
- (vi) Electrification of office area as per Bank's norms/ instructions and CPWD specifications including providing the required electrical fittings such as light fittings, call bells, etc.
- (vii) Adequate capacity pump sets for water supply, horticulture, including their plumbing, UG/OH tank level indicators, automation of operation of pump sets. Standby pump shall be provided to take care of any emergencies.
- (viii) To provide rooftop grid interactive solar power systems / solar heater for harnessing the solar energy potential.
- (ix) To provide fire extinguishers and firefighting system as per Local Fire Authority requirements. NOVEC based Fire extinguishing system for server room(s) shall be considered
- (x) To provide fire alarm system as per the Local Fire Authority requirements.



- (xi) To provide Security Alarm System for security area
- (xii) To provide lift / staircase pressurisation system, if required as per the Local Fire Authority requirements.
- (xiii) No. of lifts shall be provided based on detailed traffic study analysis, however, minimum two passenger lifts and one bullion lift shall be provided. Provisions shall be made for lifts as per the stipulations of the National Building Code, National Electric Code, Relevant IS codes and also the local bye-laws & statutory requirements.
- (xiv) State of the art regenerative type energy efficient lift shall be provided.
- (xv) To provide comfort air-conditioning for general office area, lounge, CVPS and SBS, etc. and Precision air-conditioning for DIT and CCTV server rooms,
- (xvi) Air handing unit (AHU) should have MERV 13 filter and UVGI.
- (xvii) Planning and designing IP based CCTV system with recording back-up of 90 days for security area and 30 days for general area. The LAN network for CCTV system shall be separate from the building IT network.
- (xviii) To provide crash rated barrier / bollard at all the entrances of the premises.
- (xix) LAN cabling internal IT network
- (xx) To provide sufficient numbers of e-vehicle charging points in the parking area as per green building norms and local electricity authority norms.

Note:

- (i) All the electrical supply lines shall be suitably routed with right of way for each service cable with provision for road crossing etc. and provision for suitable entry into various buildings so that subsequently it can be maintained without dismantling other services and need of road cutting.
- (ii) Preparation of drawings for approval from Electrical Inspectorate/CEA and liaison work with Electricity Boards / Statutory Bodies for getting power connection from State Electricity Board.
- (iii) Adequate number of suitable size of pipes for road crossing shall be provided for future use.
- (iv) Adequate number of conduits / channels / pipes may be laid in the premises in underground / concealed manner, to enable to lay cables for future requirement.

1.7.2 ELECTRICAL INSTALLATIONS

- i) The UG LT cabling shall be of adequate size of copper cable 1.1 KV grade, armoured, PVC/XLPE insulated and sheathed.



- ii) Entire internal electrical work shall be in concealed conduits with FRLS copper wire of required sizes, concealed Distribution Boards MCB (DB) with ELCB and modular switches/sockets/fan regulators/telephone outlets etc. of good quality. The finishing details shall be properly planned. Proper attention shall be given to the workmanship, line and level and final finishes to get a quality work. Call bell points / Telephone / Cable TV / LAN Point etc. shall be provided as per requirements at suitable locations. Water pumps, all tube lights, lamps and other equipment used in the work shall be of highest energy efficiency rated wherever available.
- iii) Double door type MCB distribution board with adequate number of ways shall be provided. MCB distribution board should have at least two spare ways of lighting circuit and power circuit each. MCB distribution box should be of the same make as that of MCB. Minimum capacity of MCB shall be 10A for lighting and 20/16A for power. ELCB of sensitivity 30mA shall be provided inside each MCBDB.
- iv) Separate distribution board shall be provided for UPS, light and power DB with labelling.
- v) Rooftop area may be utilised for grid interactive solar power system and the power output of the same shall be connected to common utilities.
- vi) DG set with AMF panel shall be provided to meet the power requirement of the following emergency loads
 - a. Office area lighting, street lights and stair case lighting etc.
 - b. Pump sets for water supply
 - c. STP and WTP
 - d. Security equipment
 - e. Lifts, EPABX
 - f. UPS system
 - g. CVPS and SBS machine
 - h. Precision AC for DIT and CCTV server rooms
 - i. AC for CVPS and SBS
 - j. Fire Pumps
 - k. Any Other critical / emergency load
- vii) Parallel redundant UPS system with 30 minutes back-up on each UPS shall be provided for the IT load, CVPS, Security equipment etc. Separate UPS shall be provided for CVPS machine and IT load.



- viii) Lightning conductors / Arresters for protection shall be considered according to the recommendations of the Local Authorities or as incorporated in the National Building Code.
- ix) Street lighting with LED IP66 fittings (BEE star rated) of reputed make and hot dipped galvanized self-standing poles of required height shall be provided.
- x) All the Lighting shall be with suitable LED light fittings.

1.7.3 PROVISION FOR AMC AND SUBMISSION OF PERFORMANCE BANK GUARANTEE DURING AMC

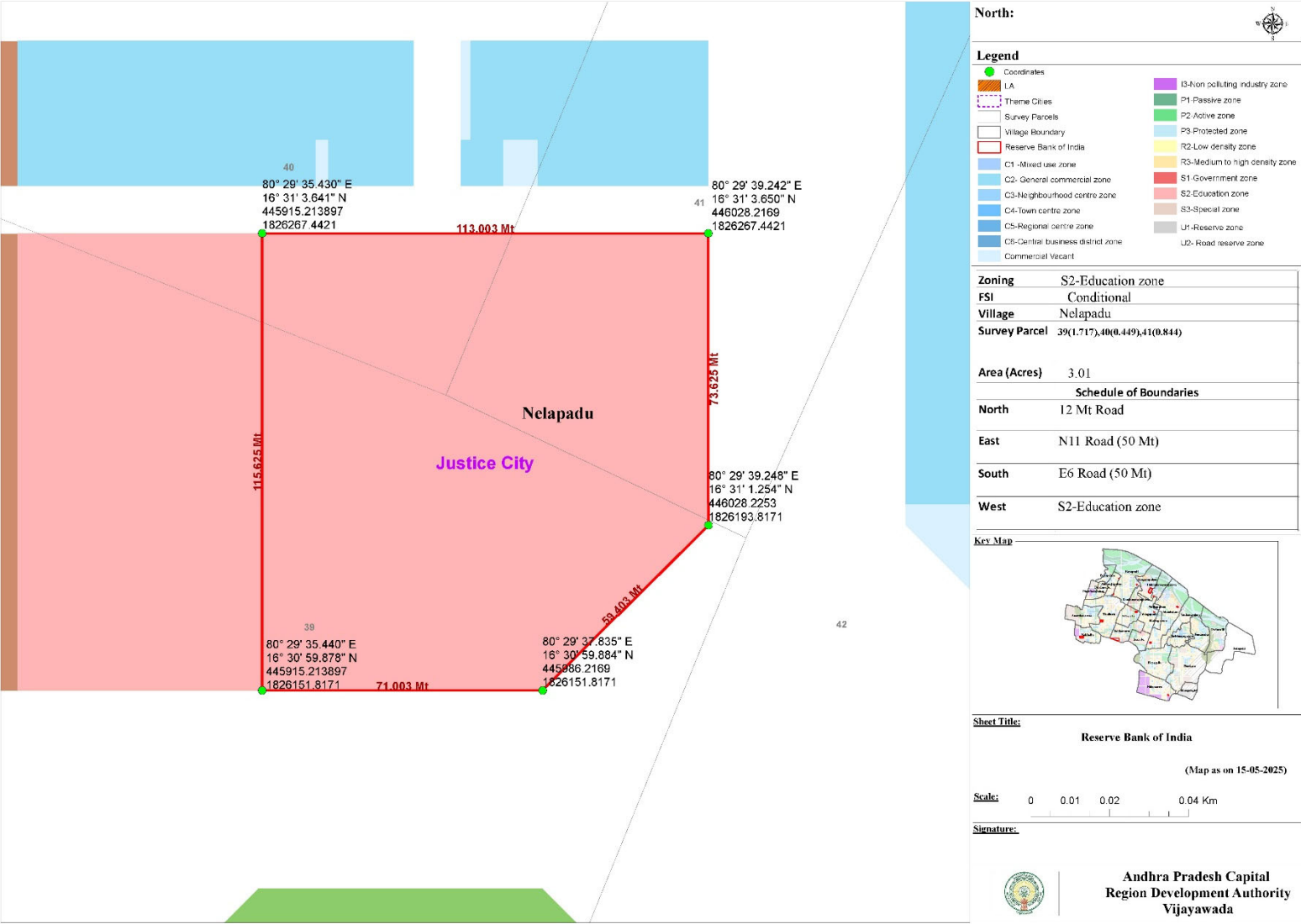
Incorporate appropriate provisions to ensure that the OEM/Agency of the equipment shall submit scope of work / Annual Maintenance Contract (AMC) charges /renewal clauses including submission of Bank Guarantee during the currency of AMC period and enter into agreement with the Bank to render all-inclusive comprehensive annual maintenance service for the estimate life of the equipment/ system after handing over the equipment to the bank. The estimated life of the major equipment is as under:

- a) Fire Alarm System – 8 years
- b) Security alarm system – 8 years
- c) EPABX – 10 years
- d) X-ray Baggage scanner – 8 years
- e) Fire pump – 15 years
- f) UPS – 8 years
- g) Public address system – 10 years.
- h) Lifts – 20 years
- i) Solar Power System – 10 years
- j) CCTV system – 8 years.
- k) Air-conditioning system – 15 years
- l) VRF / VRV/ Precision AC – 10 years
- m) Solar Water heating system – 10 years
- n) DG set – 10 years
- o) CRB – 10 years
- p) Under Carriage inspection system – 10 years
- q) DFMD and HHMD – 3 years

1.8 FINISHES RELATED REQUIREMENTS

Recommended schedule of finishes are enclosed.

ANNEX-1 (SITE LAYOUT)





ANNEX-2 (STAFF STRENGTH)

Proposed minimum no. of employees for office building.

SI No	Department	Grade of Employee (CSG and non CSG)					
		F	E/D	C/B	A	Class III	TOTAL
1	Issue	0	1	12	16	11	40
2	Banking	0	1	3	7	9	20
3	DoS	0	2	13	17	6	38
4	DoR	0	0	0	0	0	0
5	FED	0	1	3	3	1	8
6	HRMD and CES	1	1	2	10	11	25
7	FIDD	0	1	9	3	6	19
8	IT Cell	0	0	1	2	2	5
9	CEPC	0	1	2	2	3	8
10	ORBIO	1	2	20	24	20	67
11	Estate	0	0	3	7	9	19
12	Legal	0	0	1	1	3	5
13	P&SE	0	0	2	3	3	8
14	DEPR	0	0	2	1	2	5
15	DSIM	0	1	2	1	2	6
16	MIU	0	0	1	1	1	3
17	Rajbhasha	0	0	1	1	1	3
18	PS	0	0	0	2	0	2
	TOTAL	2	11	77	101	90	281
		*Class IV					92
		Grand Total					373

*Class IV – (i) 25 for Other Department

(ii) 20 for Issue Department

(iii) In addition to the above manpower requirement, we may have to provide facility for about 47 for Bank's Security Guard (P&SO).



ANNEX-2 A (SEATING AREA REQUIREMENTS)

Minimum area required for seating arrangement of staff / officers in various grades:

S. N. O.	Department of area for proposed staff strength	Proposed staff strength and standard scale of area requirement (both are grade wise and area wise in sqft)																									
		Office-in-Charge			Grade F			Grade E/D			Grade C/B			Grade A			Class III			Total							
		No	Area per head	Total area	No	Area per head	Total area	No	*Area per head	Total area	No	#Area per head	Total area	No	Area per head	Total area	No	\$Area per head	Total area	No. of staff	Area Required	Increase in Area by 10 %					
1	Issue			0	0			0	1			225	12			1500	16			960	11			550	40	3235	3558.5
2	Banking			0	0			0	1			225	3			375	7			420	9			450	20	1470	1617
3	DoS			0	0			0	2			450	13			1625	17			1020	6			300	38	3395	3734.5
4	DoR			0	0			0	0			0	0			0	0			0	0			0	0	0	0
5	FED			0	0			0	1			225	3			375	3			180	1			50	8	830	913
6	HRMD and CES	1		350	0			0	1			225	2			250	10			600	11			550	25	1975	2172.5
7	FIDD		350	0	0	350		0	1	225		225	9	125		1125	3	60		180	6	50		300	19	1830	2013
8	IT Cell			0	0			0	0			0	1			125	2			120	2			100	5	345	379.5
9	CEPC			0	0			0	1			225	2			250	2			120	3			150	8	745	819.5
10	ORBIO			0	1			350	2			450	20			2500	24			1440	20			1000	67	5740	6314
11	Estate			0	0			0	0			0	3			375	7			420	9			450	19	1245	1369.5
12	Legal			0	0			0	0			0	1			125	1			60	3			150	5	335	368.5
13	P&SE			0	0			0	0			0	2			250	3			180	3			150	8	580	638
14	DEPR			0	0			0	0			0	2			250	1			60	2			100	5	410	451



**Planning of Reserve Bank of India's Office building at
Amaravati, Andhra Pradesh**

15	DSIM			0	0		0	1		225	2		250	1		60	2		100	6	635	698.5
16	MIU			0	0		0	0		0	1		125	1		60	1		50	3	235	258.5
17	Rajbhasha			0	0		0	0		0	1		125	1		60	1		50	3	235	258.5
18	PS			0	0		0	0		0	0		0	2		120	0		0	2	120	132
	Total	1		350	1		350	11		2475	77		9625	101		6060	90		4500	281	23360	25696
Total staff excluding class IV																						281
Tentative space requirement for Class IV Staff (92) approx 1.2 sqm per Nos)																						1188.33
Area required (in sqft)																						26884.33
Area required (in sqmt)																						2497.62
																					Say 2500	

Footnote
as per latest guidelines January 14, 2026
* office area for Grade E(225 sft)/GradeD(150sft). Considered on higher side for Grade E/D.
office area for Grade C(125 sft)/GradeB(80sft). Considered on higher side for Grade C/B.
\$ Office area for Class III = 50 sft



ANNEX-2 B AREA REQUIREMENTS

A] DEPARTMENT WISE AREA REQUIREMENTS

S. No.	Department wise area requirements for proposed staff strength	Proposed staff strength and standard scale of area requirement (both are grade wise and area wise in sqft)		
		Total		
		Area Required	Increase in Area by 10%*	Increase in Area by 40%#
1	Issue	3235	3558.5	4982
2	Banking	1470	1617	2264
3	DoS	3395	3734.5	5228
4	DoR	0	0	0
5	FED	830	913	1278
6	HRMD and CES	1975	2173	3042
7	FIDD	1830	2013	2818
8	IT Cell	345	379.5	531
9	CEPC	745	819.5	1147
10	ORBIO	5740	6314	8840
11	Estate	1245	1369.5	1917
12	Legal	335	368.5	516
13	P&SE	580	638	893
14	DEPR	410	451	631
15	DSIM	635	698.5	978
16	MIU	235	258.5	362
17	Rajbhasha	235	258.5	362
18	PS	120	132	185
	Total	23360	25696	35974
	Total staff excluding class IV		281	281
	Tentative space requirement for Class IV Staff (25+20+47) approximately 1.2 sqm per Nos		1188.33	1188.33
	Area required (in sqft)		26884.33	37162.73
	Area required (in sqmt)		2497.62	3452.50
			Say 2500	Say 3455
	#Additional floor space area			

In addition to the above manpower requirement, we may have to provide facility for 47 security personnel (both internal & outsourced).



ANNEX-2 B AREA REQUIREMENTS

B] OTHER AREA REQUIREMENTS

Area Requirement for Main Office Building / Annex Building		
SI No.	Requirement	Area (Sq.M.)
1	Entrance hall	100
2	Public hall	100
3	Staff Entry	60
4	Staff / Officers' sitting area of variable grade (Maybe reviewed as per requirement)	345
5	Library room	88
6	Executive sitting area	510
7	Officer's Lounge (Maybe reviewed as per requirement)	100
8	Meeting room (department wise)	100
9	Changing room on each floor	10
10	Staff Canteen	450
11	Kitchen to staff canteen	144
12	Safety Yard	185
13	Guard Room with Pantry	230
14	Services for guard room like toilets & pantry	65
15	Remittance packing area	460
16	Patrol Corridors (1.6 mtr. Wide)	240
17	Main Vaults - fresh notes + day-to-day	800
18	Banking / Day-to-day valut(s) vault	50
19	CVPS & Services area for staff etc.	360
20	Shredding & Briquetting area	390



Planning of Reserve Bank of India's Office building at
Amaravati, Andhra Pradesh

21	Lumbar room	185
22	AC Plant room	300
23	Record area @ 5%	74
24	Dispensary	50
25	Credit Society	60
26	Officers' association & staff union	110
27	Sports room & recreational	150
28	Gym	75
29	Caretaker's room with attached storeroom	110
30	Creche	120
31	Executive Visiting Officers flats (02 Nos.)	78
32	Residential accommodation, Gr. A type flat (01 No.)	120.4
33	Residential accommodation, Class III type flat (01 No.)	107
34	Residential accommodation, Class IV type flat (02 Nos.)	80
35	Services (on each floor)	150
36	Additional office zone connected to safety yard /remittance parking	250

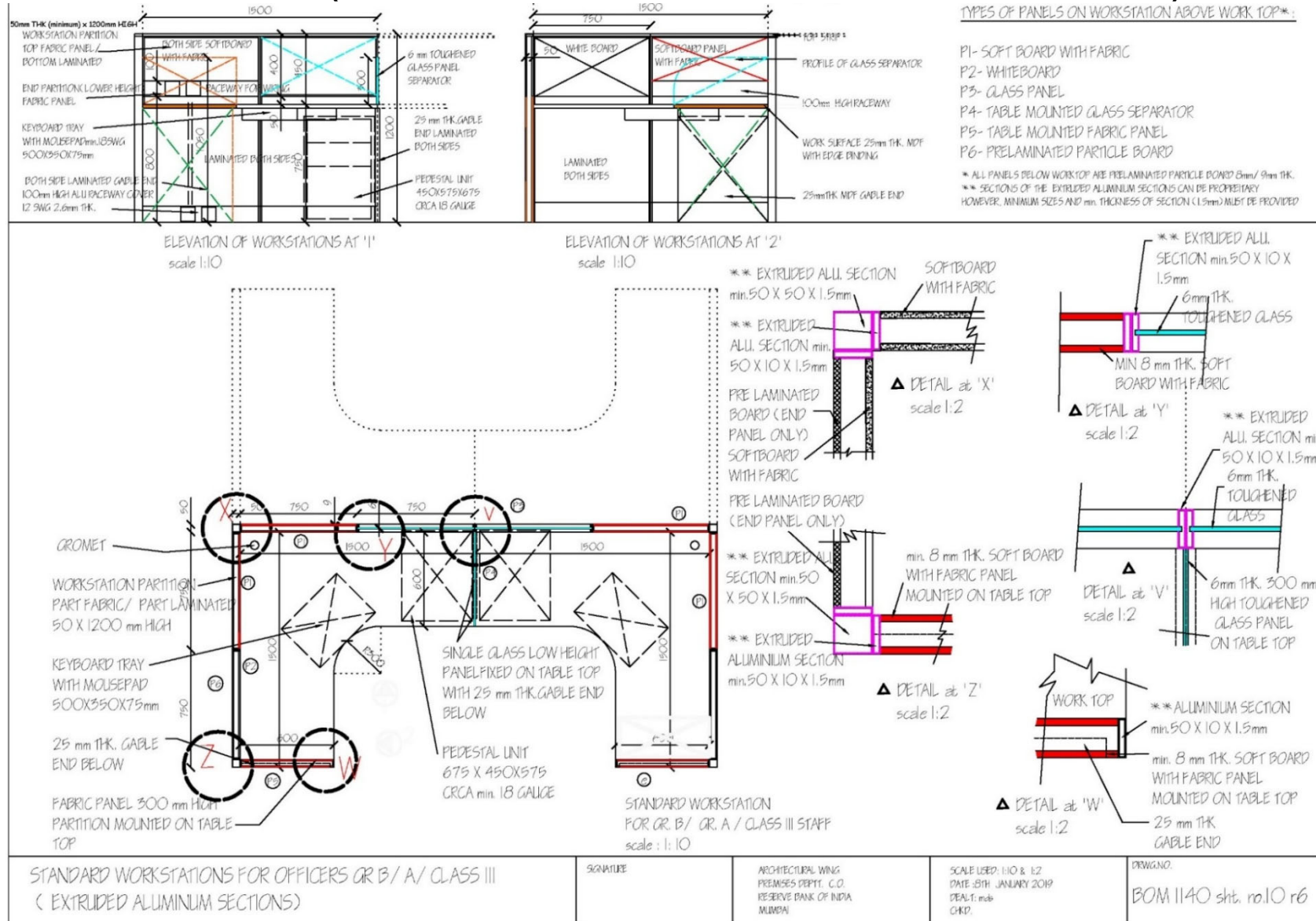


ANNEX-2 C (EXECUTIVE AREA INFRASTRUCTURE)

S. No	Description	Minimum area required (Sqm)
1	Executive Room (For Governor) - 01 no.	50
2	Executive Rooms - 04 no.	43x4=172
3	CGM Cabin - 01 no.	21
4	Executive Assistant - 01 no.	14
5	DGM Cabin - 01 no.	14
6	Workstation - 02 no.	2x7.43=14.86
7	Board room (50 seating capacity)	175
8	Waiting lounge for 15 to 20 executives	20
9	Ladies Toilet	10
10	Gents Toilet	10
11	Total area	500.86 sqmt, say 510 sqmt
In addition, a suitable size dining lounge space (of 50-60 capacity) for executive area in specific may also be provided		



ANNEX-3 A (INDICATIVE WORKSTATION REFERENCE DRAWING)

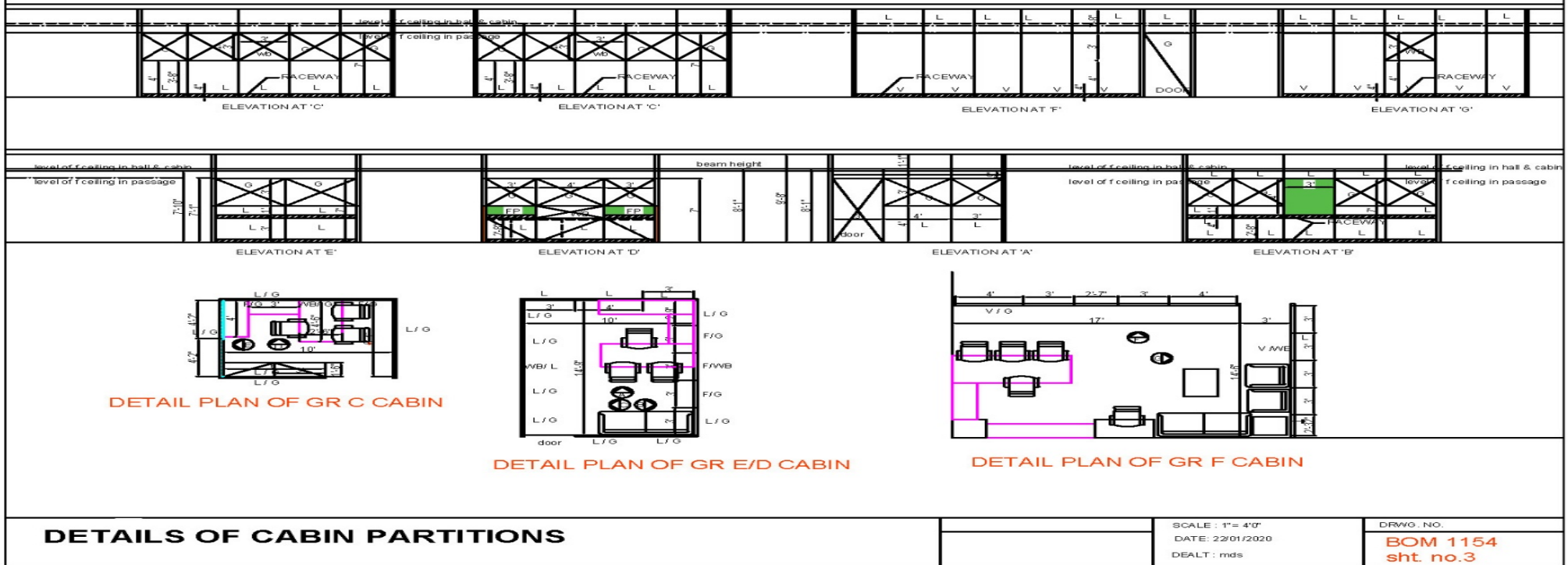




ANNEX-3 B (INDICATIVE DRAWINGS)

Indicative drawing for reference purpose

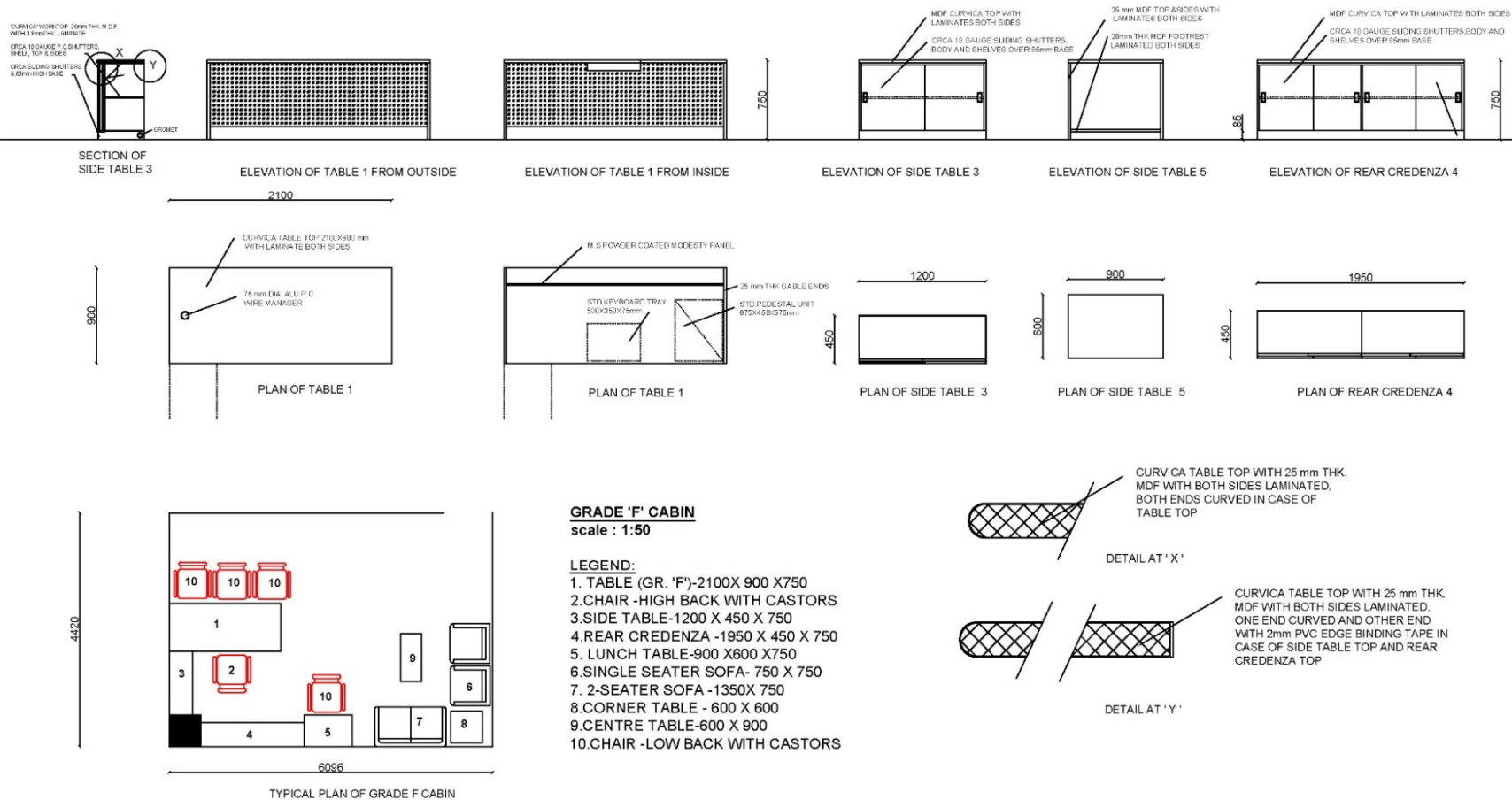
(Cabin configuration may be modified/designed by Architect suitably as per minimum area requirement specified in this document)





Indicative drawing for reference purpose

(Cabin configuration may be modified/designed by Architect suitably as per minimum area requirement specified in this document)



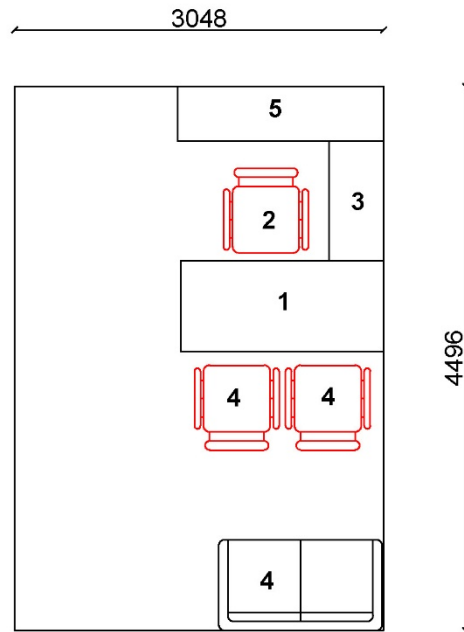
DETAILS OF FURNITURE FOR GRADE F CABIN

prints	revisions	signature	scale : 1:50, 1:25	drwg. no.
			date : 27 / 07 /2020	BOM 1154 sht. no.5
			dealt : m.d.s.	



Indicative drawing for reference purpose

(Cabin configuration may be modified/signed by Architect suitably as per minimum area requirement specified in this document)

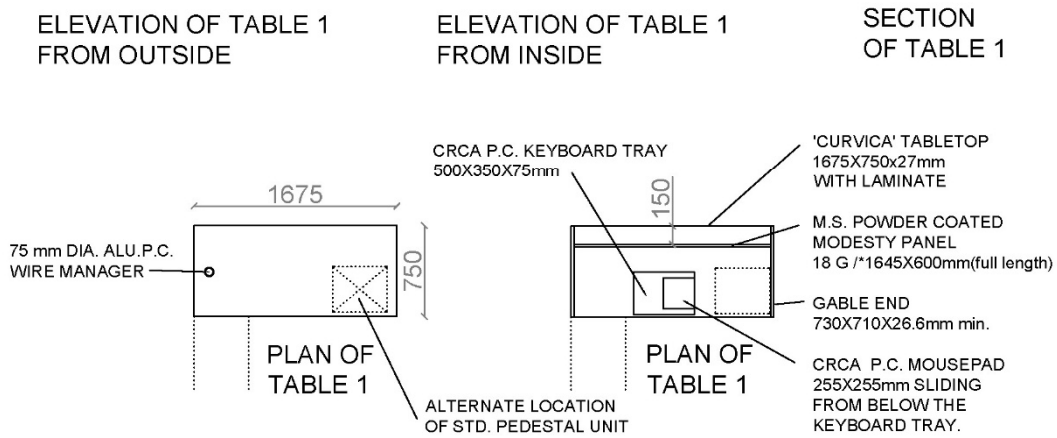
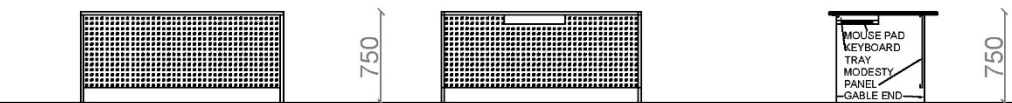
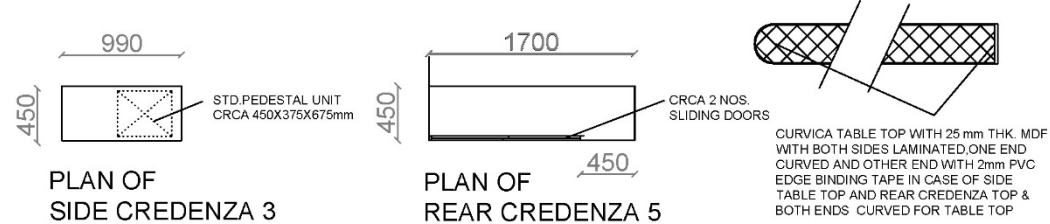
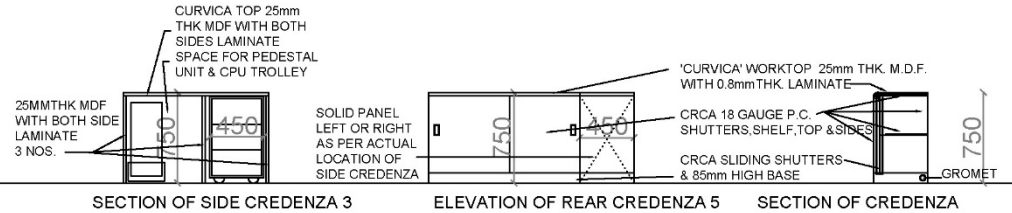


GRADE 'E / D' CABIN

scale : 1:25

LEGEND:

- 1. TABLE (GR. 'D')- 1675 X 750 X 750
- 2. CHAIR -HIGH BACK WITH CASTORS
- 3. SIDE CREDENZA -990 X 450 X 750
- 4. VISITORS CHAIR -LOW BACK WITH CASTORS
- 5. REAR CREDENZA - 1700X450X750
- * check dimension at site



DETAILS OF FURNITURE FOR GRADE 'E/D' CABIN

signature

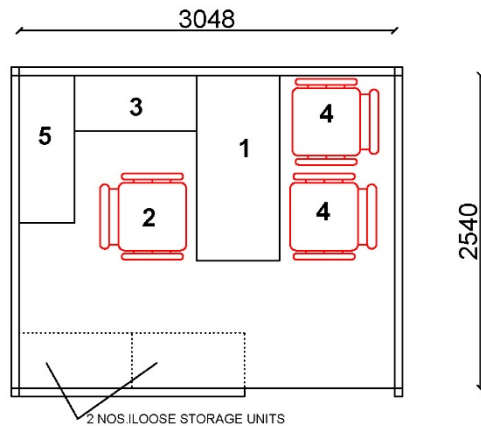
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date :27 / 07 / 2020
dealt : m.d.s.

drwg. no.
BOM 1154 sht. no.6



Indicative drawing for reference purpose

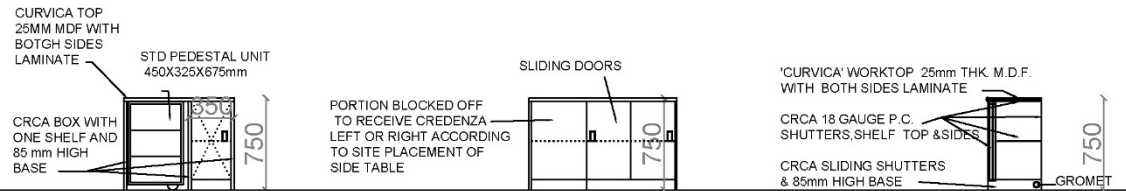
(Cabin configuration may be modified/designed by Architect suitably as per minimum area requirement specified in this document)



GRADE 'C' CABIN
scale : 1:25

LEGEND:

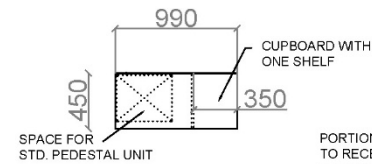
- 1. TABLE (GR. 'C') 1500 X675 X750mm
 - 2. CHAIR -HIGH BACK WITH CASTORS
 - 3. SIDE TABLE -990 X 450 X 750mm
 - 4. VISITORS CHAIR LOW BACK WITH CASTORS
 - 5. REAR CREDENZA 1200X450X750mm
- * check dimension at site



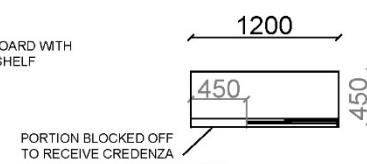
ELEVATION OF SIDE TABLE 3

ELEVATION OF CREDENZA 5

SECTION OF CREDENZA



PLAN OF SIDE TABLE 3

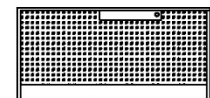


PLAN OF CREDENZA 5

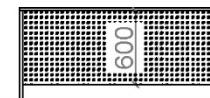


CURVICA TABLE TOP WITH 25 mm THK. MDF WITH BOTH SIDES LAMINATED, ONE END CURVED AND OTHER END WITH 2mm PVC EDGE BINDING TAPE IN CASE OF SIDE TABLE TOP AND REAR CREDENZA TOP & BOTH ENDS CURVED FOR TABLE TOP

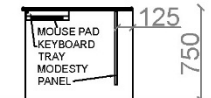
DETAIL (nts)



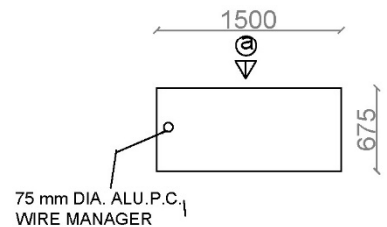
ELEVATION FROM 'b' OF TABLE 1



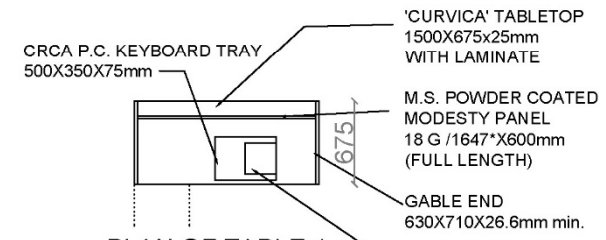
ELEVATION FROM 'a' OF TABLE 1



SECTION OF TABLE 1



PLAN OF TABLE 1



PLAN OF TABLE 1

M.S. POWDER COATED MODESTY PANEL 18 G /1647*X600mm (FULL LENGTH)
GABLE END 630X710X26.6mm min.
CRCA P.C. MOUSEPAD 255X255mm SLIDING FROM BELOW THE KEYBOARD TRAY.

DETAILS OF FURNITURE FOR GRADE 'C' CABIN

signature

scale : 1:25,
date :27 / 07 / 2020
dealt : m.d.s.

drwg. no.
BOM 1154 sht. no.4



ANNEX-4 (FINISHES FOR OFFICE)

Recommended schedule of finishes is as follows:

S. No.	Spaces/ Area	Flooring	D/S/P/C*	False Ceiling (NA - If painted)
Main Building, Annex Building and Service Block				
1	Banking vault	50mm thick Ironite finished IPS flooring.	P	NA
2	Entrance hall and public hall	Granite	D – Granite or any natural stone preferably high abrasion resistance + above detailing as per interior scheme	Decorative gypsum false ceiling with cornices, mouldings, designs, patterns etc. and drops/verticals required, if any Glass fibre solo
3	Staircases (in all floors)	Granite in risers, treads, landings, mid landings. Treads shall have non slippery grooves or strips near edges.	D – Granite + P above	NA
4	Lift or common lobbies (in all floors)	Granite	D – Granite (full height up to false ceiling)	Gypsum false ceiling with cornices/mouldin gs
5	Lift Machine Room	Kota Stone	S – Kota stone + P above	NA



S. No.	Spaces/ Area	Flooring	D/S/P/C*	False Ceiling (NA - If painted)
6	Office area (in all floors) and executive area	Vitrified Tiles	Office area: S – Vitrified tiles + P above Executive area: Wall panelling in combination with other detailing as per interior design	In combination of gypsum and acoustical mineral fibre tegular edged tiles false ceiling with suitable drops/verticals required, if any.
7	Conference cum VC Room	Vitrified Tiles / Carpet tiles	Wall panelling as per interior scheme	In combination of gypsum and acoustical mineral fibre tegular edged tiles false ceiling with suitable drops/verticals required, if any.
8	Library	Vitrified Tiles	S – Vitrified tiles + P above	In combination of gypsum and acoustical mineral fibre tegular edged tiles false ceiling with suitable drops/verticals required, if any.
9	Record rooms	Industrial / PU Epoxy	S – Industrial/PU/Epoxy + P above	NA
10	Toilets (all)	Anti-skid vitrified tiles	D – Vitrified/ceramic tiles (full height)	Moisture resistant gypsum grid tile
11	Pantry (all)	Vitrified tiles	D – Vitrified tiles (full height)	Moisture resistant gypsum grid tile



S. No.	Spaces/ Area	Flooring	D/S/P/C*	False Ceiling (NA - If painted)
12	AHU (all)	Kota Stone	S – Kota stone + P above	NA
13	Lockers (all)	Kota Stone	S – Kota stone + P above	NA
14	Lounge and Canteen	Vitrified Tiles	S – Vitrified tiles + above detailing as per interior scheme	Decorative gypsum false ceiling with cornices, mouldings, designs, patterns etc. and drops/verticals required, if any
15	Kitchen (all)	Kota Stone	D – Vitrified tiles (full height)	NA
16	Dispensary including doctor's cabin, waiting, pharmacy	Vitrified Tiles	D – Vitrified tiles + P above	NA
17	Officers' Association, staff union rooms and co-operative credit societies	Vitrified Tiles	S – Vitrified tiles + P above	NA
18	Sports room, recreational facilities and gym	Synthetic sports flooring	D – Vitrified tiles + P above	NA
19	Caretaker's Room and rooms for maintenance staff, service provider,	Vitrified Tiles	S – Vitrified tiles + P above	NA



S. No.	Spaces/ Area	Flooring	D/S/P/C*	False Ceiling (NA - If painted)
	security, etc. and changing rooms			
20	Caretaker's store and other stores	Kota	S – Kota stone + P above	NA
21	Electric panel/ Meter/ Maintenance or similar rooms	Kota Stone	S – Kota stone + P above	NA
22	CCTV/ IBMS/ UPS/ Battery room or similar rooms	Vitrified tiles	S – Vitrified tiles + P above	NA
23	Pump room	Kota Stone	S – Kota Stone + P above	NA
24	STP	Kota Stone	S – Kota Stone + P above	NA
25	HVAC Plant room	Kota Stone	S – Kota Stone + P above	NA
26	Security Check Block	Vitrified Tiles	D – Vitrified Tiles + P above	NA
27	Dog Kennel	Kota	S – Kota + P above	NA
28	Parking	Heavy duty parking tiles	D – Glass Mosaic Tiles with edge protection + P above	NA

Exterior Finish

29	P or C or combination of both to suit with the aesthetics and ambience of India's Central Bank.
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*Legends used are as follows:

D-Dado up to 7 to 8 feet height

S-Skirting up to 6-inch height

P-Low VOC washable acrylic paint for interior or waterproof exterior grade paint for external surfaces including balconies, utility, etc. (both are indicated as P)

C-Cladding for external surfaces



S. No.	Spaces/ Area	Flooring	D/S/P/C*	False Ceiling (NA - If painted)
General				
<p>(i) Specifications to cabin partitions, cabin furniture, workstations, etc. are specified in Annex-3 A and Annex-3 B.</p> <p>(ii) Window and door sills, jambs, soffits are to be provided with single piece granite. For the openings in external walls (may be exposed to rainfall), it may be provided in 2 level/step arrangement.</p> <p>(iii) Window frames are to be extruded aluminium section or UPVC frames. Window and door shutters shall be compatible to the frame systems provided. Window shutters shall be fully glazed. Windows shall be capable to barricade the noise nuisance. In case of ventilators of toilets, etc. it shall be provided with glass louvers of frosted / bajri glass with guard bars. All windows shall be provided with venetian blinds.</p> <p>(iv) All specialized doors specified for office complex shall be conforming to the specifications mentioned. All other interior doors shall be glass doors of toughened glass /flush doors as per suitable applicability of the location.</p> <p>(v) All exposed terminating edges of dado and skirting shall have moulding at terminating edge, if not flush to the wall plaster.</p> <p>(vi) Suitable patterns in combination of tiles/granites/natural stones/borders, etc. shall be designed in the flooring of the places other than those specified with Kota stone flooring.</p> <p>(vii) Suitable patterns in combination of tiles/granites/natural stones/borders, etc. shall be designed in all the dados.</p> <p>(viii) All staircase railings shall be 304 grade (minimum or superior) SS.</p> <p>(ix) All terraces, sunken areas, wet areas viz. toilets, balconies, utility areas, etc. shall have suitable water proofing treatment. Terrace shall also have proper heat insulation including protective tiles either in the form of heat resistant tiles or any other suitable treatment.</p> <p>(x) All the above schedule is for exposed finishes. All materials including tiles, granites, natural stones etc. shall be of premium quality.</p>				



ANNEX-5 (OFFICERS RESIDENTIAL REQUIREMENTS)

The minimum number of flats, to be planned and constructed along with details of minimum carpet area required, etc. are specified below:

Flats			
S. No.	Description of construction	Number required	Minimum carpet area* in sqm.
1	Grade A type flats	01	100.33
2	Executive Visiting Officers' Flats	02	156.06 (78.03*2)
	Total	03	256.40

* Carpet area" (CA) means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Further, staircases, lifts, lift/staircase lobby, service room, lift machine room, service shafts, common access way and common circulation/passages, etc. outside the flats shall also be provided additional to area of flats mentioned above.



ANNEX-6 (FINISHES FOR OFFICERS - RESIDENTIAL)

Recommended schedule of finishes is as follows:

S. No.	Spaces/ Area	Flooring	D/S/P*	False ceiling
Grade 'A'				
1	Drawing cum dining	Vitrified Tiles	S – Vitrified Tiles + P above	NA but POP moulding and cornice
2	Kitchen	Anti-skid vitrified tiles / granite tiles	D – Vitrified/ceramic Tiles (full height)	NA
3	Kitchen store	Vitrified Tiles	D – Ceramic Tiles + P above	NA
4	Master Bedroom	Vitrified Tiles	S – Vitrified Tiles + P above	NA but POP moulding and cornice
5	Dressing (All)	Vitrified Tiles	S – Vitrified Tiles + P above	NA
6	Toilets (All)	Antiskid/ Matt finish- Vitrified/ ceramic tile	D – vitrified/ceramic/ glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
7	Bedrooms	Vitrified Tiles	S – Vitrified Tiles + P above	NA but POP moulding and cornice
8	Utility area	Anti-skid vitrified tiles	S – Vitrified Tiles + P above	NA
9	Balconies (All)	Anti-skid vitrified tiles	S – Vitrified Tiles + P above	NA
Creche				



S. No.	Spaces/ Area	Flooring	D/S/P*	False ceiling
1	Living cum Playroom	Vitrified Tiles	S – Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
2	Pantry	Anti-skid vitrified tiles	D – Vitrified Tiles (full height)	NA
3	Store	Kota stone	S – Vitrified Tiles + P above	NA
4	Bedroom / Room for rest of children	Vitrified Tiles	S – Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
5	Toilets (All)	Antiskid/ Matt finish- Vitrified/ ceramic tile	D – vitrified/ceramic/ glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
6	Study room	Vitrified Tiles	S – Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
7	Utility area	Anti-skid vitrified Tiles	S – Vitrified Tiles + P above	NA
8	Balconies (All)	Anti-skid vitrified Tiles	S – Vitrified Tiles + P above	NA
EVOF				



S. No.	Spaces/ Area	Flooring	D/S/P*	False ceiling
1	Bedroom	Vitrified Tiles	S – Vitrified Tiles + P above	NA
2	Toilet	Anti-skid ceramic / vitrified tiles	D – Ceramic / vitrified Tiles (till door height) + P above	Moisture resistant gypsum grid tile
3	Drawing cum Dining	Vitrified Tiles	S – Vitrified Tiles + P above	Decorative Gypsum false ceiling with moulding, cornice etc.
4	Pantry	Anti-skid vitrified tiles	D – Vitrified Tiles (full height)	NA
5	Utility area	Anti-skid vitrified tiles	S – Vitrified Tiles + P above	NA
6	Balconies (All)	Anti-skid vitrified tiles	S – Vitrified Tiles + P above	NA

*Legends used are as follows:
D-Dado up to 7 to 8 feet height
S-Skirting up to 6-inch height
P-Low VOC washable acrylic paint for interior or waterproof exterior grade paint for external surfaces including balconies, utility, etc. (both are indicated as P)



ANNEX-7 (AMENITIES – OFFICERS)

Amenities inside the Residences for Officers

(1) In the Living /Drawing room:

(i) Telephone stand cum Book rack or wall unit cabinet of suitable size approx. 2200 x 2100 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions for keeping books, telephone, TV and associated accessories, music system etc. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teakwood veneer with melamine polish. Suitable base shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(ii) Shoe Rack cabinet of suitable size approx. 1200 x 1200 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions for keeping shoes etc. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teakwood veneer with melamine polish. Front side shall be provided with shutters. Suitable base and ventilation shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(2) In the Dining room:

Wooden storage cabinet with glass for Crockery etc. of suitable size approx. 2200 x 1500 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions. Front side shall be glazed in teak wood shutter frame. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teak wood veneer with melamine polish. Front side shall be glazed in suitable frame. Suitable base shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(3) In the Kitchen:

(i) Best quality state-of-the-art modular Kitchen having sleek looks and spacious capacity designed for maximum functional efficiency and comfort of use will be provided.



Kitchen-platform along with underneath covered modular storage units (pullout drawer etc.), Kitchen hood / Chimney, Water-purifier etc. complete may be provided. Minimum 18mm thick mirror polished granite top cooking platform (edge rounded) and 200 mm deep Granite fascia (edge rounded)/ Korean marble platform and fascia for Grade F and above with a suitable size stainless-steel sink-drain-board unit (single bowl, satin finish, with SS fluted drain board) having CP brass swan-neck swivel type pillar cock for freshwater inlet, and wastewater outlet through a suitable floor trap shall be provided. Granite kitchen platform with a stainless-steel sink with drain board and tap-preferably swan neck-mixer tap where instant water heater installed (Cold regions). The modular kitchen furniture like cabinets (either proprietary or made from marine ply with both side laminate and edge banding or made from kadappa/kota stone verticals), drawers with SS telescopic channel, SS pull out baskets of various utilities viz. cutlery, cup saucer, plates (both large and small sizes), bottles, grains pull outs, plain baskets (of various depths), etc. shall be provided in below the cooking platform cabinets. All the shutters shall be modular post formed shutters made from marine ply with both side laminate and requisite edge banding. A water-purifier with CP brass plumbing fittings and fixtures and a wet utensils cabinet with SS grills, SS drain boards* for collecting water etc. shall be fixed over the sinkdrain-board-unit. An electric chimney / kitchen hood (soft touch / automatic; 1000 cum/hr.) shall be suitably fixed and shall be camouflaged between overhead modular storage units. All with SS ironmongery, handles etc. Kitchen hood exhaust shall be concealed.

(ii) There shall be over counter wall modular units with modular post formed shutters made from marine ply with both side laminate and requisite edge banding or glazed shutters or combination of both, toughened glass shelves etc.

(iii) Minimum 18mm thick mirror polished granite top preparation platform for keeping micro-wave oven, Mixer/grinder, juicer etc. along with necessary electrical points shall be provided opposite to the cooking platform. The modular kitchen furniture like cabinets, drawers, etc. shall also be built below the preparation platform. The modular kitchen may be designed in a manner that the Last/lowest drawer can be a pull-out trolley which can be pulled out for cleaning purpose.

Suitable overhead modular storage units shall also be fixed over preparation platform. This shall have cabinets, drawers with SS telescopic channel, SS Grills, etc. shall be built below the cooking platform.

(iv) There shall be a loft above the level of 2100mm from the FFL for storage with shutters, all fittings and ironmongery. Lofts with sliding doors/openable shutters about



2.5 to 3 sq m size and lights may be provided at a convenient location either over bath area or in passage area. A minimum clear headroom of 750mm may be ensured.

(4) Storeroom:

Sufficient no. of RCC open shelves finished with Granite shall be provided.

(5) Mosquito Mesh Shutters:

All the windows including French windows, ventilators, main entry door and doors which are opening in balconies/ utility area shall be provided with mosquito mesh shutters (Sliding/ openable) in case of metal mesh, it shall be SS.

(6) Safety Grills:

All windows and ventilators shall be provided with Aluminum / MS safety grills.

(7) Curtain Rods / pelmets:

All the doors & windows of living, dining, bedrooms etc. shall be provided with decorative curtain rods (preferably double track)

(8) Wardrobes / Cupboards and dresser with mirror:

All the bedrooms shall be provided with built-in modular wardrobe / cupboard of suitable size. The wardrobe shall have minimum four drawers, shelves, and partitions. The height of partitions shall not be more than 450mm except for coat hangers / dress hangers. Wardrobes / cupboards may be proprietary of approved make or made of marine plywood (blockboard in case of shutters) with laminate (inside and hidden i.e. wall side surfaces) and veneer with melamine polish on exposed surfaces. All dressing rooms shall be provided with built-in modular dresser of suitable size along with cloth shelves and hangers to keep cloths and accessories.

(9) Modular Bath and Toilets:

(i) Wall hung/ floor mounted EWC (Vitreous Chinaware European type) with low level water efficient dual flushing system with all integral fittings or CP brass flushing valve and PVC seat –cover, SS toilet paper holder with lid., one handheld water sprayer for washing (preferably on the right-hand side) or health faucet with necessary CP brass angle/stop cocks, CP connector with all integral fittings/fixtures, exhaust fan, etc. complete. [Note: in case of servant toilet OWC shall be provided]. One toilet in each flat may be made disabled friendly as per prevailing norms/NBC etc., as applicable.

(ii) Vanity wash basin for Grade F and above/Over / under counter vitreous chinaware wash hand basin with quality plumbing / accessory / integral fittings like, CP brass waste/waste-coupling, CP bottle trap, CP brass mixer, CP brass connectors with all integral fittings like stop taps, flexible connectors etc. complete. And with minimum 18mm thick mirror polished granite top counter with Granite fascia al-around over



counter unit (fitted with waterproof modular toilet furniture below fitted with wastebasket, toiletries, etc. The portion below counter may be covered with waterproof shutters for keeping dry waste bin, cleaning materials, brooms/ brushes, swabs, etc. as per requirements). One wash basin outside (in lobby/passage area in the flat) for General use (counter type) with mirror (with a light fitting on mirror top) and medicine chest on one side wall. Wash basin to have provision for mixer with hot water and cold water
(iii) CP brass liquid soap dispenser, CP brass soap-cake holder, CP brass toothpaste/ toothbrush holder, etc.

(iv) Heavy-Duty Stainless-Steel (SS) towel racks above shower panel as well as towel rods (about 4 ft length), towel rings (best quality CP/powder coated or stainless steel) in bathroom and lobby wash basin

(v) Sufficient number of glass shelves for keeping toiletries including one fibre/glass soap holder.

(vi) Pull and fix cloth line for drying cloths. Arrangement for drying clothes- Floor/wall/ceiling mounted aluminium foldable/pull out string-based stand

(vii) Heavy Duty CP brass coat-hooks

(viii) Suitable size large mirror (8mm thick) with width commensurate with basin length shall be fixed above the wash basin counter over the wall tiles with quality accessory fittings.

(ix) Modular waterproof medicine / toiletry chests, modular switch-socket for electric shaver near the mirror and modular light fitting above the mirror (latest, sturdy, FRP unit available in the market) in all bathrooms, above wash basin.

(x) All necessary CP brass angle cocks and other ancillary fittings

(xi) Swivel type shower rose and spout / tap of suitable size with hot/cold mixing arrangements.

(xii) In addition to solar hot water, storage type geyser shall be provided with necessary plumbing and electrical provisions. System is to be designed to achieve optimum balance with IGBC/GRIHA norms.

[Note: (a) Swivel type shower rose and spout / tap of suitable size with hot/cold mixing arrangements in attached toilet to master bedroom shall preferably be a shower panel with bath tray.

(b) Shower panel with bath tray in all modular bathrooms .Attached toilet to Master Bedroom shall have Shower partition with door made of 12mm thick toughened Glass.]

(10) In Utility area/washing machine / dish washer enclosures:



(i) Inside the flats, additional plumbing fittings like, CP brass stop-tap to plug for water supply and floor-trap for wastewater drainage arrangements shall be provided for equipment like for the washing machine as well as dishwasher etc. in utility area (either in utility balcony, where available, or in/near washroom area)

(ii) Shelves for keeping washing soap /powder, dirty clothes, washed utensils etc. shall be provided.

(iii) Ceiling mounted SS cloth dryer rack with pulley and string for drying clothes shall be provided.

(11) Electrical Installation and Fittings: Energy efficient and/ or BEE highest rated electrical fittings and fixtures viz. tube light, wall mounted light fittings, ceiling fan, exhaust fan, geyser, chandelier (in living room), call bell, and sufficient power points (5 / 15A) in each room shall be provided. The power to each residential unit shall be provided through a sub-meter.

Amenities in Creche

(i) All above amenities mentioned for inside the residence above are to be provided.

(ii) Necessary single beds suitable for children, chairs, play tables, indoor play games, study tables with study chairs, washing machine, refrigerator, micro-oven, LCDs, and split AC units are to be provided in suitable size and nos. All items shall be suitable to children.



ANNEX-8 (STAFF RESIDENTIAL REQUIREMENTS)

The minimum number of flats, to be planned and constructed along with details of minimum carpet area required, etc. are specified below:

Flats			
S. No.	Description of construction	Number required	Minimum carpet area* in sqm.
1	Class III Staff type flats	1	89.18
2	Class IV Staff type Flats	2	133.78 (66.89*2)
	Total	3	222.96

* Carpet area" (CA) means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Further, staircases, lifts, lift/staircase lobby, service room, lift machine room, service shafts, common access way and common circulation/passages, etc. outside the flats shall also be provided additional to area of flats mentioned above.



ANNEX-9 (FINISHES FOR STAFF – RESIDENTIAL)

Recommended schedule of finishes is as follows:

S. No.	Spaces/ Area	Flooring	D/S/P*	False ceiling (NA=Not applicable)
Class III and Class IV Flats				
1	Drawing cum dining	Vitrified Tiles	S – Vitrified tiles + P above	NA
2	Kitchen	Anti-skid vitrified Tiles/ granite tile	D – Vitrified/ceramic glazed Tiles (Full height)	NA
3	Kitchen store	Kota stone	D – ceramic tiles + P above	NA
4	Master Bedroom	Vitrified Tiles (Wooden texture)	S – Vitrified tiles + P above	NA
5	Toilets (All)	Anti-skid vitrified Tiles/ granite tile	D – ceramic / vitrified tiles glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
6	Bedrooms	Vitrified Tiles	S – Vitrified tiles + P above	NA
7	Utility area	Anti-skid vitrified tiles	S – Vitrified tiles + P above	NA
8	Balconies (All)	Anti-skid vitrified tiles	S – Vitrified tiles + P above	NA

*Legends used are as follows:

D-Dado up to 7 to 8 feet height / full height

S-Skirting up to 6-inch height

P-Low VOC washable acrylic paint for interior or waterproof exterior grade paint for external surfaces including balconies, utility, etc. (both are indicated as P)



ANNEX-10 (AMENITIES – STAFF)

Amenities inside the Residences for Class III and Class IV flats

(1) In the Living /Drawing room:

(i) Shoe Rack cabinet of suitable size approx. 1200 x 1200 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions for keeping shoes etc. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teak wood veneer with melamine polish. Front side shall be provided with shutters. Suitable base and ventilation shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(2) In the Kitchen:

(i) Best quality state-of-the-art modular Kitchen with sufficient storages space for different types of kitchen equipment subject to space availability having sleek looks and spacious capacity designed for maximum functional efficiency and comfort of use will be provided. Minimum 18mm thick mirror polished granite top cooking platform (edge rounded) and 200 mm deep Granite fascia (edge rounded) with a suitable size stainless-steel sink-drain-board-unit (single bowl, satin finish, with SS fluted drain board) having CP brass swan-neck swivel type pillar cock for freshwater inlet, and waste water outlet through a suitable floor trap shall be provided. The kitchen-platform shall be provided along with underneath covered storage units (along with shelves & vertical partitions made of either marine ply with both side laminate & edge banding or natural stone viz. mirror polished kota / kadappa stone etc. and post formed shutters made of marine plywood and both side laminate with edge banding), water-purifier etc. complete. A water-purifier with CP brass plumbing fittings and fixtures and a wet utensils cabinet shall be fixed over the sink-drain-board-unit. An electric chimney / kitchen hood (soft touch / automatic; 1000 cum/ hr.) shall be suitably fixed and shall be camouflaged between overhead modular storage units. All with SS ironmongery, handles etc. Kitchen hood exhaust shall be concealed or Exhaust Fan with gravity louvre flaps.

(ii) There shall be over counter wall modular units with glazed shutters.

(iii) Minimum 18mm thick mirror polished granite top preparation platform for keeping micro-wave oven, Mixer/grinder, etc. along with necessary electrical points shall be provided opposite to the cooking platform. The storage cabinets, drawers, etc. shall also



be built below the preparation platform. Suitable overhead storage units shall also be fixed over preparation platform.

(iv) There shall be a loft above the level of 2100mm from the FFL for storage with shutters all fittings and ironmongery. Lofts with sliding doors/openable shutters about 2.5 to 3 sq m size and lights may be provided at a convenient location either over bath area or in passage area. A minimum clear headroom of 750mm may be ensured.

(3) Storeroom: Sufficient no. of RCC open shelves finished with kadappa/kota stone shall be provided.

(4) Mosquito Mesh Shutters: All the windows (preferably sliding windows) including French windows, ventilators, main entry door and doors which are openable to balconies/ utility area shall be provided with mosquito mesh shutters.

(5) Safety Grills: All windows and ventilators shall be provided with Aluminum / MS safety grills.

(6) Curtain Rods / pelmets: All the doors & windows of living, dining, bedrooms etc. shall be provided with decorative curtain rods.

(7) Wardrobes / Cupboards: All the bedrooms shall be provided with built-in modular wardrobe / cupboard of suitable size. The wardrobe shall have minimum four drawers, shelves, and partitions. The height of partitions shall not be more than 450mm except for coat hangers / dress hangers. Wardrobes / cupboards may be proprietary of approved make or made of marine plywood (blockboard in case of shutters) with laminate (inside and hidden i.e. wall side surfaces) and veneer with melamine polish on exposed surfaces.

(8) Toilets:

(i) Toilet area to be provided with floor mounted ceramic European WC pot, water efficient dual flushing system with all integral fittings or CP brass flushing valve and PVC seat –cover, SS toilet paper holder with lid, one handheld water sprayer for washing (preferably on the right hand side) or health faucet with necessary CP brass angle/stop cocks, CP connector with all integral fittings/fixtures, exhaust fan with gravity louvre flaps, etc. complete. [Note: in case of servant toilet OWC shall be provided]. One toilet in each flat may be made disabled friendly as per prevailing norms/NBC etc., as applicable.

(ii) Vitreous chinaware wash hand basin with quality plumbing / accessory / integral fittings like, CP brass waste/waste-coupling, CP bottle trap, CP brass mixer, CP brass connectors with all integral fittings like stop taps, flexible connectors etc. complete.



- (iii) CP brass liquid soap dispenser, CP brass soap-cake holder, CP brass toothpaste/toothbrush holder, etc.
 - (iv) Heavy-Duty Stainless-Steel (SS) towel rods about 4 ft length-best quality CP/powder coated or stainless steel at bathing area and SS rings at wash basin area.
 - (v) Sufficient number of Glass shelves for toiletries including one fibre/glass soap holder
 - (vi) Pull and fix cloth line for drying cloths (Floor/wall/ceiling mounted aluminium foldable/pull out string-based stand)
 - (vii) Heavy Duty CP brass coat-hooks
 - (viii) Suitable size large mirror (8mm thick) with width commensurate with basin length shall be fixed above the wash basin counter over the wall tiles with quality accessory fittings.
 - (ix) Modular waterproof medicine / toiletry chests, modular switch-socket for electric shaver near mirror and modular light fitting above mirror.
 - (x) All necessary CP brass angle cocks and other ancillary fittings
 - (xi) Swivel type shower rose and spout / tap of suitable size with hot/cold mixing arrangements.
 - (xii) In addition to solar hot water, storage type geyser shall be provided with necessary plumbing and electrical provisions. System is to be designed to achieve optimum balance with IGBC/GRIHA norms.
- (9) In Utility area/washing machine / dish washer enclosures:
- (i) Inside the flats, additional plumbing fittings like, CP brass stop-tap to plug for water supply and floor-trap for wastewater drainage arrangements shall be provided for equipment like for the washing machine as well as dishwasher etc.
 - (ii) Shelves for keeping washing soap /powder, dirty clothes, washed utensils etc. shall be provided.
 - (iii) Ceiling mounted SS cloth dryer rack with pulley and string for drying clothes shall be provided.
- (10) Electrical Installation and Fittings: Energy efficient and/ or BEE highest rated electrical fittings and fixtures viz. tube light, wall mounted light fittings, ceiling fan, exhaust fan, geyser, chandelier (in living room), call bell, and sufficient power points (5 / 15A) in each room shall be provided. The power to each residential unit shall be provided through a sub-meter.

**Annexure XII.B –
Officers' & Staff Residential Complex
of Reserve Bank of India at Inavolu,
Amaravati, Andhra Pradesh**



**RESERVE BANK OF INDIA
Estate Department
Andhra Pradesh**

**Officers' & Staff Residential Complex of Reserve Bank of India at
Inavolu, Amaravati, Andhra Pradesh**

Requirements for implementation of Project



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh

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Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

Introduction

Reserve Bank of India (hereinafter referred as Bank) intends to undertake Planning and Construction of Officers' and Staff Residential Complex of Bank at its land of 4 acres area acquired on leasehold, etc. basis at Inavolu, Amaravati, Andhra Pradesh and shall hereinafter referred as plot. As in the 4 acres land the residential building for officers and staff is to be planned, the same should be planned separately such that area of the officers and staff are segregated and the facilities as discussed below are also planned separately as per the requirements.

General Requirements:

The Residential premises/complex for Officers shall comprise of residential flats, community hall, children play area etc. including transit accommodations i.e. visiting officers' flats (VOFs) as well as single room accommodations (SRAs). In addition to meeting with the requirement for planning of providing minimum no. of flats and other buildings/amenities mentioned at **Annex 1**.

The Residential premises/complex for Staff shall comprise of residential flats, community hall, children play area etc. including transit accommodations i.e. Transit Holiday Homes (THHs). In addition to meeting with the requirement for planning of providing minimum no. of flats and other buildings/amenities mentioned at **Annex 2**.

Planning shall be in such a manner that the entire project is certified as Platinum rating development under Indian Green Building Council (IGBC) system/ five-star rating development under Green Rating for Integrated Habitat Assessment (GRIHA) of 'Green Building' certification. The maximum permissible ground coverage, FSI / FAR, Maximum height permitted, stilt and basements as applicable and its height, setback on all sides and other norms applicable as per building bye laws, etc. shall be enquired from local Authorities and shall be followed. The design shall be in conformity with the prevailing local byelaws, environmental clearance and regulations and any other applicable statutory requirements and shall also be built as per the prescribed guidelines of local statutory authority (ies).



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

The principles of architectural planning, various analysis /considerations i.e. planning and orientation of buildings as per climate, sun path and wind flow analysis; allowing natural light & ventilation through the units; various salient positive features of the project (viz. stability, durability, maintainability, heat analysis/energy performance of the buildings, ecology study, disaster management plan, traffic management plan, total domestic & treated water requirement, projection of total waste water and sewerage and disposal, effect of construction material on Environment, rain water harvesting and storm water management, solid waste management, Organic Waste Converter/Vermi-compost, Bio Gas Plant, energy conservation techniques, use of renewable solar energy, Solar Power Plants with net metering, China Mosaic / Heat reflective paint on terrace top, Others, etc.); feasibility of achieving platinum rating of IGBC/ five-star rating of GRIHA, etc. shall form the basis of planning. The design efficiency parameters (i.e. having Floor area to Plinth area ratio > 80 %; Road surface to Plot area ratio < 15 %; Plinth perimeter to Plinth area ratio ≤ 0.45 m / sqm; Window area to Floor area 15 to 20%, etc. to have an economical planning and designs) shall also form the basis of design.

Project Architect shall also submit a certificate stating that the proposal complies with all the applicable statutory regulatory provisions / codes of the local building byelaws e.g., setback provisions, height restrictions, maximum permissible built-up area (FAR/FSI), minimum open space requirements, vehicular parking and movement provisions, fire safety norms, etc.

The buildings shall be designed suitable for the comfortable usage of differently abled persons as per the latest versions of "Guidelines and Space Standards for Barrier Free Built Environment for Disabled and Elderly Persons" published by CPWD and the stipulations of the statutory bodies. One flat in each block/tower or 2-3 flats as a whole in each colony could be made disabled friendly.

All components and systems i.e. Civil related systems including PCC, RCC, Masonry, Finishes, Amenities, water supply system, wastewater and solid waste management system, water proofing, etc., Electrical and Mechanical related systems as well as external development, etc. mentioned in this document or required to complete the



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh project shall be designed and built conforming to the specifications of CPWD, relevant codes of Bureau of Indian Standards, National Building Code 2016, Energy Conservation Building Code (ECBC), etc. All internal supply and drainage lines within the buildings shall preferably be concealed lines. All exposed external service lines viz, water supply, wastewater, etc. connecting underground mains to the entry/exit points of various floors shall be laid through covered shafts having sufficient space for repair and maintenance works. These shafts shall have a working platform for standing of repair person and shall have easy access to it at various floor levels from outside/inside. Further, finished formation level shall be decided conforming to the local byelaws, NBC 2016, wastewater and drainage disposal requirement, formation level of approach road, topography of plot and local water logging conditions, etc. The locations of UGT, STP, DG Set, Transformers are to be based on vicinity of water supply, sewer line network of local body, HT line for tapping electric power supply, topography of plot. In case of flush water supply is to be met with treated wastewater, providing dual pipe system may be ensured. Detailed soil investigation shall be conducted, and preparation of structural design and drawings of foundations are to be ensured based on the soil investigation report to carry the expected design load.

The data given by the Reserve Bank of India in this document is only for information and guidance. The adequacy of these data shall be verified/checked for the overall design adequacy of the project. Whatever information may require for satisfactory planning, designing, execution, controlling/monitoring the execution till successful completion of the project all complete shall be collected for adequate planning, designing, and executing.

Performance guarantee of 10 years shall be submitted for water proofing and damp proofing system. For this purpose, the selected PSU as Project Management Consultancy shall obtain from the contractor/s and produce to the Bank, a Performance Bank Guarantee for 10 % of the original value of work of water proofing and damp proofing for a period of performance to be reckoned from the date of handover of completed complex to Bank by selected PSU.



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

I. Officers' Residential Premises/ Complex related requirements:

It shall comprise Regional Director/Officer-in-Charge/Grade F flat, Grade D/E type flats, Grade B/C type flats, Grade A type flats, Visiting Officers' flats, Single Room Accommodations, Creche, Utility/ amenity buildings, etc. which are described hereinafter along with the amenities inside the flat, common amenities in the buildings and external development. Minimum clear height (from floor finish to ceiling finish) of rooms within the flat shall be 3.0 m. The minimum number of flats, car parks, amenity buildings (and its components) to be planned and constructed along with details of minimum carpet area required thereof, etc. are specified in **Annex 1**.

[Note: Carpet area of flats mentioned below as well as in Annex 1 means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Further, staircases, lifts, lift/staircase lobby, service room, lift machine room, service shafts, common access way and common circulation/passages, etc. outside the flats shall also be provided additional to area of flats mentioned hereinafter and in Annex 1.]

(A) Flat for Regional Director/Officer-in-Charge/Grade F

Means a flat which has a carpet area of approx. 2280 Sq.ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Such a flat shall be constructed for allotting it to Regional Director/Officer-in-Charge/Grade F of office of RBI at inavolu, Amaravati, Andhra Pradesh as residential accommodation.

The flat shall have one Drawing cum Living cum Dining Room, one common toilet* that can be used by PWD and elderly people, one Master bedroom with an attached toilet* and a dresser, one 2nd bedroom with an attached toilet* and a dresser, two more bedrooms (one with an attached toilet* for guests), one Study room, one modular kitchen, one kitchen storeroom, one servant room with an attached toilet, one office



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh space with attached toilet*. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony. If, feasible for Regional Director a separate bungalow should be planned and RD's residence/duplex will be similar to that for Officers in Grade F and an additional area up to 500 sq.ft earmarked for staircase, etc. may be considered. Further, a separate garage shall be provided.

(B) Grade 'D' & 'E' type flats:

Means a flat which has a carpet area approx. 1800Sqft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Such a flat shall be constructed for allotting it to Grade 'D', 'E' and above Grade Officers of RBI as residential accommodation.

The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet and dresser, one 2nd bedroom with attached toilet* and dresser, one guest bedroom with attached toilet, one Study room, one modular kitchen, one kitchen storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

(C) Grade 'B' & 'C' type flats:

Means a flat which has a carpet area approx. 1440Sq. ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Such a flat shall be constructed for allotting it to Grade 'B' & 'C' Officers of RBI as residential accommodation.



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet and dresser, one 2nd bedroom with attached toilet, one study room, one modular kitchen, one kitchen storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

(D) Grade 'A' type flats:

Means a flat which has a carpet area approx. 1080 Sq. ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Such a flat shall be constructed for allotting it to Grade 'A' Officers of RBI as residential accommodation.

The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet & dresser, one 2nd bedroom, one modular kitchen, one kitchen storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

(E) Creche:

Means a flat which has a carpet area approx. 1249Sq. ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The flat shall have one Living cum dining cum Playroom, two rooms (one for rest and one for study) of children, two common toilets (out of the two, one can be used for PWD), one modular pantry, one storeroom. Pantry shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh washing machine, dishwasher, etc. All other rooms shall have an attached balcony. Care shall be taken in Creche layout to ensure safety, visibility and play for children.

(F) Visiting Officer's flats (VOFs):

Means a fully furnished flat with overall carpet area of 720Sq. ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. And is constructed for temporarily allotting the same to a visiting officer as residential accommodation instead of providing him/her a hotel accommodation.

The flat shall have one Bedroom with an attached toilet, a small drawing cum dining space, a small modular pantry, a utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

Out of 10 nos. of VOFs, 2 nos. shall be designed for differently abled persons.

One common modular kitchen with attached dining, attached kitchen store and attached toilets (ladies and gents) as well as a store for keeping additional mattresses, bedsheets, bed covers, etc. shall be provided to serve all the VOFs (10 nos). It shall have convenient connectivity to all the VOFs.

[Note: If space do not allow to plan separate buildings for VOFs, then these may be planned above club house described hereinafter at 'Utility / Amenity Buildings'.]

(G) Single Room Accommodations (SRAs):

Means a fully furnished flat with overall carpet area of 720Sq. ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The flat shall have one Bedroom with an attached toilet, a small drawing cum dining space, a small modular pantry, a utility area



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

Out of 10 nos. SRAs, 02 nos. shall be designed for differently abled persons.

[Note: If space do not allow to plan separate buildings for SRAs, then these may be planned above club house described hereinafter at 'Utility / Amenity Buildings'.]

(H) Utility/Amenity Buildings:

It shall include but not limited to Security cum Reception at the entrance of the residential complex; Club House having Gym & Indoor Badminton Hall, Separate toilets for Ladies and Gents etc.; Caretaker's Office cum Store, Dispensary with Doctor's Room, Maintenance Staff Room with toilets; Co-operative society store, Servant Toilets, Pump room; Substation room, etc. Requisite components of utility/amenity buildings along with associated carpet area are specified in **Annex 1**.

(I) Amenities inside Flats, VOFs, SRAs and Club House:

Means modular kitchen, cupboards/wardrobes, covered lofts, drapery rods, provision for installation of split / window type AC units in all rooms including drawing-cum-dining room, water heaters for modular bathrooms (storage type) ¹and kitchen (instant type), water purifier, medicine chests, fans, electrical fittings/fixtures, plumbing and sanitary fittings/fixtures, electricity, water supply, drainage, telephone cable, TV cable, internet/ data cable, standalone Video Door Phone and intercom facility etc. to be provided in each flat

VOFs- One flat (Gr B/C) will equate as 2 VOF units , Drawing room area to have provision of a sofa set, centre table and 1-2 side tables, Dining space to have 4/6 seater (depending on space available) dining table with chairs, Common area: washing machine, micro-oven, induction plate/ cooker (Only microwave oven may be provided as VOFs have catering arrangements), One queen size bed with 1-2 side tables in each bedroom, One study table and computer chair in each bedroom, A small



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coffee table with 2 chairs as per space available in each bedroom, . 1-2 luggage racks in each room, One fridge in each room, ACs and TVs (1 each) in each bedroom and also in drawing-cum-dining space, Proper lighting arrangements (energy efficient) plus reading lamp at study table and one night lamp, Almirah with locker facility in each room, clothes drier and press board, Dressing table with stool, one luggage weighing machine.

SRAs- One flat (Gr B/C) will equate as 2 SRAs (one room each for 1 person with common drawing and dining space) , In addition to amenities provided to VOFs as above, kitchen to have induction cooker plate and microwave and select compatible utensils.

(a) Amenities inside the Residences for Officers:

(1) In the Living /Drawing room:

(i) Telephone stand cum Book rack or wall unit cabinet of suitable size approx. 2200 x 2100 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions for keeping books, telephone, TV and associated accessories, music system etc. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teak wood veneer with melamine polish. Suitable base shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(ii) Shoe Rack cabinet of suitable size approx. 1200 x 1200 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions for keeping shoes etc. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teak wood veneer with melamine polish. Front side shall be provided with shutters. Suitable base and ventilation shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).



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(2) In the Dining room:

Wooden storage cabinet with glass for Crockery etc. of suitable size approx. 2200 x 1500 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions. Front side shall be glazed in teak wood shutter frame. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teak wood veneer with melamine polish.

Front side shall be glazed in suitable frame. Suitable base shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(3) In the Kitchen:

(i) Best quality state-of-the-art modular Kitchen having sleek looks and spacious capacity designed for maximum functional efficiency and comfort of use will be provided. Kitchen-platform along with underneath covered modular storage units (pull-out drawer etc.), Kitchen hood / Chimney, Water-purifier etc. complete may be provided. Minimum 18mm thick mirror polished granite top cooking platform (edge rounded) and 200 mm deep Granite fascia (edge rounded)/ Korean marble platform and fascia for Grade F and above. Granite kitchen platform with a stainless-steel sink with drain board and tap-preferably swan neck-mixer tap where instant water heater installed (Cold regions) and wastewater outlet through a suitable floor trap shall be provided. The modular kitchen furniture like cabinets (either proprietary or made from marine ply with both side laminate and edge banding or made from kadappa/kota stone verticals), drawers with SS telescopic channel, SS pull out baskets of various utilities viz. cutlery, cup saucer, plates (both large and small sizes), bottles, grains pull outs, plain baskets (of various depths), etc. shall be provided in below the cooking platform cabinets. All the shutters shall be modular post formed shutters made from marine ply with both side laminate and requisite edge banding. A water-purifier with CP brass plumbing fittings and fixtures and a wet utensils cabinet with SS grills, SS drain boards* for collecting water etc. shall be fixed over the sink-drain-board-unit. An



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh electric chimney / kitchen hood (soft touch / automatic; 1000 cum/ hr.) shall be suitably fixed and shall be camouflaged between overhead modular storage units. All with SS ironmongery, handles etc. Kitchen hood exhaust shall be concealed.

(ii) There shall be over counter wall modular units with modular post formed shutters made from marine ply with both side laminate and requisite edge banding or glazed shutters or combination of both, toughened glass shelves etc.

(iii) Minimum 18mm thick mirror polished granite top preparation platform for keeping micro-wave oven, Mixer/grinder, juicer etc. along with necessary electrical points shall be provided opposite to the cooking platform. The modular kitchen furniture like cabinets, drawers, etc. shall also be built below the preparation platform. The modular kitchen may be designed in a manner that the Last/lowest drawer can be a pull-out trolley which can be pulled out for cleaning purpose.

Suitable overhead modular storage units shall also be fixed over preparation platform. This shall have cabinets, drawers with SS telescopic channel, SS Grills, etc. shall be built below the cooking platform.

*Twin basins with drain board may be explored in CGM/RD's flat kitchen

(iv) There shall be a loft above the level of 2100mm from the FFL for storage with shutters, all fittings and ironmongery. Lofts with sliding doors/openable shutters about 2.5 to 3 sq m size and lights may be provided at a convenient location either over bath area or in passage area. A minimum clear headroom of 750mm may be ensured.

(4) Storeroom:

Sufficient no. of RCC open shelves finished with Granite shall be provided.

(5) Mosquito Mesh Shutters:

All the windows including French windows, ventilators, main entry door and doors which are opening in balconies/ utility area shall be provided with mosquito mesh shutters (Sliding/ openable) in case of metal mesh, it shall be SS.

(6) Safety Grills:



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All windows and ventilators shall be provided with Aluminum / MS safety grills.

(7) Curtain Rods / pelmets:

All the doors & windows of living, dining, bedrooms etc. shall be provided with decorative curtain rods (preferably double track)

(8) Wardrobes / Cupboards and dresser with mirror:

All the bedrooms shall be provided with built-in modular wardrobe / cupboard of suitable size. The wardrobe shall have minimum four drawers, shelves, and partitions. The height of partitions shall not be more than 450mm except for coat hangers / dress hangers. Wardrobes / cupboards may be proprietary of approved make or made of marine plywood (blockboard in case of shutters) with laminate (inside and hidden i.e. wall side surfaces) and veneer with melamine polish on exposed surfaces.

All dressing rooms shall be provided with built-in modular dresser of suitable size along with cloth shelves and hangers to keep cloths and accessories.

(9) Modular Bath and Toilets:

(i) Wall hung/ floor mounted EWC (Vitreous Chinaware European type) with low level water efficient dual flushing system with all integral fittings or CP brass flushing valve and PVC seat –cover, SS toilet paper holder with lid., one handheld water sprayer for washing (preferably on the right-hand side) or health faucet with necessary CP brass angle/stop cocks, CP connector with all integral fittings/fixtures, exhaust fan, etc. complete. [Note: in case of servant toilet **OWC** shall be provided]. One toilet in each flat may be made disabled friendly as per prevailing norms/NBC etc., as applicable.

(ii) Vanity wash basin for Grade F and above/Over / under counter vitreous chinaware wash hand basin with quality plumbing / accessory / integral fittings like, CP brass waste/waste-coupling, CP bottle trap, CP brass mixer, CP brass connectors with all integral fittings like stop taps, flexible connectors etc. complete. And with minimum



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18mm thick mirror polished granite top counter with Granite fascia al-around over

counter unit (fitted with waterproof modular toilet furniture below fitted with wastebasket, toiletries, etc. The portion below counter may be covered with waterproof shutters for keeping dry waste bin, cleaning materials, brooms/ brushes, swabs, etc. as per requirements). One wash basin outside (in lobby/passage area in the flat) for General use (counter type) with mirror (with a light fitting on mirror top) and medicine chest on one side wall. Wash basin to have provision for mixer with hot water and cold water

(iii) CP brass liquid soap dispenser, CP brass soap-cake holder, CP brass toothpaste/toothbrush holder, etc.

(iv) Heavy-Duty Stainless-Steel (SS) towel racks above shower panel as well as towel rods (about 4 ft length), towel rings (best quality CP/powder coated or stainless steel) in bathroom and lobby wash basin

(v) Sufficient number of glass shelves for keeping toiletries including one fibre/glass soap holder.

(vi) Pull and fix cloth line for drying cloths. Arrangement for drying clothes- Floor/wall/ceiling mounted aluminium foldable/pull out string-based stand

(vii) Heavy Duty CP brass coat-hooks

(viii) Suitable size large mirror (8mm thick) with width commensurate with basin length shall be fixed above the wash basin counter over the wall tiles with quality accessory fittings.

(ix) Modular waterproof medicine / toiletry chests, modular switch-socket for electric shaver near the mirror and modular light fitting above the mirror (latest, sturdy, FRP unit available in the market) in all bathrooms, above wash basin.

(x) All necessary CP brass angle cocks and other ancillary fittings



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(xi) Swivel type shower rose and spout / tap of suitable size with hot/cold mixing arrangements.

(xii) In addition to solar hot water, alternate system or supporting system to solar hot water shall be provided with necessary plumbing and electrical provisions. System is to be designed to achieve optimum balance with 100%IGBC/100%GRIHA norms.

[Note: (a) Swivel type shower rose and spout / tap of suitable size with hot/cold mixing arrangements in attached toilet to master bedroom shall preferably be a shower panel with bath tray.

(b) Shower panel with bath tray in all modular bathrooms. Attached toilet to Master Bedroom shall have Shower partition with door made of 12mm thick toughened Glass.]

(10) In Utility area/washing machine / dish washer enclosures:

(i) Inside the flats, additional plumbing fittings like, CP brass stop-tap to plug for water supply and floor-trap for wastewater drainage arrangements shall be provided for equipment like for the washing machine as well as dishwasher etc. in utility area (either in utility balcony, where available, or in/near washroom area)

(ii) Shelves for keeping washing soap /powder, dirty clothes, washed utensils etc. shall be provided.

(iii) Ceiling mounted SS cloth dryer rack with pulley and string for drying clothes shall be provided.

(b) Amenities in Creche:

(i) All above amenities mentioned for inside the residences at (I) (a) above are to be provided.

(ii) Necessary single beds suitable for children, chairs, play tables, indoor play games, study tables with study chairs, washing machine, refrigerator, micro-oven, LCDs, and



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh split AC units are to be provided in suitable size and nos. All items shall be suitable to children.

(c) Amenities in the VOFs and SRAs:

(i) All above amenities mentioned for inside the residences at (l) (a) above are to be provided.

(ii) Necessary beds with side tables, coffee table with chairs, sofa set with centre table, corner tables, dining table with chairs (4-seater), 2 luggage racks, study table with computer chair, washing machine, refrigerator, micro-oven, press board, LED, and split AC units are to be provided in suitable size and nos. in each VOF.

(d) Amenities in the Clubhouse, caretaker's office and dispensary:

(i) In the Gymnasium, sufficient nos. Tread Mills and Exercise Cycles minimum 02 nos. each and 01 no. Multigym are to be provided.

(ii) In the Sports Room, table and necessary equipment's for table tennis is to be provided.

(iii) Badminton set along with movable / detachable poles and sports flooring is to be provided.

(iv) All the office room shall be provided with office table, officer chair, visiting chairs and Steel Cupboards in suitable size and nos. Co-operative store shall be provided with a small storeroom, a shopping area, necessary cash counter and furniture.

(v) All the toilets shall have sufficient utilities viz. wash basins, EWCs, etc. and specifications shall be similar to that for toilets in residences mentioned above except

bathing area which shall not be the part of these toilets. In addition, sufficient no. of chinaware urinals is to be provided in Gent's Toilets. The toilets attached to gym shall be provided with sufficient changing rooms. The toilets attached to maintenance staff



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(vi) In the storeroom of caretaker and pharmacy as well as in the co-operative store, suitable modular slotted-angle-iron shelves from floor to ceiling height with compartments and ladder shall be provided.

(vii) Kitchen attached to Party Hall shall be suitably designed industrial kitchen.

(e) Amenities in the watchman's/security cabin:

It shall have arrangements to view CCTV, intercom/video door phone and have direct telephone line facility.

(J) Common amenities in a building:

Common amenities in a building shall include but not limited to electricity meter room, service/ maintenance room, lifts(Energy efficient Lifts (stretcher lift-1 per building may be explored where there are 2 lifts per building) with machine room), staircase, staircase cum lift lobby, letterbox, directory-board, CCTV, solar water heater, overhead water storage tanks, lift machine room, staircase-mumty room, lightning arrester, aviation light, etc. at terrace, lighting arrangements for these areas, etc. and any other facility necessary for the project. Passage, Entrance Lobby & Staircase in each block/building- to be done in natural stone, the elegance of which should not be less than polished Granite flooring. Directory board and name painted letter box with letter slit, locking arrangement and name, flat no. in lift/ staircase lobby at ground floor of each building. Route maps at prominent places may be considered for large colonies having multiple buildings. Refuge area may be earmarked, signages showing you are here along with the escape routes may be provided in staircases/ lift lobbies etc.

(K) External Development:

It shall include but not limited to Roads, Footpaths, Jogging tracks, 2 covered parking's



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh per flat in stilt and/or podium (Multilayer parking to be explored) building-wise with clear headroom of 2.4m under soffit of beams or as per prevailing local bye-laws, Sufficient open parking spaces for guests, Parking space earmarked for 2 wheelers /cycles, Use of multicolour natural stone to demarcate parking slots instead of paint could be explored, Suitable lights (preferably diffused) in parking area may be considered. Electric substations and power supply distribution system, Water supply distribution system (Drinking/Municipal, Rain-harvested and Recycled), Overhead (Drinking/Municipal, Rain-harvested and Recycled) water storage tanks, Underground (Drinking/Municipal, Rain-harvested and Recycled) water-storage sumps, waste water drainage, sewerage system including STP for effective recycling of the waste water, storm water drains with rain water harvesting, street/garden lighting, horticulture, garden (park may be constructed with fountain), other public amenities like flag-hoisting arrangement, solid waste dump-cum-recycling-cum-disposal system, fire alarm system, fire-fighting arrangement, Grid-interactive Solar-power Generating plants, other types of renewable energy generation, etc., arrangements for differently-able-persons, arrangement for obtaining "Green-Building Certification" conforming to 1%%Platinum rating from IGBC) or %%five-star rating from GRIHA, etc.

Internal Roads-For large colonies, an arterial road 6 m wide with double lanes/ as per bye-law/ fire requirements to be provided and Feeder rotary may be single lane -3 m wide both without any kerb stone and only with 1000mm wide rolled shoulder. Roads shall have concrete/ Asphalt surface with 50mm thick premix carpet topping. Pathways-wide pathways with paver blocks/rough stones-where available (single lanes 10-12' wide and double 20-22' wide) may be considered subject to space availability.

(L) Outdoor Common Amenities:

Suitable play equipments for children viz. Wave Slide, Roller Slide, etc., parallel bar/ Horizontal Bars, merry-go-round, Climbers (Rainbow Climber, Satellite Climber or Sunset Climber), Multi Seated see-saw, Loop Rungs, Multi play Systems/ Glider, etc. may be provided. 4-6 garden benches may also be provided. All these equipments shall be provided on grass lawn with flowering plants around. In slides and swings, etc., area below the landing shall be suitably cushioned as per latest technology to



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh avoid injury. Flower bed in front of Community Hall, Potted plants alongside internal roads and in lift lobbies, planter box/vertical garden with local native / oxygen generating plants, Trees along periphery of the plot/alongside boundary wall, Suitable energy efficient lights in garden/play area and park area, exploring drip irrigation/sprinkler system and treated water for watering green spaces may also be considered.

[Note: In addition to green spaces, area for the outdoor sports facility such as Lawn-tennis court, basketball court, etc. shall also be planned as per space availability.]

(M) Peripheral protection:

%%In case new plot where new boundary wall is to be constructed: 3.2 m high (to be measured from finished formation level) shall be constructed to achieve 1.8 m height of solid wall above formation level plus 1.4 m height of MS grill (with concertina wire fencing if felt necessary in consultation with P&S) all following the standard design# of Bank's boundary wall. Beautifying boundary walls by plants, creepers/ painting with pictorial themes depicting various initiatives of the Bank may be considered.

Main Foyer should be attractive exquisitely designed in Marble & Granite with sufficient illumination during night. Name of building/ block at a visible, prominent location and well-lit .

The logo, design and font of the Bank's name as appearing on the façade of the building may be standardized for all colonies across the country. Preferably white background with lettering in black. Proper illumination at night may be ensured. The name of the colony should be displayed in English, Hindi and local language at the vantage point for visibility during day and night.

Further, provision of two gates may be considered subject to one gate being in operation at all times and the other also operation-ready (if and when required) even if it (second gate) is kept locked for security reasons. Gates to have unequal leaves with smaller leaf catering to pedestrian traffic.

Construction of all-weather Security Block at entrance, Escape route map in case of fire/other emergencies to be displayed in Colonies at prominent places may be considered.



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(N) Electrical related requirements:

1.0 General Requirement:

The planning and designing for the electrical work shall include the following components:

- (i) Assessment of electrical load and power requirement for the entire premises envisaged in the final layout plan
- (ii) Substation along with transformers, HT/ LT panels (if required), arranging provision of LT supply through meter (from State Discom) for individual flats, interconnecting cabling, earthing, substation safeties etc. as per the applicability and the requirement of local electricity authority norms.
- (iii) Power distribution from main LT panel with UG cabling system, feeder pillar / LT panels to feed power to residential units / blocks and other buildings envisaged in the final layout plan.
- (iv) The UG LT cabling of adequate size of copper cable 1.1 KV grade, armoured, PVC/XLPE insulated and sheathed.
- (v) The incoming feeder cable to individual residential unit/ flat of adequate capacity copper cable but of minimum 10 sq.mm copper cable/wire of 1.1KV grade. All feeder cables shall be about 20% higher capacity than the designed current capacity requirement.
- (vi) Street lighting including other lighting like area lighting if any, compound lighting, at the entrance of colony and individual buildings with Decorative LED light fittings to meet functional/aesthetic requirements.
- (vii) Electrification of residential units/other building as per Bank's norms/ instructions and CPWD specifications including the electrical fittings such as ceiling fans, exhaust fan, light fittings, call bells, geysers etc.
- (viii) Entire internal electrical work in concealed conduits with FRLS copper wire of required sizes, concealed Distribution Boards MCB (DB) with ELCB and modular switches/ sockets/ fan regulators/ telephone, data and tv outlets etc. of good quality.



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- (ix) The number of light/ plug/ power/ fan/ water-heater/ call bell points and the type of light/ fan/ water-heater fittings shall be got approved by the Employer.
- (x) Water pumps, all tube lights, lamps and other equipment used in the work shall be of highest energy efficiency rated wherever available.
- (xi) The power outlet for AC units shall not be looped with other power points. The other power points may be looped with a maximum of two points in one circuit.
- (xii) The switch for the AC and Geyser points shall be provided at convenient location for ease of operation.
- (xiii) For convenience of users the power points (15A) shall be of combined type (i.e., both 5A as well as 15A plug tops).
- (xiv) 5A/6A sockets with 5 pins shall be provided, with easily operable for use of mobile/tablet charging. If required, two pin sockets may be provided additionally.
- (xv) Light points in all rooms like, drawing/living/dining room, bedrooms, kitchen, bathrooms, water closets, toilets, above mirror in wash hand basin area, dressers, storerooms, enclosures for washing machine / dishwasher / refrigerator etc., balconies, passages, sleep-out terraces, lofts, etc. two-way switch shall be planned to control one light of drawing room from master bedroom.
- (xvi) Energy efficient ceiling fans with step type electronic fan regulator with uniform speed control shall be provided in all rooms like, drawing/ living/ dining room, bed/ study/ servant rooms, kitchen, and storeroom. Fans with copper winding with double ball bearing shall be provided. The size of ceiling fan (sweep) and number of fans may be decided based on the room size. Ceiling cost of fans may be kept as under:

Grade A / B / C	Rs. 3,500/- per fan in white / off white colour
Grade D / E	Rs. 6,000/- per fan
Grade F	Rs. 10,000/ per fan



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Top management	No ceiling
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(xvii) Exhaust fans in kitchen, bathrooms, toilets, dressers etc. shall be of light duty 9” /12” size with gravity louvers / flaps.

(xviii) Sufficient electrical plug points of suitable capacity and fittings shall be provided in all rooms like, drawing/ living/ dining room, bedrooms, for equipment like Computer, TV, Air Conditioners, etc.

- Electrical plug points and fittings shall be provided for washing machine / dish washer etc., in washing machine enclosure.
- Electrical plug points and fittings shall be provided in kitchen for refrigerator, microwave oven, toaster, mixer-grinder, hot plates, chimneys, hobs, water-purifier, storage type water-heaters, etc.
- Electrical plug points and fittings shall be provided in bathrooms and toilets for storage type water-heaters.
- Electrical plug points and fittings shall be provided near wash hand basin for shaver / beard trimmer/ hair dryer etc.
- Electrical plug points and fittings shall be provided in dresser for hair-curler.
- AC point arrangement (1 in each bedroom and 1 to 2 in drawing room based on the size)

(xix) Double door type MCB distribution board with adequate number of ways shall be provided in individual residential units. MCB distribution board should have at least two spare ways of lighting circuit and power circuit each. MCB distribution box should be of the same make as that of MCB. Minimum capacity of MCB shall be 10A for lighting and 20/16A for power. ELCB of sensitivity 30mA shall be provided inside each MCBDB.

(xx) LED / Energy efficient lights with one slim tube fixture and one decorative bracket with replaceable LED bulb in all rooms One decorative centre fitting / chandelier with easily replaceable energy efficient lamps and multi-purpose lighting provision (at least two tube lights and two decorative fittings with



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh (replaceable LED bulbs) in drawing room. Per unit ceiling cost of bracket fittings and chandelier in various types of flats may be kept as under:

Fitting type	Grade A/ B/ C	Grade D/ E	Grade F	Top Management
Decorative fitting	Rs. 2,000/-	Rs. 3,500/-	Rs. 5,000/-	No ceiling
Chandelier	Rs. 6,000/-	Rs. 10,000/-	Rs. 15,000/-	No ceiling

(xxi) Separate electrical connection for each flat directly from electricity supply company / authority shall be planned. For this purpose, meter boards and / or energy meters shall be planned in a electrical meter room in each residential block as per the applicability and the requirement of local electricity authority norms. The meter board/ panel shall be conforming to the requirements of local Electricity Board. For common area loads (including VOFs), LT connection from electricity supply company / authority shall be planned preferably.

(xxii) Adequate capacity pump sets for water supply, horticulture, including their plumbing, UG/OH tank level indicators, automation of operation of pump sets. Standby pump shall be planned to take care of any emergencies.

(xxiii) . Telephone wiring, TV cabling, Internet data wiring, with suitable telephone/ data / TV outlet shall be provided in all rooms (drawing/ living/ dining room/ bedrooms) of residential units, and other buildings as required. Two telephone sockets in drawing-cum-dinning room and parallel lines for bedrooms (one socket in each room) shall be planned.

(xxiv) All the points of LAN wiring, TV wiring points and the looped telephone wire inside flat shall terminate in a box (to house splitter, modem etc.) at a suitable central location at appropriate height inside the flat. From this central location, 3 empty conduit pipes to lay cables (TV, Telephone fibre etc.) shall be laid up to the shaft in each floor. Two 6 Amp power point shall also be provided inside the Box. The switch for these points may be kept at accessible height.



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- (xxv) Intercom facility with handset (other than telephone wiring) shall be planned for all residential units and other important locations in the premises with EPABX system kept in utility building.
- (xxvi) Standalone type Video Door phone at the entrance of each flat shall be planned.
- (xxvii) Roof-top grid interactive solar power systems with net metering for harnessing the solar energy potential shall be planned. The power generated from Solar system shall be connected to grid through energy meter(s) for common services only.
- (xxviii) For hot water requirements geyser may be planned in bathroom¹ and kitchen. If solar water heating system is considered, the piping may be planned in such a way that the hot water from solar water heating system feeds the geyser(s) to save energy.
- (xxix) Fire extinguishers and firefighting system/ equipments in each block and floor as per Local Fire Authority requirement.
- (xxx) Fire alarm system in each block and floor as per the Local Fire Authority requirements.
- (xxxi) Lightning conductors / Arresters for protection shall be considered according to the recommendations of the Local Authorities or as incorporated in the National Building Code Lift / staircase pressurisation system in the residential block / other blocks, if required as per the Local Fire Authority requirements.
- (xxxii) Sufficient no. of energy efficient passenger lift (s) with machine room of adequate capacity conforming to relevant IS codes, local byelaws and statutory requirements shall be planned. One stretcher type of lift may be explored where there are more than two lifts per building.
- (xxxiii) Air-conditioning system in common areas such as: community hall, dispensary, caretaker room, VOF blocks, gymnasium etc.
- (xxxiv) Electrical chimney in all the residential flats for officers, kitchen and pantries of VOFs, pantries of SRAs.
- (xxxv) Planning and designing CCTV system to cover periphery and entrances (Main gate and Tower entrances).



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(xxxvi) Boom barriers of adequate height for at all the entrance of the premises / building blocks, common area and lift. Storage of recordings shall be kept preferably for 15 days.

(xxxvii) Doctor's room is to be provided with intercom and direct telephone line.

(xxxviii) DG set with AMF panel shall be provided to meet the power requirement of the following emergency loads

- a. Pump sets for water supply
- b. STP and WTP
- c. Security equipment
- d. Lifts, EPABX (Video Door Phone)
- e. Light/ fan load of creche, dispensary, community room, VOF, etc.
- f. Area lighting, streetlights and staircase lighting for each block

(xxxix) Single DG set for whole colony may be preferably planned in place of multiple DG sets.

(xl) Water purifier shall preferably be of UV type with minimum 1 litre per minute capacity. RO type water purifiers may be provided if the TDS level in the water is high.

(xli) Street lighting with LED IP66 fittings (BEE star rated) of reputed make and hot dipped galvanized self-standing poles of required height shall be provided.

(xlii) General Area Lighting such as Lobby, Lift Lobby, Periphery, Terrace, Podium and Staircase Area etc. shall be with suitable LED light fittings.

(xliii) Decorative light fittings at the entrance of colony and lobby area of individual building shall be planned.

(xliv) LED lights with decorative holdings and concealed wiring to be planned for pathways.

(xlv) Lighting on internal roads to be kept at low height

(xlvi) Proper illumination to be ensured for the Bank's name / logo etc. on the colony façade is to be ensured.



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

- (xvi) Lighting arrangement in parking area may be kept preferably defused type.
- (xvii) Sufficient numbers of electric vehicle charging station Opex model(direct customer to business) may be explored in the parking area as per green building norms and local electricity authority norms.

Note:

- (i) All the electrical supply lines shall be suitably routed with right of way for each service cable with provision for road crossing etc. and provision for suitable entry into various buildings so that subsequently it can be maintained without dismantling other services and need of road cutting.
- (ii) Preparation of drawings for approval from Electrical Inspectorate/CEA and liaison work with Electricity Boards / Statutory Bodies for getting power connection from State Electricity Board for the residential premises.
- (iii) Adequate number of suitable size of pipes for road crossing shall be provided for future use.
- (iv) Adequate number of conduits / channels / pipes may be laid in the premises in underground / concealed manner, to enable at least four different FTTH service providers, to lay their fibre cable network in the premises to provide FTTH connection to all the residential units

2. Provision for annual maintenance contract and submission of performance bank Guarantee during AMC:

Appropriate provisions shall be incorporated to ensure that the OEM/Agency of the equipment shall submit scope of work / AMC charges /renewal clauses including submission of Bank Guarantee during the currency of AMC period and enter into agreement with the Bank to render all-inclusive comprehensive annual maintenance service for the estimate life of the equipment/ system after handing over the equipment to the bank. The estimated life of the major equipment is as under:

- a) Fire Alarm System – 8 years
- b) EPABX- 10 years



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

- c) Fire pump – 15 years
- d) Lifts – 20 years
- e) Solar Power System – 10 years
- f) Solar Water heating system – 10 years

(O) Finishes related requirements:

Recommended schedule of finishes is enclosed as **Annex 2**.



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

Annex 1

Officers' Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh

The minimum number of flats, car parks, amenity buildings (and its components) to be planned along with details of minimum carpet area required, etc. are specified below:

Flats			
S. No.	Description of construction	Number required	Minimum carpet area* in sq. m. (approx. but not lesser than the lower limit mentioned)
1	Officer-in-Charge (including office space with attached toilet)	2	2280 Sq.ft
2	Grade D & E type Flats	11	1800 Sq.ft
3	Grade C/B type Officer's flats	77	1440 Sq.ft
4	Grade A type flats	101	1080 Sq.ft
5	Creche	1	1249Sq.ft
6	Visiting Officers' Flats**	10	720Sq.ft
7	SRA	10	720Sq.ft
	Total =	212	



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

* Carpet area of flats mentioned above means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Further, staircases, lifts, lift/staircase lobby, service room, lift machine room, service shafts, common access way and common circulation/passages, etc. outside the flats shall also be provided additional to area of flats mentioned above.

** Additional suitable space is to be designed for One common modular kitchen with attached dining, attached kitchen store and attached toilets (ladies and gents) as well as a store for keeping additional mattresses, bedsheets, bed covers, etc. to serve all the VOFs (10 nos).

Note:- If feasible for Regional Director a separate bungalow should be constructed and RD's residence/duplex requirements and area will be similar to that for Officers in Grade F and an additional area up to 500 sqft earmarked for staircase, etc. may be considered. Further, a separate garage shall be provided.

Requirement of Car Parking:

Minimum 342 no. covered car parks shall be provided. However, this shall also be conforming to the requirement of local statutory Authorities. Car parks may be provided in stilt if the buildings are planned with stilt. However, in such a case, stilts are to be properly ventilated.

S. No.	Description of covered Car Parking construction	Number of Flats	Number of Car Parking per flat	Total number of covered car parking required
1	Officer-in-Charge	2	2	4
2	Grade 'D'/ 'E'	11	2	22
3	Grade 'C'/'B'	77	2	154
4	Grade 'A'	101	1.5	151.5
5	SRA	10	1	10
	Total=	176		341.5



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

Approximately 15 sq. m. area for each covered car parking will be required to be provided. This area of (3 4 2 Nos. x 15 sq. m. = 5 1 3 0 Sqm) is excluding driveways, turnings, etc. Apart from above, some open to sky car parking slots for visitors shall also be planned as per the requirements of local controlling authorities, if any.

Amenities Building- Caretaker's office and dispensary[^], Club House, security cum reception, pump room, substation, etc.

[Note: [^] Caretaker's office and dispensary shall preferably be a separate building planned in such a way that it shall be easily approachable from the residential buildings, security cabin at entrance of complex as well as club house. In case of space constraint, it may be housed within the club house.]

S. No.	Description of construction	Minimum carpet area* in sq. m. (approx. but not lesser than the lower limit mentioned)	Number required	Other / Additional Requirements
(a) Caretaker's office and dispensary				
1	Caretaker's and Engineer's offices with attached toilets.	18-20	1 (each)	* Entrance lobby, staircases, staircase lobby, common passages, service shafts, lifts, lift machine rooms,
2	Caretaker's store attached to Care-taker Office	20-25	1	



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

3	Change-room (including lockers) cum storeroom for Female maintenance staff	13 - 15	1	<p>common access way etc. shall be provided additional to the area mentioned.</p> <p>** Height of community hall where it accommodates badminton courts, shall be 2.5 to 3 times the normal height of building.</p> <p>*** Servant toilets either may be provided in the stilt (if any) of residential buildings or in the building of caretaker's office and dispensary or in the club house building or any other suitable location easily accessible from the residences.</p>
4	Change-room (including lockers) cum storeroom for male maintenance staff	13-15	1	
5	Separate Ladies toilets and drinking water facility for maintenance staff	6-7	1	
6	Separate Gents toilets and drinking water facility for maintenance staff	6-7	1	
7	Dispensary having a Doctor's Room with attached toilet	19-20	1	
	<u>Examination Room with bed/table and dressing room.</u>	15-20		
8	Waiting cum medicine dispensing room for patients	20-25	1	



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

	<u>Drinking water and toilet facility for visiting employees/ex-employees, Water cooler/drinking water/ separate wash basin facility</u>	12-15		<p>Caretaker Block:</p> <p>additional provision of the following may also be factored in:</p> <p>a. Water cooler /drinking water with separate wash basin facility (for visiting employees /ex-employees of the Bank also in dispensary)</p> <p>b. Ramp access</p> <p>c. EPABX/Telephone /CCTV control Room</p> <p>d. DG set/power back up infrastructure</p> <p>e. Proper lighting arrangement</p> <p>Club house/ community hall : additional provision of the following may also be factored in:</p> <p>a. Proper lighting arrangements and sufficient plug points and sufficient air circulation arrangement</p> <p>b. Ramp access</p> <p>c. Acoustic panel (subject to available space)</p> <p>d. Airconditioning in Community Hall</p>
9	Security Guard change room /locker room	2-3	1	
10	Driver's rest room with intercom facility and with attached toilet	15-20	1	
(b) Club house#				
11	Party Hall	125 - 130		
12	Kitchen to party hall	22 - 24		
13	Store to Kitchen of party hall	4-9	1	
14	Co-operative store	125-130	1	
15	Common Ladies Toilet (easy approachable to community hall, party hall as well as dispensary)	16-17	1	



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

16	Common Gents Toilet (easy approachable to community hall, party hall as well as dispensary)	16-17	1	
17	Community Hall including stage and Badminton courts**	210 – 220\$	1	
18	Two greenrooms (one for gents and other for ladies) behind the stage	6-7 (each)	2	
19	Health club rooms to accommodate Fitness Equipment's like, Tread Mill, Exercise-cycle etc.	75-80	1	
20	Indoor Sports Room and yoga/mediation room	50-60	1 (each)	
21	One toilet for gents attached to Health Club, sports room, yoga/meditation room	8-10	1	
22	One toilet for Ladies attached to Health Club, sports room, yoga/meditation room	8-10	1	



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

23	Separate Toilet*** having separate Gents Drinking Facility and Store	Servant having Ladies and Toilets, Water Store	35-45	1	
	Provision of suitable size library may be explored				
(c) Security cum reception					
	Watch man's cabin cum reception at entry/exit of the complex	Suitable space	1 each	RCC with masonry infilled or porta cabin as per applicability of local bye laws and availability of space	
(d) Pump Room					
Suitable designed space to accommodate requisite no. of pumps, filtration plant, etc.					
(e) Substation					
As per design conforming to byelaws and rules of Electric supply Authority.					

Proper lighting arrangements and sufficient plug points and AC, Ramp access, Acoustic Panels (subject to available space), Airconditioning in community hall may also be considered.



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

Annex 2

Officers' Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh

Recommended schedule of finishes is as follows:

S. No.	Spaces/ Area	Flooring	Dado up to 7 to 8 feet height (D) / Skirting up to 6-inch height (S) / Low VOC washable acrylic paint for interior or waterproof exterior grade paint for external surfaces including balconies, utility, etc. (both are indicated as P)	False ceiling (NA=Not applicable)
Common Circulation space for all buildings				
1	Entrance to building/ entrance lobby	Granite	D - Granite + P above	Decorative Gypsum false ceiling with moulding cornice etc.
2	Lift lobby (other than entrance of building)	Granite	D - full height Granite + P above	NA but POP moulding and cornice
3	Common Circulation space of building + Staircase	Granite. In staircase s, Granite in risers, treads,	D - Vitrified tiles / natural stone finish upto 1.5 m height + P above The handrail can be of SS/ MS / hardwood , grills of MS/SS/ glass	NA but POP moulding and cornice



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

		landings, mid landings. Treads shall have non-slippery grooves or strips near edges.		
4	Fire Staircase	Rough Granite stone	D - Vitrified tiles + P above	NA
Stilts (if any), parking space				
1	Parking Space	Heavy duty parking tiles	D - Glass Mosaic Tiles with edge protection + P above	NA
Flat for Officer – in -Charge/ Grade F				
1	Office space	Vitrified Tiles	D- Wall Panelling (full height)	Gypsum false ceiling with moulding and cornice.
2	Drawing cum dining area	Vitrified Tiles	S - Vitrified Tiles + P above	Gypsum false ceiling with moulding and cornice.
3	Kitchen	Anti-skid vitrified	D – Vitrified/ceramic Tiles (Full height)	NA



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

		Tiles/granite tile		
4	Kitchen Store	vittrified tiles	D - Ceramic Tiles + P above	NA
5	Servant Room	Vitrified Tiles	S- Vitrified Tiles + P above	NA
6	Servant toilet	Antiskid/ Matt finish/Vitrified/ceramic tile	D - vittrified/ceramic/glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher) + P above	NA
7	Master bedroom	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
8	Dressing (All)	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
9	Toilets (All except Servant)	Antiskid/ Matt finish/Vitrified/ceramic tile	D – vittrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
10	All other bedrooms	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
11	Living Area	Vitrified Tiles	S - Vitrified Tiles + P above	NA
12	Study Room	Vitrified Tiles	S - Vitrified Tiles + P above	NA
13	Utility Area	Anti-skid vittrified Tiles	D - Vitrified Tiles + P above	NA



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

14	Balconies (All)	Anti-skid vitrified tiles	S - vitrified Tiles + P above	awnings(fixed/ retractable)
Grade 'D' & 'E'				
1	Drawing cum dining	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
2	Kitchen	Anti-skid vitrified Tiles/granite tile	D – Vitrified/ceramic Tiles (Full height)	NA
3	Kitchen Store	Kota stone	D - Ceramic Tiles + P above	NA
4	Master Bedroom	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
5	Dressing (All)	Vitrified Tiles	S - Vitrified Tiles + P above	NA
6	Toilets (All)	Antiskid/ Matt finish/Vitrified/ceramic tile	D – vitrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
7	All other bedrooms	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
8	Study room	Vitrified Tiles	S - Vitrified Tiles + P above	NA
9	Utility area	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	NA



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

10	Balconies (All)	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	awnings(fixed/ retractable)
Grade 'B' & 'C'				
1	Drawing cum dining	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
2	Kitchen	Anti-skid vitrified Tiles/granite tile	D – Vitrified/ceramic Tiles (Full height)	NA
3	Kitchen store	Kota stone	D - Ceramic Tiles + P above	NA
4	Master Bedroom	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
5	Dressing (All)	Vitrified Tiles	S - Vitrified Tiles + P above	NA
6	Toilets (All)	Antiskid/ Matt finish/Vitrified/ceramic tile	D – vitrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
7	All other bedrooms	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
8	Utility area	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	NA



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

9	Balconies (All)	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	NA
Grade 'A'				
1	Drawing cum dining	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
2	Kitchen	Anti-skid vitrified Tiles/granite tile	D – Vitrified/ceramic Tiles (Full height)	NA
3	Kitchen store	Vitrified Tiles	D - Ceramic Tiles + P above	NA
4	Master Bedroom	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
5	Dressing (All)	Vitrified Tiles	S - Vitrified Tiles + P above	NA
6	Toilets (All)	Antiskid/ Matt finish/Vitrified/ceramic tile	D – vitrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
7	Bedrooms	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
8	Utility area	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	NA
9	Balconies (All)	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	NA



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

Creche				
1	Living cum Playroom	Vitrified Tiles	S - Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
2	Pantry	Anti-skid vitrified tiles	D - Vitrified Tiles (full height)	NA
3	Store	Kota stone	S - Vitrified Tiles + P above	NA
4	Bedroom / Room for rest of children	Vitrified Tiles	S - Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
5	Toilets (All)	Antiskid/ Matt finish/Vitrified/ceramic tile	D – vitrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
6	Study room	Vitrified Tiles	S - Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
7	Utility area	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	NA
8	Balconies (All)	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	awnings(fixed/ retractable)
VOF				
1	Bedroom	Vitrified Tiles	S - Vitrified Tiles + P above	NA
2	Toilet	Antiskid/ Matt	D – vitrified/ceramic/glazed tile dado up to door lintel level or	Moisture resistant



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

		finish/Vitrified/ceramic tile	soffit level of ventilator (whichever is higher) + P above	gypsum grid tile
3	Drawing cum Dining	Vitrified Tiles	S - Vitrified Tiles + P above	Decorative Gypsum false ceiling with moulding, cornice etc.
4	Pantry	Anti-skid vitrified tiles	D - Vitrified Tiles (full height)	NA
5	Utility area	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	NA
6	Balconies (All)	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	awnings(fixed/ retractable)
VOF common kitchen and dining				
1	Kitchen	Anti-skid vitrified Tiles/granite tile	D – Vitrified/ceramic Tiles (Full height)	NA
2	Kitchen Store	Kota stone	D - Ceramic Tiles + P above	NA
3	Dining	Vitrified Tiles	D - Vitrified Tiles + P above	Decorative Gypsum false ceiling with moulding, cornice etc.
4	Store	Kota stone	S - Vitrified Tiles + P above	NA



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

5	Toilets	Anti-skid ceramic / vitrified tiles	D – Ceramic / vitrified Tiles (till door height) + P above	Moisture resistant gypsum grid tile
Caretaker's office, dispensary, club house:				
1	Care-taker room	Vitrified Tiles	S - Vitrified tiles + P above	NA
2	Ladies Maintenance Staff room	Vitrified Tiles	S - Vitrified tiles + P above	NA
3	Gents Maintenance Staff room	Vitrified Tiles	S - Vitrified tiles + P above	NA
4	Toilets for maintenance staff, servants, and toilets attached to driver's room or other similar	Antiskid/ Matt finish/Vitrified/ceramic tile	D - vitrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher) + P above	Moisture resistant gypsum grid tile
5	Doctor's cabin	Vitrified Tiles	D - Vitrified tiles + P above	NA
6	Waiting	Vitrified Tiles	D - Vitrified tiles + P above	NA
7	Pharmacy (with store)	Vitrified Tiles	D – Vitrified tiles + P above	NA
8	Party Hall	Granite	D - Granite + acoustic panels above	Decorative Gypsum false ceiling with



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

				moulding, Cornice etc.
9	Entrance Lobby	Granite	D - Granite + acoustic panels above	Decorative Gypsum false ceiling with moulding. Cornice etc.
10	Kitchen	Vitrified Tiles	D - Ceramic Tiles (full height)	NA
11	Store	Kota stone	D - Ceramic Tiles + P above	NA
12	Community / Badminton Hall	Synthetic sports flooring	D - Granite till 8 feet + Acoustic panels above	NA
13	Stage	Synthetic Sports flooring like badminton court may be provided.	S – Granite (similar to the dado of community hall) + P above	NA
14	Green Room	Vitrified tiles	S - Vitrified Tiles + P above	NA
15	Co-operative store	Vitrified Tiles	D - Ceramic Tiles + P above	NA
16	Toilets for community hall, party hall, gym, sports room,	Antiskid/ Matt finish/Vitrified/ceramic tile	D – vitrified/ceramic/glazed tile dado upto door lintel level or soffit level of ventilator (whichever is higher)	Moisture resistant gypsum grid tile



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

	yoga/meditation room, Co-operative store, and toilets attached to caretaker's and engineer's office or other similar			
17	Lift Lobby	Granite	D – Granite + P above	Decorative Gypsum false ceiling with moulding. Cornice etc.
18	GYM, sports room, yoga/meditation room	Synthetic sports flooring	D - Vitrified tiles + P above	NA
Service Block				
1	STP	Kota	D - Ceramic tile + P above	NA
2	Pump room	Kota	D - Ceramic tile + P above	NA
Security Room and Meter Room				
1	Guard room, meter room, service room and other similar rooms, etc.	Kota	S – Kota + P above	NA
General				



Bank's requirements for Construction/ Redevelopment of residential complex for officers at Inavolu, Amaravati, Andhra Pradesh

- (i) Window and door sills, jambs, soffits are to be provided with single piece granite. For the openings in external walls (may be exposed to rainfall), it may be provided in 2 level/step arrangement.
- (ii) Window and door frames are to be well seasoned best quality local available hard wood or extruded aluminium sections suitable for the purpose. In case of high rainfall and / or noisy area, UPVC frames may also be provided. Window and door shutters shall be compatible to the frame systems provided. Window shutters shall be fully glazed with clear glass in drawing room and clear or frosted glass in other rooms. In case of ventilators of toilets, etc. it shall be provided with glass louvers of frosted / bajri glass with guard bars. Well-seasoned best quality local available hard wood doors with wooden Architrave may be provided. For toilets, door shutters may preferably be aluminium doors. Magnet latch/stoppers for doors may be provided.
- (iii) All exposed terminating edges of dado and skirting shall have moulding at terminating edge, if not flush to the wall plaster.
- (iv) Suitable patterns in combination of tiles/granites/natural stones/borders, etc. shall be designed in the flooring of common circulation spaces of all buildings viz. entrance lobby, lift lobby, landing and midlanding of staircases, etc.
- (v) Suitable patterns in combination of tiles/granites/natural stones/borders, etc. shall be designed in all the dados.
- (vi) All staircase railings shall be SS. Balcony railings shall be in SS or MS suitably designed for safety and security concerns. SS shall be minimum 304 grade or superior.
- (vii) Balcony- Anti-skid Tiles Flooring with skirting upto 150 mm, Tap and drainage for washing machine where utility balcony with kitchen is not available, Awnings (fixed/retractable) may be provided for Senior officers' flats.
- (viii) All terraces, sunken areas, wet areas viz. toilets, balconies, utility areas, etc. shall have suitable water proofing treatment as certified by selected PSUs. Terrace shall also have proper heat insulation including protective tiles either in the form of heat resistant tiles or any other suitable treatment as certified by selected PSUs.
- (viii) All the above schedule is for exposed finishes. All materials including tiles, granites/natural stones etc. shall be of Premium Quality.



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh

II. Staff Residential Premises/Complex related requirements:

It shall comprise flats for Class III and Class IV staff of the Bank, Transit Holiday Homes (THHs), Utility/ amenity buildings, etc. which are described hereinafter along with the amenities inside the flat, common amenities in the buildings and external development. Minimum clear height (from floor finish to ceiling finish) of rooms within the flat shall be 3.0 m. The minimum number of flats, car parks, amenity buildings (and its components) to be planned and constructed along with details of minimum carpet area required thereof, etc. are specified in **Annex 3**.

[Note: Carpet area of flats mentioned below as well as in Annex 3 is means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Further, staircases, lifts, lift/staircase lobby, service room, lift machine room, service shafts, common access way and common circulation/passages, etc. outside the flats shall also be provided additional to area of flats mentioned hereinafter and in Annex 3.]

(A) Class III Flats:

Means a flat which has a carpet area approx. 960Sq.ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Such a flat shall be constructed for allotting it to Class III Staff of RBI as residential accommodation.

The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet, one 2nd bedroom, one kitchen, one kitchen storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

(B) Class IV Flats:

Means a flat which has a carpet area approx. 720 Sq.ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. Such a flat shall be constructed for allotting it to Class IV Staff of RBI as residential accommodation.

The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet, one 2nd bedroom, one kitchen, one kitchen storeroom. All rooms shall be with attached balcony. The balcony attached to kitchen shall be a wet balcony having water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.

(C) Creche:

Means a flat which has a carpet area approx. 1044 Sq.ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment. The flat shall have one Living cum dining cum Playroom, two rooms (one for rest and one for study) of children, two common toilets (out of the two, one can be used for PWD), one pantry, one storeroom. Pantry shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony.



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh

(D) Transit Holiday Homes (THH):

Means a fully furnished flat with carpet area approx. 1044 Sq.ft excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment and is constructed for temporarily allotting the same to a visiting staff as residential accommodation instead of providing him/her a hotel accommodation.

The flat shall have one Drawing cum Living cum dining Room, one common toilet that can be used for PWD and elderly people, one Master bedroom with attached toilet, one 2nd bedroom, one modular kitchen, one storeroom. Kitchen shall have an attached utility area which may accommodate dishwasher as well as washing machine, etc. and shall have water supply and water drainage arrangement for installation of washing machine, dishwasher, etc. All other rooms shall have an attached balcony. Out of 6 no. THHs, 2 no. shall be designed for differently abled persons.

[Note: If space do not allow to plan separate buildings for THHs, then these may be planned above club house described hereinafter at 'Utility / Amenity Buildings'.]

(E) Utility/Amenity Buildings:

It shall include but not limited to Security cum Reception right at the entrance of the residential complex; Club House having Gym & Indoor Badminton Hall, Separate toilets for Ladies and Gents etc.; Caretaker's Office cum Store, Dispensary with Doctor's Room, Maintenance Staff Room with toilet; Co-operative store, Servant Toilets, Pump room; Substation room; Car Parking etc. Requisite components of utility/amenity buildings along with associated carpet area are specified in Annex 3.

(F) Amenities inside flats, THHs and club house:

Means cupboards/wardrobes, covered lofts, drapery rods, provision for installation of



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh AC units, water heaters for bathrooms (storage type) and kitchen (instant type), water filter, medicine chests (latest, sturdy, FRP unit available in the market) in all bathrooms, above wash basin, fans, electrical fittings/fixtures, plumbing and sanitary fittings/fixtures, electricity, water supply, drainage, telephone cable, TV cable, internet/ data cable, intercom facility etc. to be provided in each flat as described below: THHs- One flat (CI III) will equate as 1 THH unit, Drawing room area to have provision of a sofa set, centre table, Dining space to have 4/6- seater (depending on space available) dining table with chairs, One queen size bed with 1-2 side tables in each bedroom, One study table and chair in 1 bedroom, A small coffee table with 2 chairs if space available in 1 bedroom, 1 luggage rack in each room, One fridge in pantry area, ACs in each bedroom and also in drawing cum dining space and TV in drawing room, Proper lighting arrangements (energy efficient) plus reading lamp at study table and one night lamp, Almira with locker facility in each room, clothes drier and press board- 1 each, Dressing table with stool, Induction cooker and Microwave oven with compatible utensils in Kitchen, one luggage weighing machine

(a) Amenities inside the Residences for Class III and Class IV flats:

(1) In the Living /Drawing room:

(i) Shoe Rack cabinet of suitable size approx. 1200 x 1200 mm (size may be designed/modified suitably to accommodate the same within the planned space keeping in mind the positions of windows, doors etc.). The unit shall be made from 18 mm thick marine plywood finished with 4 mm thick teak wood veneer with melamine polish. There shall be shelves and partitions for keeping shoes etc. Back (wall facing) side shall be provided / covered with 6mm thick marine ply finished with 4 mm thick teak wood veneer with melamine polish. Front side shall be provided with shutters. Suitable base and ventilation shall be provided. Edges of plywood shall be covered with teakwood beading (melamine polished).

(2) In the Kitchen:

(i) Best quality state-of-the-art modular Kitchen with sufficient storages space for different types of kitchen equipment subject to space availability having sleek looks and spacious capacity designed for maximum functional efficiency and comfort of use will be provided. Minimum 18mm thick mirror polished granite top cooking platform



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh (edge rounded) and 200 mm deep Granite fascia (edge rounded) with a suitable size stainless-steel sink-drain-board-unit (single bowl, satin finish, with SS fluted drain board) having CP brass swan-neck swivel type pillar cock for freshwater inlet, and waste water outlet through a suitable floor trap shall be provided. The kitchen-platform shall be provided along with underneath covered storage units (along with shelves & vertical partitions made of either marine ply with both side laminate & edge banding or natural stone viz. mirror polished kota / kadappa stone etc. and post formed shutters made of marine plywood and both side laminate with edge banding), water-purifier etc. complete. A water-purifier with CP brass plumbing fittings and fixtures and a wet utensils cabinet shall be fixed over the sink-drain-board-unit. An electric chimney / kitchen hood (soft touch / automatic; 1000 cum/ hr.) shall be suitably fixed and shall be camouflaged between overhead modular storage units. All with SS ironmongery, handles etc. Kitchen hood exhaust shall be concealed or Exhaust Fan with gravity louvre flaps.

(ii) There shall be over counter wall modular units with glazed shutters.

(iii) Minimum 18mm thick mirror polished granite top preparation platform for keeping micro-wave oven, Mixer/grinder, etc. along with necessary electrical points shall be provided opposite to the cooking platform. The storage cabinets, drawers, etc. shall also be built below the preparation platform. Suitable overhead storage units shall also be fixed over preparation platform.

(iv) There shall be a loft above the level of 2100mm from the FFL for storage with shutters all fittings and ironmongery. Lofts with sliding doors/openable shutters about 2.5 to 3 sq m size and lights may be provided at a convenient location either over bath area or in passage area. A minimum clear headroom of 750mm may be ensured

(3) Storeroom: Sufficient no. of RCC open shelves finished with kadappa/kota stone shall be provided.

(4) Mosquito Mesh Shutters: All the windows (preferably sliding windows) including French windows, ventilators, main entry door and doors which are openable to balconies/ utility area shall be provided with mosquito mesh shutters.



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh

(5) Safety Grills: All windows and ventilators shall be provided with Aluminum / MS safety grills.

(6) Curtain Rods / pelmets: All the doors & windows of living, dining, bedrooms etc. shall be provided with decorative curtain rods.

(7) Wardrobes / Cupboards: All the bedrooms shall be provided with built-in modular wardrobe / cupboard of suitable size. The wardrobe shall have minimum four drawers, shelves, and partitions. The height of partitions shall not be more than 450mm except for coat hangers / dress hangers. Wardrobes / cupboards may be proprietary of approved make or made of marine plywood (blockboard in case of shutters) with laminate (inside and hidden i.e. wall side surfaces) and veneer with melamine polish on exposed surfaces.

(8) Toilets:

(i) Toilet area to be provided with floor mounted ceramic European WC pot, water efficient dual flushing system with all integral fittings or CP brass flushing valve and PVC seat –cover, SS toilet paper holder with lid, one handheld water sprayer for washing (preferably on the right hand side) or health faucet with necessary CP brass angle/stop cocks, CP connector with all integral fittings/fixtures, exhaust fan with gravity louvre flaps, etc. complete. [Note: in case of servant toilet OWC shall be provided]. One toilet in each flat may be made disabled friendly as per prevailing norms/NBC etc., as applicable.

(ii) Vitreous chinaware wash hand basin with quality plumbing / accessory / integral fittings like, CP brass waste/waste-coupling, CP bottle trap, CP brass mixer, CP brass connectors with all integral fittings like stop taps, flexible connectors etc. complete.

(iii) CP brass liquid soap dispenser, CP brass soap-cake holder, CP brass toothpaste/toothbrush holder, etc.

(iv) Heavy-Duty Stainless-Steel (SS) towel rods about 4 ft length-best quality



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh
CP/powder coated or stainless steel at bathing area and SS rings at wash basin area.

(v) Sufficient number of Glass shelves for toiletries including one fibre/glass soap holder

(vi) Pull and fix cloth line for drying cloths (Floor/wall/ceiling mounted aluminium foldable/pull out string-based stand)

(vii) Heavy Duty CP brass coat-hooks

(viii) Suitable size large mirror (8mm thick) with width commensurate with basin length shall be fixed above the wash basin counter over the wall tiles with quality accessory fittings.

(ix) Modular waterproof medicine / toiletry chests, modular switch-socket for electric shaver near mirror and modular light fitting above mirror.

(x) All necessary CP brass angle cocks and other ancillary fittings

(xi) Swivel type shower rose and spout / tap of suitable size with hot/cold mixing arrangements.

(xii) In addition to solar hot water, alternate system or supporting system to solar hot water shall be provided with necessary plumbing and electrical provisions. System is to be designed to achieve optimum balance with 7%%IGBC/%%GRIHA norms.

(9) In Utility area/washing machine / dish washer enclosures:

(i) Inside the flats, additional plumbing fittings like, CP brass stop-tap to plug for water supply and floor-trap for wastewater drainage arrangements shall be provided for equipment like for the washing machine as well as dishwasher etc.

(ii) Shelves for keeping washing soap /powder, dirty clothes, washed utensils etc. shall be provided.



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(iii) Ceiling mounted SS cloth dryer rack with pulley and string for drying clothes shall be provided.

(b) Amenities in Creche:

(i) All above amenities mentioned for inside the residences at (F) (a) above are to be provided.

(ii) Necessary single beds suitable for children, chairs, play tables, indoor play games, study tables with study chairs, washing machine, refrigerator, micro-oven, LEDs, and split AC units are to be provided in suitable size and nos. All items shall be suitable to children.

(c) Amenities in the THHs:

(i) All above amenities mentioned for inside the residences at (F) (a) above are to be provided.

(ii) Necessary beds with side tables, coffee table with chairs, sofa set with centre table, corner tables, dining table with chairs (4-seater), 2 luggage racks, study table with computer chair, washing machine, refrigerator, induction cooker, microwave, press board, LEDs, and split AC units are to be provided in suitable size and nos. in each THH.

(d) Amenities in the Clubhouse, Caretaker's office and Dispensary:

(i) In the Gymnasium, sufficient nos. Tread Mills and Exercise Cycles minimum 02 nos. each and 01 no. Multigym are to be provided.

(ii) In the Sports Room table and necessary equipment's for table tennis is to be provided.

(iii) Badminton set along with movable / detachable poles and sports flooring is to be provided.



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(iv) All the office room shall be provided with office table, officer chair, visiting chairs and Steel Cupboards in suitable size and nos. Co-operative store shall be provided with a small storeroom, a shopping area, necessary cash counter and furniture.

(v) All the toilets shall have sufficient utilities viz. wash basins with mixer tap, EWCs, etc. and specifications shall be similar to that for toilets in residences mentioned above except bathing area which shall not be the part of these toilets. In addition, sufficient no. of chinaware urinals is to be provided in Gent's Toilets. The toilets attached to gym shall be provided with sufficient changing rooms. The toilets attached to maintenance staff rooms shall also have separate washing place for washing utensils, etc. One wash basin outside (in lobby/passage area in the flat) for General use with mirror (with a light fitting on mirror top) and medicine chest on one side wall.

(vi) In the storeroom of caretaker and pharmacy as well as co-operative store, suitable modular slotted-angle-iron shelves from floor to ceiling height with compartments and ladder shall be provided.

(vii) Kitchen attached to Party Hall shall be suitably designed industrial kitchen.

(e) Amenities in the watchman's/security cabin:

It shall have arrangements to view CCTV, intercom and have direct telephone line facility, drinking water and toilet facility. Watchman tower may be considered only on specific requests (may not be required in all colonies).

(f) Common amenities in a building:

Common amenities in a building shall include but not limited to electricity meter room, service/ maintenance room, lifts Energy efficient Lifts (stretcher lift-1 per building may be explored where there are 2 lifts per building) with machine room), staircase, staircase cum lift lobby, letterbox, directory-board, CCTV, solar water heater, overhead water storage tanks, lift machine room, staircase-mumty room, lightning



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh arrester, aviation light, etc. at terrace, lighting arrangements for these areas, etc. and any other facility necessary for the project.

Passage, Entrance Lobby & Staircase in each block/building- to be done in natural stone, the elegance of which should not be less than polished Granite flooring. Directory board and name painted letter box with letter slit, locking arrangement and name, flat no. in lift/ staircase lobby at ground floor of each building. Route maps at prominent places may be considered for large colonies having multiple buildings. Refuge area may be earmarked, signages showing you are here along with the escape routes may be provided in staircases/ lift lobbies etc.

(g). External Development:

It shall include but not limited to Roads, Footpaths, Jogging tracks, 1.5 covered parkings per flat in stilt and/or podium (Multilayer parking to be explored) building-wise with clear headroom of 2.4m under soffit of beams or as per prevailing local bye-laws, Sufficient open parking spaces for guests, Parking space earmarked for 2 wheelers /cycles, Use of multicolor natural stone to demarcate parking slots instead of paint could be explored, Suitable lights (preferably diffused) in parking area may be considered. Electric substations and power supply distribution system, Water supply distribution system (Drinking/Municipal, Rain-harvested and Recycled), Overhead (Drinking/Municipal, Rain-harvested and Recycled) water storage tanks, Underground (Drinking/Municipal, Rain-harvested and Recycled) water-storage sumps, waste water drainage, sewerage system including STP for effective recycling of the waste water, storm water drains with rain water harvesting, street/garden lighting, horticulture, garden (park may be constructed with fountain), other public amenities like flag-hoisting arrangement, solid waste dump-cum-recycling-cum-disposal system, fire alarm system, fire-fighting arrangement, Grid-interactive Solar-power Generating plants, other types of renewable energy generation, etc., arrangements for differently-able-persons, arrangement for obtaining "Green-Building Certification" conforming to 8%%Platinum rating from IGBC) or %%five-star rating from GRIHA, etc.

Internal Roads-For large colonies, an arterial road 6 m wide with double lanes/ as per bye-law/ fire requirements to be provided and Feeder rotary may be single lane -3 m



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh wide both without any kerb stone and only with 1000mm wide rolled shoulder. Roads shall have concrete/ Asphalt surface with 50mm thick premix carpet topping.

Pathways-wide pathways with paver blocks/rough stones-where available (single lanes 10-12' wide and double 20-22' wide) may be considered subject to space availability.

(h). Outdoor Common Amenities:

Suitable play equipments for children viz. Wave Slide, Roller Slide, etc. with sand bed, parallel bar/ Horizontal Bars, merry-go-round, Climbers (Rainbow Climber, Satellite Climber or Sunset Climber), Multi Seated see-saw, Loop Rungs, Multi play Systems/ Glider, etc. may be provided. 4-6 garden benches may also be provided. All these equipments shall be provided on grass lawn with flowering plants around. Flower bed in front of Community Hall, Potted plants alongside internal roads and in lift lobbies, planter box/vertical garden with local native / oxygen generating plants, Trees along periphery of the plot/alongside boundary wall, Suitable energy efficient lights in garden/play area and park area, exploring drip irrigation/sprinkler system and treated water for watering green spaces may also be considered.

[Note: In addition to green spaces, area for the outdoor sports facility such as Lawn-tennis court, basketball court, etc. shall also be planned as per space availability.]

(i) Peripheral protection:

In case new plot where new boundary wall is to be constructed: 3.2 m high (to be measured from finished formation level) shall be constructed to achieve 1.8 m height of solid wall above formation level plus 1.4 m height of MS grill all following the standard design[#] of Bank's boundary wall.

Main Entrance Foyer should be attractive exquisitely designed in Marble & Granite with sufficient illumination during night. boundary walls may be beautified by plants, creepers/ painting with pictorial themes depicting various initiatives of the Bank.

Further, Gate to have unequal leaves with smaller leaf catering to pedestrian traffic. At least two gates may be provided in each colony with one gate being in operation at all times and the other also operation-ready (if and when required) even if it (second gate)



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh is kept locked for security Construction of all-weather Security Block at entrance, Escape route map in case of fire/other emergencies to be displayed in Colonies at prominent places may be considered.

(j). Electrical related requirements:

1.0 General Requirement:

The planning and designing for the electrical work shall include the following components:

- (i) Assessment of electrical load and power requirement for the entire premises envisaged in the final layout plan.
- (ii) Substation along with transformers, HT/ LT panels (if required), arranging provision of LT supply through meter (from State Discom) for individual flats, interconnecting cabling, earthing, substation safeties etc. as per the applicability and the requirement of local electricity authority norms.
- (i) Power distribution from main LT panel with UG cabling system, feeder pillar / LT panels to feed power to residential units / blocks and other buildings envisaged in the final layout plan.
- (ii) The UG LT cabling of adequate size of copper cable 1.1 KV grade, armoured, PVC/XLPE insulated and sheathed.
- (iii) The incoming feeder cable to individual residential unit/ flat of adequate capacity copper cable but of minimum 10 sq.mm copper cable/wire of 1.1KV grade. All feeder cables shall be about 20% higher capacity than the designed current capacity requirement.
- (iii) Street lighting including other lighting like area lighting if any, compound lighting, at the entrance of colony and individual buildings with Decorative LED light fittings to meet functional/aesthetic requirements.
- (iv) Electrification of residential units/other building as per Bank's norms/ instructions and CPWD specifications including the electrical fittings such as ceiling fans, exhaust fan, light fittings, call bells, geysers etc.
- (iv) Entire internal electrical work in concealed conduits with FRLS copper wire of



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh required sizes, concealed Distribution Boards MCB (DB) with ELCB and modular switches/ sockets/ fan regulators/ telephone, data and tv outlets etc. of good quality.

- (v) The number of light/ plug/ power/ fan/ water-heater/ call bell points and the type of light/ fan/ water-heater fittings shall be got approved by the Employer.
- (vi) Water pumps, all tube lights, lamps and other equipment used in the work shall be of highest energy efficiency rated wherever available.
- (vii) The power outlet for AC units shall not be looped with other power points. The other power points may be looped with a maximum of two points in one circuit. The switch for the AC and Geyser points shall be provided at convenient location for ease of operation.
- (viii) For convenience of users the power points (15A) shall be of combined type (i.e., both 5A as well as 15A plug tops).
- (ix) 5A/6A sockets with 5 pins shall be provided, with easily operable for use of mobile/tablet charging. If required, two pin sockets may be provided additionally.
- (x) Light points in all rooms like, drawing/living/dining room, bedrooms, kitchen, bathrooms, water closets, toilets, above mirror in wash hand basin area, dressers, storerooms, enclosures for washing machine / dishwasher / refrigerator etc., balconies, passages, sleep-out terraces, lofts, etc.
- (xi) Energy efficient ceiling fans with step type electronic fan regulator with uniform speed control costing up to Rs. 2000/- per fan in all rooms like, drawing/ living/ dining room, bed, kitchen, and storeroom etc. Fans with copper winding with double ball bearing shall be provided. The size of ceiling fan (sweep) and number of fans may be decided based on the room size.
- (xii) Exhaust fans in kitchen bathrooms, toilets, dressers etc. shall be of light duty 9" /12" size with gravity louvers / flaps.
- (xiii) Sufficient electrical plug points of suitable capacity and fittings shall be provided in all rooms like, drawing/ living/ dining room, bedrooms, for equipment like Computer, TV, Air Conditioners, etc.



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh

- Electrical plug points and fittings shall be provided for washing machine / dish washer etc., in washing machine enclosure.
 - Electrical plug points and fittings shall be provided in kitchen for refrigerator, microwave oven, toaster, mixer-grinder, hot plates, hobs, water-purifier, storage type water-heaters, etc.
 - Electrical plug points and fittings shall be provided in bathrooms and toilets for storage type water-heaters.
 - Electrical plug points and fittings shall be provided near wash hand basin for shaver / beard trimmer/ hair dryer etc.
 - Electrical plug points and fittings shall be provided in dresser for hair-curler.
 - AC point arrangement in all rooms
- (xiv) Double door type MCB distribution board with adequate number of ways shall be provided in individual residential units. MCB distribution board should have at least two spare ways of lighting circuit and power circuit each. MCB distribution box should be of the same make as that of MCB. Minimum capacity of MCB shall be 10A for lighting and 20/16A for power. ELCB of sensitivity 30mA shall be provided inside each MCBDB.
- (xv) LED / Energy efficient lights with one slim tube fixture and one LED bulb in all rooms. Bracket light fitting costing upto Rs. 1500/- per fitting may be provided.
- (xiv) Separate electrical connection for each flat directly from electricity supply company / authority shall be planned. For this purpose, meter boards and / or energy meters shall be planned in electrical meter room in each residential block as per the applicability and the requirement of local electricity authority norms. The meter board/ panel shall be conforming to the requirements of local Electricity Board. For common area loads, LT connection from electricity supply company / authority shall be planned preferably.
- (xv) Adequate capacity pump sets for water supply, horticulture, including their plumbing, UG/OH tank level indicators, automation of operation of pump sets. Standby pump shall be planned to take care of any emergencies.
- (xvi) Telephone wiring, TV cabling, Internet data wiring, with suitable telephone/ data



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh / TV outlet shall be provided in all rooms (drawing/ living/ dining room/ bedrooms) of residential units, and other buildings as required.

- (xvii) All the points of LAN wiring, TV wiring points and the looped telephone wire inside flat shall terminate in a box (to house splitter, modem etc.) at a suitable central location at appropriate height inside the flat. From this central location, 3 empty conduit pipes to lay cables (TV, Telephone fibre etc.) shall be laid up to the shaft in each floor. Two 6 Amp power point shall also be provided inside the Box. The switch for these points may be kept at accessible height.
- (xviii) Intercom facility with handset (other than telephone wiring) shall be planned for all residential units and other important locations in the premises with EPABX system kept in utility building.
- (xix) Roof-top grid interactive solar power systems with net metering for harnessing the solar energy potential shall be planned. The power generated from Solar system shall be connected to grid through energy meter(s) for common services only.
- (xx) For hot water requirements geyser may be planned in bathroom¹⁰ and kitchen. If solar water heating system is considered, the piping may be planned in such a way that the hot water from solar water heating system feeds the geyser(s) to save energy.
- (xxi) Fire extinguishers and firefighting system/ equipments in each block and floor as per Local Fire Authority requirement.
- (xxii) Fire alarm system in each block and floor as per the Local Fire Authority requirements.
- (xxiii) Lightning conductors / Arresters for protection shall be considered according to the recommendations of the Local Authorities or as incorporated in the National Building Code Lift / staircase pressurisation system in the residential block / other blocks, if required as per the Local Fire Authority requirements.
- (xxiv) Sufficient no. of energy efficient passenger lift (s) with machine room of adequate capacity conforming to relevant IS codes, local byelaws and statutory requirements shall be planned. One stretcher type of lift may be explored where there are more than two lifts per building.



- Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh
- (xxv) Air-conditioning system in common areas such as: community hall, dispensary, caretaker room, THH blocks, gymnasium etc.
- (xxvi) Planning and designing CCTV system to cover periphery and entrances (Main gate and Tower entrances), lifts and common area. Storage of recordings shall be kept preferably for 15 days.
- (xxvii) Boom barriers of adequate height for at all the entrance of the premises.
- (xxviii) Doctor's room is to be provided with intercom and direct telephone line.
- (xxix) DG set with AMF panel shall be provided to meet the power requirement of the following emergency loads
- a. Pump sets for water supply
 - b. STP and WTP
 - c. Security equipment
 - d. Lifts, EPABX (Video Door Phone)
 - e. Light/ fan load of creche, dispensary, community room, THH, etc.
 - f. Area lighting, streetlights, and staircase lighting for each block
- (xxx) Single DG set for whole colony may be preferably planned in place of multiple DG sets.
- (xxxi) Water purifier shall preferably be of UV type with minimum 1 litre per minute capacity. RO type water purifiers may be provided if the TDS level in the water is high.
- (xxxii) Street lighting with LED IP66 fittings (BEE star rated) of reputed make and hot dipped galvanized self-standing poles of required height shall be provided.
- (xxxiii) General Area Lighting such as Lobby, Lift Lobby, Periphery, Terrace, Podium and Staircase Area etc. shall be with suitable LED light fittings.
- (xxxiv) Decorative light fittings at the entrance of colony and lobby area of individual building shall be planned.
- (xxxv) LED lights with decorative holdings and concealed wiring to be planned for pathways.



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh
(xxxvi) Lighting on internal roads to be kept at low height

(xxxvii) Proper illumination to be ensured for the Bank's name / logo etc. on the colony façade is to be ensured.

(xxxviii) Lighting arrangement in parking area may be kept preferably defused type.

(xxxix) Sufficient numbers of electric vehicle charging station Opex model (direct customer to business) may be explored in the parking area as per green building norms and local electricity authority norms.

Note:

- i. All the electrical supply lines shall be suitably routed with right of way for each service cable with provision for road crossing etc. and provision for suitable entry in to various buildings so that subsequently it can be maintained without dismantling other services and need of road cutting.
- ii. Preparation of drawings for approval from Electrical Inspectorate/CEA and liaison work with Electricity Boards / Statutory Bodies for getting power connection from State Electricity Board for the residential premises.
- iii. Adequate number of suitable size of pipes for road crossing shall be provided for future use.
- iv. Adequate number of conduits / channels / pipes may be laid in the premises in underground / concealed manner, to enable at least four different FTTH service providers, to lay their fibre cable network in the premises to provide FTTH connection to all the residential units

2. Provision for annual maintenance contract and submission of performance bank Guarantee during AMC:

Appropriate provisions shall be incorporated to ensure that the OEM/Agency of the equipment shall submit scope of work / AMC charges /renewal clauses including submission of Bank Guarantee during the currency of AMC period and enter into agreement with the Bank to render all-inclusive comprehensive annual maintenance



Bank's requirements for Construction/ Redevelopment of residential complex for officers and Staff at Inavolu, Amaravati, Andhra Pradesh service for the estimate life of the equipment/ system after handing over the equipment to the bank. The estimated life of the major equipment is as under:

- a) Fire Alarm System – 8 years
- b) EPABX- 10 years
- d) Fire pump – 15 years
- e) Lifts – 20 years
- f) Solar Power System – 10 years
- g) Solar Water heating system – 10 years

(k) Finishes related requirements:

Recommended schedule of finishes is enclosed as **Annex 4**.



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Annex 3

Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh

The minimum number of flats, car parks, amenity buildings (and its components) to be planned and constructed along with details of minimum carpet area required, etc. are specified below:

Flats			
S. No.	Description of construction	Number required	Minimum carpet area* in sq. m. (approx. but not lesser than the lower limit mentioned)
1	Class III Staff type flats	90	960 Sq.ft
2	Class IV Staff type Flats	92	720 Sq.ft
3	Creche	1	1044 Sq. ft
4	THH	6	1044 Sq. ft
	Total =	189	

%% - Strike off which is not applicable

* Carpet area of flats mentioned above means the net usable floor area of an apartment/flat, excluding the area covered by the external walls, areas under service shafts, exclusive balcony or verandah area and exclusive open terrace area, but includes the area covered by the internal partition walls of the apartment.

Further, staircases, lifts, lift/staircase lobby, service room, lift machine room, service



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shafts, common access way and common circulation/passages, etc. outside the flats shall also be provided additional to area of flats mentioned above.

Requirement of Car Parking:

Minimum 273 nos. covered car parks shall be provided. However, this shall also be conforming to the requirement of local statutory Authorities. Car parks may be provided in stilt if the buildings are planned with stilt. However, in such a case, stilts are to be properly ventilated.

Sl. No.	Description of covered Car Parking construction	Number of Flats	Number of Car Parking per flat	Total number of covered car parking required
1	Class III	90	1.5	135
2	Class IV	92	1.5	138
	Total=	182		273

Approximately 15 sq. m. built-up area for each covered car parking will be required to be provided. This built-up area of (273Nos. * 15 sq. m.= 4095sq. m.) shall be exclusive of driveways, turnings, etc. Apart from above, some open to sky car parking slots for visitors shall also be planned as per the requirements of local controlling authorities, if any.

Amenities Building- Caretaker's office and dispensary^, Club House, security cum reception, pump room, substation, etc.

[Note: ^ Caretaker's office and dispensary shall preferably be a separate building planned in such a way that it shall be easily approachable from the residential buildings, security cabin at entrance of complex as well as club house. In case of space constraint, it may be housed within the club house.]



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S. No.	Description of construction	Minimum carpet area* in sq. m. (approx. but not lesser than the lower limit mentioned)	Number required	Other / Additional Requirements
(a) Caretaker's office and dispensary				
1	Caretaker's and Engineer's offices with attached toilets.	18-20	1 (each)	* Entrance lobby, staircases, staircase lobby, common passages, service shafts, lifts, lift machine rooms, common access way etc. shall be provided additional to the area mentioned. ** Height of community hall where it accommodates badminton courts, shall be 2.5 to 3 times the normal height of building. *** Servant toilets either may be provided in the stilt (if any) of residential buildings or in the building of caretaker's office and dispensary
2	Caretaker's store attached to Care-taker Office	20-25	1	
3	Change-room (including lockers) cum storeroom for Female maintenance staff	13 - 15	1	
4	Change-room (including lockers) cum storeroom for male maintenance staff	13-15	1	
5	Separate Ladies toilets and drinking water facility for maintenance staff	6-7	1	
6	Separate Gents toilets and drinking water facility for maintenance staff	6-7	1	



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7	Dispensary having a Doctor's Room with attached toilet	19-20	1	<p>or in the club house building or any other suitable location easily accessible from the residences.</p> <p>\$ In case common club house is provided due to space constraint of plot (which preferably be avoided), minimum carpet area shall be 320-330 sqm.</p> <p>Caretaker Block: additional provision of the following may also be factored in:</p> <p>a. Water cooler/drinking water with separate wash basin facility (for visiting employees/ex-employees of the Bank also in dispensary)</p> <p>b. Ramp access</p>
8	Waiting cum medicine dispensing room for patients	20-25	1	
9	Security Guard change room /locker room	2-3	1	
10	Driver's rest room with intercom facility and with attached toilet	15-20	1	
(b) Club house				
11	Party Hall	125 - 130		
12	Kitchen to party hall	22 - 24		
13	Store to Kitchen of party hall	4-9	1	
14	Co-operative store	125-130	1	
15	Common Ladies Toilet (easy approachable to community hall, party hall as well as dispensary)	16-17	1	



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16	Common Gents Toilet (easy approachable to community hall, party hall as well as dispensary)	16-17	1	c. EPABX/Telephone/ C CTV control Room d. DG set/power back up infrastructure e. Proper lighting arrangement
17	Community Hall including stage and Badminton courts**	210 – 220\$	1	Club house/community hall : additional provision of the following may also be factored in: a. Proper lighting arrangements and sufficient plug points and sufficient air circulation arrangement b. Ramp access c. Acoustic panel (subject to available space) d. Airconditioning in Community Hall
18	Two greenrooms (one for gents and other for ladies) behind the stage	6-7 (each)	2	
19	Health club rooms to accommodate Fitness Equipment's like, Tread Mill, Exercise-cycle etc.	75-80	1	
20	Indoor Sports Room and yoga/mediation room	50-60	1 (each)	
21	One toilet for gents attached to Health Club, sports room, yoga/meditation room	8-10	1	
22	One toilet for Ladies attached to Health Club, sports room, yoga/meditation room	8-10	1	



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23	Separate Toilet*** having separate Ladies and Gents Toilets, Drinking Water Facility and Store	Servant having	35-45	1	
24	Library (optional)		10-15	1	
(c) Security cum reception					
	Watch man's cabin cum reception at entry/exit of the complex		Suitable space	1 each	RCC with masonry infilled or porta cabin as per applicability of local bye laws and availability of space
(d) Pump Room					
Suitable designed space to accommodate requisite no. of pumps, filtration plant, etc.					
(e) Substation					
As per design conforming to byelaws and rules of Electric supply Authority.					



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Annex 4

Staff Residential Complex of Reserve Bank of India at Inavolu, Amaravati, Andhra Pradesh

Recommended schedule of finishes is as follows:

S. No.	Spaces/ Area	Flooring	Dado up to 7 to 8 feet height (D) /Skirting up to 6-inch height (S) / Low VOC washable acrylic paint for interior or waterproof exterior grade paint for external surfaces including balconies, utility, etc. (both are indicated as P)	False ceiling (NA=Not applicable)
Common Circulation space for all buildings				
1	Entrance to building/ entrance lobby	Granite	D - Granite + P above	Decorative Gypsum false ceiling with moulding cornice etc.
2	Lift lobby (other than entrance of building)	Granite	D - Granite + P above	NA but POP moulding and cornice
3	Common Circulation space of building + Staircase	Granite. In staircases, Granite in risers, treads, landings, mid	<u>D - Vitrified tiles/ natural stone</u> finish upto 1.5 m height + P above The handrail can be of SS/ MS / hardwood, grills of MS/SS/ glass Lobby to have full height granite.	NA but POP moulding and cornice



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		landings. Treads shall have non slippery grooves or strips near edges.		
4	Fire Staircase	Rough Granite stone	D - Vitrified tiles + p above	NA
Stilts (if any), parking space				
1	Parking Space	Heavy duty pavement tiles	D - Glass Mosaic Tiles with edge protection + P above	NA
Class III and Class IV Flats				
1	Drawing cum dining	Vitrified Tiles	S – Vitrified tiles + P above	NA
2	Kitchen	Anti-skid vitrified Tiles/granite tile	D – Vitrified/ceramic glazed Tiles (Full height)	NA
3	Kitchen store	Kota stone	D – ceramic tiles + P above	NA
4	Master Bedroom	Vitrified Tiles (Wooden texture)	S – Vitrified tiles + P above	NA
5	Toilets (All)	Antiskid/Matt finish/Vitrified/ceramic	D – ceramic / vitrified tiles glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher)	Moisture resistant gypsum grid tile



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6	Bedrooms	Vitrified Tiles	S – Vitrified tiles + P above	NA
7	Utility area	Anti-skid vitrified tiles	S – Vitrified tiles + P above	NA
8	Balconies (All)	Anti-skid vitrified tiles	S – Vitrified tiles + P above	NA
Creche				
1	Living cum Playroom	Vitrified Tiles	S - Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
2	Pantry	Anti-skid vitrified tiles	D - Vitrified Tiles (full height)	NA
3	Store	Kota stone	S - Vitrified Tiles + P above	NA
4	Bedroom / Room for rest of children	Vitrified Tiles	S - Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
5	Toilets (All)	Antiskid/Matt finish/Vitrified/ceramic	D – ceramic / vitrified tiles glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher)	Moisture resistant gypsum grid tile
6	Study room	Vitrified Tiles	S - Vitrified Tiles + P above in combination with detailing as per interior suitable to children.	NA but POP moulding and cornice
7	Utility area	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	NA



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8	Balconies (All)	Anti-skid vitrified Tiles	S - Vitrified Tiles + P above	NA
THH				
1	Drawing cum dining	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
2	Kitchen	Anti-skid vitrified Tiles/granit e tile	D – Vitrified/ceramic glazed Tiles (Full height)	NA
3	Kitchen store	Kota stone	D - Ceramic Tiles + P above	NA
4	Master Bedroom	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
5	Dressing (All)	Vitrified Tiles	S - Vitrified Tiles + P above	NA
6	Toilets (All)	Antiskid/M att finish/Vitrifi ed/ceramic	D – ceramic / vitrified tiles glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher)	Moisture resistant gypsum grid tile
7	Bedrooms	Vitrified Tiles	S - Vitrified Tiles + P above	NA but POP moulding and cornice
8	Utility area	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	NA
9	Balconies (All)	Anti-skid vitrified tiles	S - Vitrified Tiles + P above	NA



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Caretaker's office, dispensary, club house				
1	Care- taker room	Vitrified Tiles	S - Vitrified tiles + P above	NA
2	Ladies Maintenance Staff room	Vitrified Tiles	S - Vitrified tiles + P above	NA
3	Gents Maintenance Staff room	Vitrified Tiles	S - Vitrified tiles + P above	NA
4	Toilets for maintenance staff, servants and toilets attached to driver's room or other similar	Antiskid/Matt finish/Vitrified/ceramic	D – ceramic / vitrified tiles glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher)	Moisture resistant gypsum grid tile
5	Doctor's cabin	Vitrified Tiles	D - Vitrified tiles + P above	NA
6	Waiting	Vitrified Tiles	D - Vitrified tiles + P above	NA
7	Pharmacy (with store)	Vitrified Tiles	D – Vitrified tiles + P above	NA
8	Party Hall	Granite	D - Granite + acoustic panels above	Decorative Gypsum false ceiling with moulding, Cornice etc.
9	Entrance Lobby	Granite	D - Granite + acoustic panels above	Decorative Gypsum false



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				ceiling with moulding. Cornice etc.
10	Kitchen	Vitrified Tiles	D - Ceramic Tiles (full height)	NA
11	Store	Kota stone	D - Ceramic Tiles + P above	NA
12	Community / Badminton Hall	Synthetic sports flooring	D - Granite till 8 feet + Acoustic panels above	NA
13	Stage	Synthetic Sports flooring like badminton court may be provided.	S – Granite (similar to the dado of community hall) + P above	NA
14	Green Room	Vitrified tiles	S - Vitrified Tiles + P above	NA
15	Co-operative store	Vitrified Tiles	D - Ceramic Tiles + P above	NA
16	Toilets for community hall, party hall, gym, sports room, yoga/meditation room, toilets attached to caretaker's	Antiskid/Matt finish/Vitrified/ceramic	D – ceramic / vitrified tiles glazed tile dado up to door lintel level or soffit level of ventilator (whichever is higher)	Moisture resistant gypsum grid tile



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	and engineer's office or other similar			
17	Lift Lobby	Granite	D – Granite + P above	Decorative Gypsum false ceiling with moulding. Cornice etc.
18	GYM, sports room, yoga/medita tion room	Synthetic sports flooring	D - Vitrified tiles + P above	NA
Service Block				
1	STP	Kota	D - Ceramic tile + P above	NA
2	Pump room	Kota	D - Ceramic tile + P above	NA
Security Room and Meter Room				
1	Guard room, meter room, service room and other similar rooms, etc.	Kota	S – Kota + P above	NA
General				
<p>(i) Window and door sills, jambs, soffits are to be provided with single piece granite. For the openings in external walls (may be exposed to rainfall), it may be provided in 2 level/step arrangement.</p> <p>(ii) Window and door frames are to be well seasoned best quality local available hard wood or extruded aluminium sections suitable for the purpose. Window and door shutters shall be compatible to the frame systems provided. Window shutters shall be fully glazed with clear glass in drawing room and clear or frosted glass in other rooms. In case of ventilators of toilets, etc. it shall be provided with glass louvers of</p>				



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- frosted / bajri glass with guard bars. Well-seasoned best quality local available hard wood doors with wooden Architrave may be provided. For toilets, door shutters may preferably be aluminium doors. Magnet latch/stoppers for doors may be provided
- (iii) All exposed terminating edges of dado and skirting shall have moulding at terminating edge, if not flush to the wall plaster.
- (iv) Suitable patterns in combination of tiles/granites/borders, etc. shall be designed in the flooring of common circulation spaces of all buildings viz. entrance lobby, lift lobby, landing and midlanding of staircases, etc.
- (v) Suitable patterns in combination of tiles/granites/natural stones/borders, etc. shall be designed in all the dados.
- (vi) All staircase railings shall be SS. Balcony railings shall be in SS or MS suitably designed for safety and security concerns. SS shall be minimum 304 grade or superior.
- (vii) All terraces, sunken areas, wet areas viz. toilets, balconies, utility areas, etc. shall have suitable water proofing treatment as certified by selected CPSUs. Terrace shall also have proper heat insulation including protective tiles either in the form of heat resistant tiles or any other suitable treatment as certified by selected CPSUs.
- (viii) All the above schedule is for exposed finishes. All materials including tiles, granites/natural stones etc. shall be of Premium Quality.

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