सीप्ज़ विशेष आर्थिक क्षेत्र

SEEPZ SPECIAL ECONOMIC ZONE

अंधेरी (पूर्व), मुंबई।

ANDHERI (EAST), MUMBAI.

सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण की **77**वीं बैठक का एजेंडा

AGENDA FOR THE 77th MEETING OF THE SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY

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स्थान: वीबेक्स एप्लिकेशन पर वीडियो कॉन्फ्रेंसिंग के माध्यम से।

VENUE: Through video conferencing on Webex application.

दिनांक: **11.09.2026**

DATE : 11.09.2026

समय : **11.00** बजे

TIME : 11.00 A.M

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दिनांक 07.04.2026 के 76 वीं प्राधिकरण बैठक की कार्रवाई रिपोर्ट।

ACTION TAKEN REPORT OF 76TH AUTHORITY MEETING DATED 07.04.2026

Sr. No.	Name of Proposal	Decision	Action Taken
01 (A)	Monthly Statement expenditure incurred through Imprest: For the Month of December 2025, January 2026 & February 2026	After Deliberation, Authority approved the said proposal.	Noted
02	Post- facto approval for engagement of One Young professional (Legal) and One Young Professional (Media/ Communications) on contractual basis to support SEEPZ Authority function and legal work of SEEPZ-SEZ.	After deliberation, the Authority approved the proposal for the engagement of One Young Professional (Legal) and one Young Professional (Media/Communications) on contractual basis for supporting the functions of SEEPZ Authority and the legal work of SEEPZ-SEZ.	A Young Professional (Legal) has been engaged w.e.f. 01.07.2026 and a Young Professional (Media/ Communications) has been engaged w.e.f. 20.07.2026 on a contractual basis. Their remuneration is being paid from the Authority Fund.
03	Consideration of request of M/s. Moksh Ornaments Ltd for waiver of forfeiture of EMD amounting to ₹12,07,165/- in respect of Unit No. 304, NEST-II, SEEPZ-SEZ	After due deliberation, the Authority approved the above proposal for return of forfeited EMD amounting to Rs. 12,07,165/-	Noted
04	Proposal for approval of award of contact to M/s. Maa Sharda Service for hiring of vehicle on monthly basis	After deliberation, the Authority approved the proposal for award of contract to M/s. Maa Sharda Service for hiring of vehicles on monthly basis, including replacement of existing vehicles and hiring of an additional vehicle.	Noted
05	Post- facto approval for Engagement of Shri D.S. Patil, Retd. Joint Secretary (Legal), Government of Maharashtra as Legal Consultant to Expert Committee-reg..	After deliberation, the Authority granted post facto approval for the engagement of Shri D. S. Patil, Retd. Joint Secretary (Legal), Government of Maharashtra, as Legal Consultant to the Expert Committee on the approved terms and conditions.	Noted

06	To revise the service charges and recover the same uniformly from all units in SEEPZ-SEZ. The Service charges shall also be reviewed annually and revised, if required, as decided by the Authority.	After detailed deliberations and careful consideration of the prevailing costs and future financial implications, the Authority approved the revision of service charges from the existing rate of ₹250 per sq. mtr. per annum to ₹350 per sq. mtr. per annum, thereby effecting an increase of ₹100 per sq. mtr. per annum. The revised rate shall be applicable from 01.04.2026. Further, the Authority observed a substantial increase in expenditure on services, which necessitated the revision of service charges with effect from 01.04.2026, as stated above. Accordingly, it was decided that a committee shall be constituted to examine the factors contributing to the increased expenditure, undertake a comprehensive review on a regular basis, and recommend appropriate measures, including revision of service charges, for consideration and approval of the Authority. The Committee will be formed under the Chairmanship of JDC and other members will be suggested by SEEMA & SGJMA.	1) Order no. 23 dated 21.05.2026 was issued reg., constitution of a Committee to Examine the factors contributing to the increased expenditure, undertake a comprehensive review on a regular basis, and recommend appropriate measures, including revision of Service Charges in SEEPZ-SEZ 2) Circular no. 01 dated 02.06.2026 was issued regarding, revision and restoration of Service Charges applicable to Unitholder and Public Utility Service in SEEPZ-SEZ.
07	To place before the Authority the Report-I dated 13.03.2026 submitted by The Advisory Committee Constituted for implementation of Sub-lease Renewal Policy, for perusal, consideration and approval in respect of: (i)Fixation of revised 'Fair Rental Rate' for renewal of sub-leases in SEEPZ-SEZ (ii) Adoption of Model Sub-lease Agreement (iii) Adoption of Model 'No Objection Certificate for	The Authority perused the Report-I in detail and deliberated upon the recommendations made therein. (ii) & (iii) The Authority approved the adoption of the Model Sub-lease Agreement and the Model 'No Objection Certificate for Creation of Mortgage' as recommended by the Committee. (i) With regard to fixation of the revised 'Fair Rental Rate' for renewal of sub- leases in	1) Order no. 21 dated 13.05.2026 was issued regarding reconstitution of committee for recommending methodology for fixation of revised Fair Rental Rates for Manufacturing units. 2) Circular no. 02 dated 10.06.2026 was

	Creation of Mortgage'	SEEPZ-SEZ, the Authority agreed to the rates proposed by the Committee in respect of units other than manufacturing units. However, the Authority noted that manufacturing units in SEEPZ-SEZ play a crucial role in contributing to exports and employment generation and are among the pioneering entities in the Zone. In view of the above, it was felt necessary to adopt a differentiated and more considered approach for fixation of Fair Rental Rates for such units. Accordingly, the Authority decided to reconstitute the Expert Committee, under the Chairmanship of K. P. Bakshi, IAS (Retd.) with inclusion of two representatives from trade/industry, to examine and recommend an appropriate methodology and revised Fair Rental Rates specifically for manufacturing units, possibly based on the funds required for development of SEEPZ infrastructure. The reconstituted Committee shall submit its recommendations within a period of 60 days for further consideration of the Authority.	issued regarding Revision of Fair Rental Rates for Renewal of sublease in SEEPZ-SEZ in respect of Trading/ Services / Public Utilities (Non-Manufacturing Units). 3) Circular no. 5 dated 31.07.2026 was issued reg. Adoption of the Model Sub-lease Agreement as recommended by the Advisory Committee-reg.
08	Proposal for approval of the key planning and infrastructure decisions required for finalisation of the SEEPZ Master Plan, including the proposed road network, utility network, water supply system, sewerage system, power supply framework, and the planning-level cost estimate as brought out in the KD5 Draft Master Plan Supplement Report.	After detailed deliberations, the Authority recorded the following decisions: 1. Item No. 1: Out of the three options proposed by M/s Tractebel Engineering Limited, Option 1 (Details are attached in Annexure) was approved by the Authority as it is most feasible for execution without disturbing existing services.	1. Item No. 2: Details received from MMRC and planning is in progress by M/s Tractebel Engineering Limited. 2. Item No. 3: NBCC is preparing details and RFP for tenders. 3. Item No. 4: In

		2. Item No. 2: The skywalk proposal shall also incorporate connectivity to the NEST-03 building, which was not included in the presentation, and shall be extended to provide a direct link to the Metro line. 3. Item No. 3: As per the observations of the hydraulic expert, a new surface reservoir shall be developed in the G&J–3 Complex area to ensure 24-hour water supply. The revival of the existing WSR may be considered in future if required. 4. Item No. 4: The sewerage system shall be developed in accordance with the locations proposed in the Master Plan. 5. Item No. 5: The Authority noted the adequacy of the existing power infrastructure capacity as reported. 6. Rest proposal as proposed approved. The Authority further directed that: Implementation of multi utility tunnel should be undertaken in phased manner, giving priority to areas where the road condition is severely damaged. While planning, minimum disturbance to existing trees should be ensured. As proposed in the plan for Plot-01 three separate buildings should be incorporated as 2 buildings to get a grand view. Vastu should be considered in	the progress.

		the Master Plan and shall be compulsorily followed at the individual building level. The proposal for an underground direct access gate connecting SEEPZ to the Metro line shall be incorporated in the final planning layout.	
Table Agenda no. 1	The appointment of a Tax Consultant for filing appeals and representing before the Hon'ble Income Tax Appellate Tribunal (ITAT) and the Commissioner of Income Tax (Appeals) [CIT(A)] for Assessment Years 2013–14 and 2015–16 (i.e., two assessment years) is placed for consideration.	After deliberation, Authority approved the said proposal and directed to appoint the Tax Consultant by following the procedure under GFR 155.	M/s. Suresh Anchaliya & Co. (Chartered Accountants) was appointed vide Work Order No. SEEPZ-SEZ/EMS/IT/Appeal/ 65099 dated 07.04.2026 for filing appeals before the ITAT. The appeals for both Assessment Years, i.e., AY 2013–14 and AY 2015–16, were duly filed on 09.04.2026. Further, M/s. Suresh Anchaliya & Co. (Chartered Accountants) was appointed vide Work Order No. SEEPZ-SEZ/EMS/IT/Appeal/ dated 12.05.2026 for filing an appeal before the CIT(A) for AY 2015–16. Accordingly, the appeal was filed on 10.06.2026.

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विकास आयुक्त/अध्यक्ष, सीप्ज़-सेज़ प्राधिकरण की अध्यक्षता में दिनांक 07.04.2026 को आयोजित 76वीं प्राधिकरण बैठक का कार्यवृत्त।

MINUTES OF THE 76th AUTHORITY MEETING HELD ON 07.04.2026 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present:

Sr. No.	Name	Designation
1	Shri. Mayur Mankar, Joint Development Commissioner, SEEPZ-SEZ	Member/Secretary
2	Shri. Backiyavelu Mutharasu, ITS, Deputy DGFT, Mumbai	Member
3	Shri. Hasmukh Bhai Dholakiya, Partner of M/s. HK Designs (India) LLP	Member
4	Shri. Sapinder Singh, Managing Director of M/s. Omega Products Pvt. Ltd	Member

Special Invitee:-

Sr. No.	Name	Designation
1	Shri Adil Kotwal	Chairman, SGJMA
2	Shri Vijay Gujrathi	Chairman, SEEMA
3	Shri Rajendra Wagh	Deputy Engineer, MIDC

Shri Sandeep Bhosale, Dy. Development Commissioner, Shri. Avinash Patankar, Sr. Accounts Officer & Officer (Estate Finance), Shri Hanish Rathi, Assistant Development Commissioner), Shri Aman Kumar Sharma, Assistant Development Commissioner, Shri Rahul Shivannagol, Assistant Development Commissioner, Shri Ajeet Bhati, LDC also attended for assistance and smooth functioning of the meeting.

Agenda Item No. 1: Confirmation of Minutes of 75th Authority held on 24.12.2025.

Decision: After Deliberation, Authority confirms the Minutes of the meeting held on 24.12.2025.

Agenda Item No. 1 (A):- Monthly Statement expenditure incurred through Imprest.

Authority was apprised that, the statement of expenditure incurred through Imprest for the months of December 2025, January 2026, and February 2026 was placed before the Authority. The expenditures primarily pertain to routine and contingent expenses such as official travel arrangements (air/rail ticket bookings), mobile and internet charges, office-related purchases, minor repairs and maintenance and other incidental requirements necessary for smooth functioning of the office.

The expenditures have been incurred for official purposes and are in the nature of petty and emergent expenses, processed through the Imprest mechanism in accordance with prescribed financial rules and procedures.

Decision: After Deliberation, Authority **noted** the expenses incurred through Imprest Account.

Agenda Item No. 2:- Post-facto approval for engagement of One Young Professional (Legal) and One Young Professional (Media / Communications) on contractual basis to support SEEPZ Authority functions and Legal work of SEEPZ-SEZ.

The Authority was apprised that due to the increased workload in legal as well as media and communication functions, and considering the limited manpower in SEEPZ-SEZ, it became necessary to engage additional professional support.

Accordingly, the process for engagement of one Young Professional (Legal) and one Young Professional (Media/Communications) on contractual basis was initiated vide advertisement dated 17.02.2026.

Decision: After deliberation, the Authority **approved** the proposal for the engagement of one Young Professional (Legal) and one Young Professional (Media/Communications) on contractual basis for supporting the functions of SEEPZ Authority and the legal work of SEEPZ-SEZ.

Agenda Item No. 3: Consideration of request of M/s. Moksh Ornaments Ltd for waiver of forfeiture of EMD amounting to ₹12,07,165/- in respect of Unit No. 304, NEST-II, SEEPZ-SEZ.

Authority was apprised that M/s. Moksh Ornaments Ltd., being the successful bidder for two units in SEEPZ-SEZ, subsequently surrendered Unit No. 304, NEST-II citing delay in handing over possession, which adversely impacted commencement of operations and business prospects.

Accordingly, proportionate EMD amounting to ₹12,07,165/- was forfeited in terms of the tender conditions. Thereafter, the unit submitted a representation requesting waiver of the forfeiture on the grounds that the surrender was due to reasons not attributable to them. The matter has been examined and the request has been found to merit consideration.

Decision: After due deliberation, the Authority **approved** the above proposal for return of forfeited EMD amounting to ₹12,07,165/-.

Agenda Item No. 4: Proposal for approval of award of contract to M/s. Maa Sharda Service for hiring of vehicle on monthly basis.

Authority was apprised that SEEPZ-SEZ requires dedicated vehicles for administrative and operational purposes. The existing contract for hiring of two electric vehicles has been found operationally restrictive due to range limitations and insufficient availability.

Accordingly, a fresh proposal for hiring three Petrol/CNG vehicles on monthly basis with improved service conditions was initiated. M/s. Maa Sharda Service has emerged as the L1 bidder, and the quoted rates have been found reasonable.

The proposal also includes replacement of the existing vehicles and hiring of one additional vehicle to meet increased operational requirements.

Decision: After deliberation, the Authority **approved** the proposal for award of contract to M/s. Maa Sharda Service for hiring of vehicles on monthly basis, including replacement of existing vehicles and hiring of an additional vehicle.

Agenda Item No. 5: Post- Facto approval for Engagement of Shri D.S. Patil, Retd. Joint Secretary (Legal), Government of Maharashtra as Legal Consultant to Expert Committee- reg..

Authority was apprised that Shri D. S. Patil, Retd. Joint Secretary (Legal), Government of Maharashtra, was engaged as Legal Consultant to assist the Expert Committee constituted for examining sub-lease policy matters, considering the requirement of detailed legal scrutiny and continuous assistance.

The engagement was approved with a consultancy fee of₹15,000/- (Rupees Fifteen Thousand only) per sitting, along with the provision of pick-up and drop facility on days of physical meetings held at SEEPZ-SEZ, Mumbai, as per the

approved terms and conditions.

Decision: After deliberation, the Authority granted post facto approval for the engagement of Shri D. S. Patil, Retd. Joint Secretary (Legal), Government of Maharashtra, as Legal Consultant to the Expert Committee on the approved terms and conditions.

Agenda Item No. 6: To revise the service charges and recover the same uniformly from all units in SEEPZ-SEZ. The Service charges shall also be reviewed annually and revised, if required, as decided by the Authority.

Authority was apprised that the SEEPZ-SEZ Authority incurs considerable expenditure towards provision and maintenance of common infrastructure and services such as repairs, housekeeping, security, lift AMC and other essential services required for the smooth functioning of the Zone. However, the existing service charges recovered from units are not commensurate with the actual expenditure incurred, resulting in a substantial shortfall during FY 2025–26.

In order to bridge the said shortfall and ensure recovery of expenditure in a sustainable manner, it is proposed to revise the service charges from the existing rate of ₹250 per sq. mtr. per annum to ₹777 per sq. mtr. per annum, based on the assessed deficit. It is further proposed that the revised charges be levied uniformly on all units, as the common services are utilized by all units in the Zone.

It is also proposed that the service charges be reviewed annually based on the actual expenditure incurred on services, and revised, if required, with the approval of the Authority.

Decision:

After detailed deliberations and careful consideration of the prevailing costs and future financial implications, the Authority approved the revision of service charges from the existing rate of ₹250 per sq. mtr. per annum to ₹350 per sq. mtr. per annum, thereby effecting an increase of ₹100 per sq. mtr. per annum. The revised rate shall be applicable from 01.04.2026.

Further, the Authority observed that in the event of a substantial increase in expenditure on services - estimated to be in the range of ₹30 crore or above - a need may arise for reassessment of the service charge structure. Accordingly, it was decided that under such circumstances, a Committee shall be constituted to examine the factors contributing to the increased expenditure, undertake a comprehensive review, and recommend appropriate measures, including revision of service charges, for consideration and approval of the Authority. The Committee will be formed under the Chairmanship of JDC & other members will be suggested by SEEMA & SGJMA.

Agenda Item No. 7: To place before the Authority the Report-I dated 13.03.2026 submitted by the Advisory Committee constituted for

implementation of Sub-lease Renewal Policy, for perusal, consideration and approval in respect of:

(i) Fixation of revised 'Fair Rental Rate' for renewal of sub-leases in SEEPZ-SEZ

(ii) Adoption of Model Sub-lease Agreement

(iii) Adoption of Model 'No Objection Certificate for Creation of Mortgage'

Authority was apprised that the Advisory Committee constituted for addressing issues relating to sub-lease renewal policy in SEEPZ-SEZ has submitted its Report-I dated 13.03.2026 for consideration of the Authority. The Committee was mandated to examine long-pending issues pertaining to renewal of sub-leases, absence of standardized agreements, and challenges in mortgage-related matters.

The Committee, after detailed deliberations, analysis of relevant data, and stakeholder consultations, has recommended fixation of a revised Fair Rental Rate, adoption of a standardized Model Sub-lease Agreement, and a Model No Objection Certificate (NOC) for creation of mortgage. The recommended Fair Rental Rate is ₹7,767/- per sq. mtr. per annum and ₹9,708/- per sq. mtr. per annum for mortgage cases, with annual escalation of 5%, proposed to be made effective from 01.04.2026.

The proposed Model Sub-lease Agreement and Model NOC are intended to bring uniformity, ensure legal clarity, safeguard the interests of the Authority, and streamline administrative procedures, thereby minimizing disputes and delays.

Decision:

The Authority perused the Report-I in detail and deliberated upon the recommendations made therein.

(ii) & (iii) The Authority approved the adoption of the Model Sub-lease Agreement and the Model 'No Objection Certificate for Creation of Mortgage' as recommended by the Committee.

(i) With regard to fixation of the revised 'Fair Rental Rate' for renewal of sub-leases in SEEPZ-SEZ, the Authority agreed to the rates proposed by the Committee in respect of units other than manufacturing units.

However, the Authority noted that manufacturing units in SEEPZ-SEZ play a crucial role in contributing to exports and employment generation and are among the pioneering entities in the Zone. In view of the above, it was felt necessary to adopt a differentiated and more considered approach for fixation of Fair Rental Rates for such units.

Accordingly, the Authority decided to reconstitute the Expert Committee, under the Chairmanship of K. P. Bakshi, IAS (Retd.) with inclusion of two representatives from trade/industry, to examine and recommend an appropriate methodology and revised Fair Rental Rates specifically for manufacturing units, possibly based on the funds required for development of SEEPZ infrastructure. The reconstituted Committee shall submit its recommendations within a period of 60 days for further consideration of the Authority.

Agenda Item No. 8: Proposal for approval of the key planning and infrastructure decisions required for finalisation of the SEEPZ Master Plan, including the proposed road network, utility network, water supply system, sewerage system, power supply framework, and the planning-level cost estimate as brought out in the KD5 Draft Master Plan Supplement Report.

Authority was apprised that the KD5 Draft Master Plan Supplement Report submitted by the Consultant outlines a comprehensive redevelopment strategy for SEEPZ-SEZ, aimed at creating a modern, efficient, and sustainable industrial ecosystem with improved infrastructure and optimized land use.

The proposal includes key planning decisions relating to road network with skywalk-based pedestrian system, centrally aligned Multi-Utility Tunnel for integrated utility services, augmentation of water supply and sewerage systems, and assessment of future power requirements, which are found to be within the existing capacity.

The report also provides a planning-level cost estimate of approximately ₹278.68 crore for the recommended infrastructure framework, comprising RCC roads, centrally aligned pre-cast Multi-Utility Tunnel, and vacuum-based sewerage system.

The following proposals are placed before the Authority for consideration:

1. To approve the centrally aligned Multi-Utility Tunnel framework as the preferred utility network option for future-ready and maintainable infrastructure planning. (approx. cost 155.55 Cr.)

2. To approve in principle the inclusion of the proposed grade-separated skywalk-based pedestrian network as part of the road and circulation strategy for the campus. (approx. cost 77.72 Cr.)

3. To approve the water supply concept, including augmentation of storage and pumping infrastructure, ring-main distribution, recycled water reuse, and an independent fire-fighting system. (approx. cost 9.21 Cr.)

4. To approve the sewerage planning framework with provision for about 9 MLD STP capacity in phases and to take an appropriate decision on the preferred sewage conveyance system based on the report recommendations. (approx. cost 24.8 Cr.)

5. To note that the projected ultimate power demand of about 51 MVA remains within the installed substation capacity of 60 MVA and that no major additional grid capacity is presently indicated in the report. (approx. cost 11.40 Cr.)

6. To approve the planning-level cost estimate and to note that the recommended infrastructure option in the report is RCC roads with centrally aligned pre-cast MUT and vacuum sewerage at an estimated project cost of Rs. 2,78,68,19,183.57.

Decision:

After detailed deliberations, the Authority recorded the following decisions:

1. Item No. 1: Out of the three options proposed by M/s Tractebel Engineering Limited, Option 1 (Details are attached in Annexure) was approved by the Authority as it is most feasible for execution without disturbing existing services.

2. Item No. 2: The skywalk proposal shall also incorporate connectivity to the NEST-03 building, which was not included in the presentation, and shall be extended to provide a direct link to the Metro line.

3. Item No. 3: As per the observations of the hydraulic expert, a new surface reservoir shall be developed in the G&J–3 Complex area to ensure 24-hour water supply. The revival of the existing WSR may be considered in future if required.

4. Item No. 4: The sewerage system shall be developed in accordance with the locations proposed in the Master Plan.

5. Item No. 5: The Authority noted the adequacy of the existing power infrastructure capacity as reported.

6. Rest proposal as proposed approved.

The Authority further directed that:

Implementation of multi utility tunnel should be undertaken in phased manner, giving priority to areas where the road condition is severely damaged.

While planning, minimum disturbance to existing trees should be ensured. As proposed in the plan for Plot-01 three separate buildings should be incorporated as 2 buildings to get a grand view.

Vastu should be considered in the Master Plan and shall be compulsorily followed at the individual building level.

The proposal for an underground direct access gate connecting SEEPZ to the Metro line shall be incorporated in the final planning layout.

Table Agenda Item No. 01: The appointment of a Tax Consultant for filing appeals and representing before the Hon'ble Income Tax Appellate Tribunal (ITAT) and the Commissioner of Income Tax (Appeals) [CIT(A)] for Assessment Years 2013–14 and 2015–16 (i.e., two assessment years) is placed for consideration.

Authority was apprised that the appeals filed by SEEPZ-SEZ Authority for Assessment Years 2013–14 and 2015–16 have been disposed of by the Commissioner of Income Tax (Appeals) against the Authority, resulting in significant financial implications, including additional tax liability and loss of eligible refund.

Further, revision proceedings under the Income Tax Act have also led to additional financial exposure. In order to safeguard the financial interests of the Authority and to pursue further appeals before the Hon'ble Income Tax Appellate Tribunal (ITAT) and the Commissioner of Income Tax (Appeals), it is necessary to engage a firm of Chartered Accountants as Tax Consultant.

The proposed scope of work includes examination of assessment and appellate orders, filing of appeals within prescribed timelines, representation before appellate authorities, and providing necessary advisory and procedural support.

Accordingly, it was proposed to appoint a Tax Consultant for filing appeals and representing before the Hon'ble Income Tax Appellate Tribunal (ITAT) and the Commissioner of Income Tax (Appeals) [CIT(A)] for Assessment Years 2013–14 and 2015–16 (i.e., two assessment years) is placed for consideration.

Decision: After deliberation, Authority **approved** the said proposal and directed to appoint the Tax Consultant by following the procedure under GFR 155.

The meeting concluded with vote of thanks to the Chair.

Digitally signed by
Mayur R Mankar
Date: 21-04-2026
18:05:26

(मयूर मानकर)

संयुक्त विकास आयुक्त/ सदस्य/सचिव

सीप्ज़-सेज़



Preparation of

Detailed Master Plan for 30 years & Detailed Architectural Design for model building for SEEPZ-SEZ

Draft Master Plan Supplement Report

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DRAFT MASTER PLAN SUPPLEMENT REPORT

Our ref.: **Document No. W.004717-Z-10342-001 -Rev.00**

Imputation: Project No. W.004717

RESTRICTED

Client: **Development Commissioner, SEEPZ-SEZ, Mumbai**

Project: **Preparation of Detailed Master Plan for 30 years & Detailed Architectural Design for model building for SEEPZ-SEZ, Mumbai**

Subject: **Draft Master Plan Supplement Report**

Comments:

Revision No.	Date	Prepared / Revision By	Description
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ABBREVIATIONS

EPZ	:	Export Processing Zone
ESS	:	Electrical Sub Station
EWCD	:	Elderly Women Children Disabled
MIDC	:	Maharashtra Industrial Development Corporation
MUT	:	Multi-Utility Tunnel
SEEPZ	:	Santacruz Electronics Export Processing Zone
SEZ	:	Special Economic Zone

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1. DRAFT MASTER PLAN

1.1 Introduction

The Master Plan for SEEPZ presents a holistic redevelopment strategy designed to transform the campus into a modern, efficient, and environmentally responsive industrial ecosystem. The proposal identifies five plots for redevelopment, collectively covering 1,32,448 sqm within a total site area of 4,21,105 sqm. The remaining 2,69,628 sqm—which includes existing buildings, internal road infrastructure, and open spaces—will be retained to ensure functional continuity. As per the fourth quarter of 2025–2026, SEEPZ has an existing carpet area of 2,70,188.88 sqm, operating at a current FSI of 1. The guiding approach integrates land efficiency, environmental conservation, mobility enhancement, and future-ready infrastructure.

Three master plan options were presented earlier, each offering distinct development approaches for the SEEPZ campus. Following multiple rounds of discussions with clients and key stakeholders—and after carefully reviewing and incorporating their feedback—the current option has been refined and prepared to best align with the project's strategic objectives and expectations.

1.2 Site Analysis and Existing Conditions

The redevelopment plots possess significant natural assets and variations that have guided the planning approach. These plots contain about 1500 trees and exhibit natural ground levels between +21 m and +31.5 m ASL. Higher areas have been reserved for built development, while lower-lying areas are earmarked for **greens, bioswales**, and **blue-green interventions**. This strategy ensures that the Master Plan responds sensitively to existing terrain, ecological systems, and drainage patterns.

1.3 Concept Evolution and Planning Principles

Each of the five redevelopment plots is planned using a consistent methodology. A representative example shows how plot-level planning integrates natural terrain, existing trees, ground conditions, and circulation.

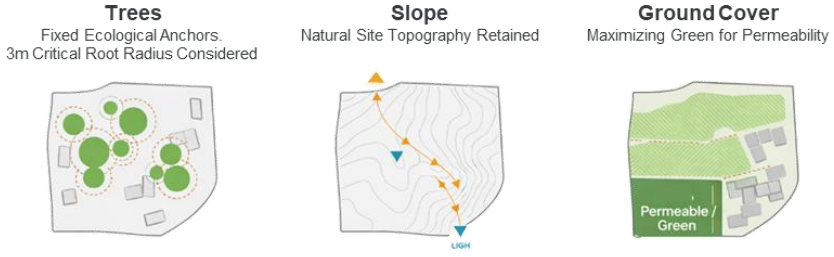
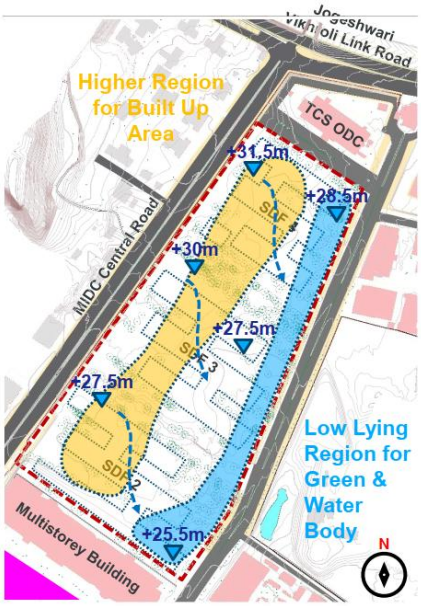


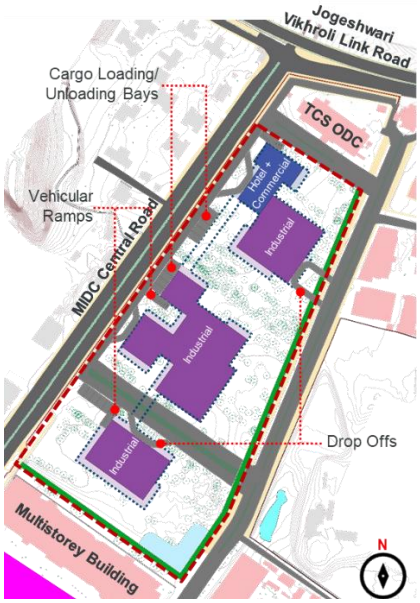
Figure 1.1 Planning Parameters

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Site Topography

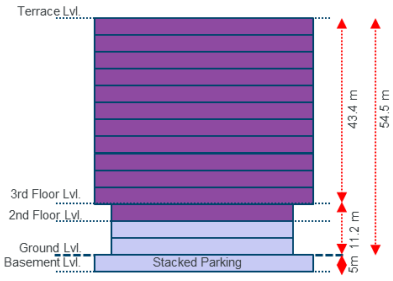
Ecological anchors such as large trees determine building placement, while slopes are preserved to facilitate natural drainage. Built-up areas are concentrated in higher zones, while low-lying areas accommodate green cover, water features, and blue-green systems.



Ground Cover & Heights

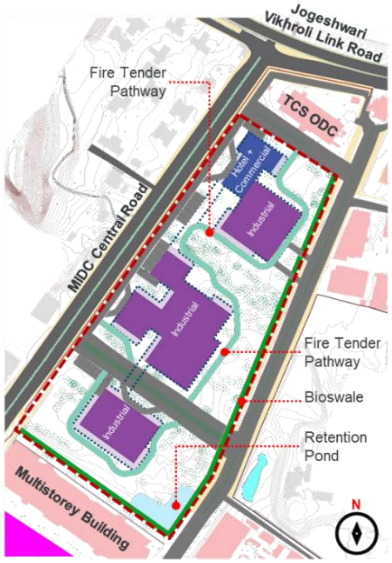
The industrial blocks have been planned with a ground cover of about 30%. This footprint if followed up to the 2nd Floor level with the ground and 2st floor serving as parking areas and the 2nd floor serving as the pedestrian entrance for the industrial block. After the 2nd Floor, i.e., from the 3rd floor all the way up to the 14th Floor, the building footprint has been expanded up to 35% to provide larger industrial footprints. The ground and 1st floor are 3.35 m in height while the rest of the floors are 3.95m in height adding up to a total height of 54.5m including the 0.6m high plinth.

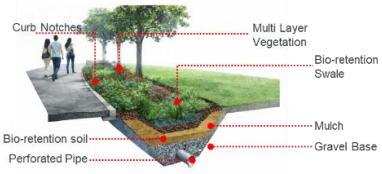
Drop-Offs, Loading, and Cargo Access



The plan incorporates designated loading/unloading bays, shaded drop-off points created through extended building footprints, and segregated vehicular ramps for basement access. Cargo movement is strategically separated from pedestrian pathways to ensure safety and operational fluency. The arrangement ensures seamless functioning of industrial units without disruption to commercial or pedestrian zones.

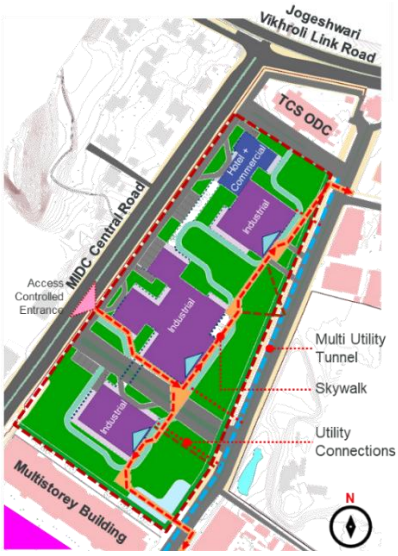
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Fire Tender approved Grass pavers to allow water percolation





Blue–Green Network

The master plan incorporates a network of bio-retention swales designed with engineered soil layers, gravel bases, mulch, and perforated pipes to slow, filter, and absorb stormwater. These bioswales work with site contours to channel runoff naturally, enhancing infiltration, reducing peak flows, and supporting groundwater recharge across the estate.

Stormwater Strategy

Strategically located low-lying pockets function as retention ponds that receive filtered runoff from bioswales and permeable surfaces. Water is slowed through cascades, stored in harvesting tanks, and reused for irrigation and non-potable needs. This integrated system strengthens stormwater resilience, mitigates flood risks, and ensures effective water management during Mumbai's intense monsoon cycles.

Semi Permeable Fire Tender Pathways

The master plan incorporates 6-metre-wide fire-tender pathways around all buildings, designed using fire-approved grass pavers. These semi-permeable pavers ensure safe emergency access while allowing rainwater to percolate into the soil, supporting natural groundwater recharge and contributing to the project's sustainable stormwater management strategy.

Multi-Utility Tunnel

The plan introduces a Multi-Utility Tunnel (MUT) framework across the redevelopment plots, enabling all underground services—including power, ICT networks, water supply, sewage lines, and future service corridors—to be housed within a single accessible conduit. This system enhances long-term maintainability, minimizes surface disruption, and prevents repeated road cutting for utility repairs or upgrades.

Elevated Skywalk and Pedestrian Connectivity

A 6 m-wide elevated skywalk network provides safe, shaded, and efficient pedestrian movement across buildings, connecting directly to the 2nd floor. The skywalk creates a segregated pedestrian realm and links directly to SEEPZ Metro station . Its alignment avoids trees, includes staggered rest points, and incorporates a colonnaded walkway below for enhanced comfort and accessibility.

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Community Greens

Generous community green spaces enhance permeability and enable near-complete stormwater percolation into the soil. These landscaped zones support natural recharge while offering accessible, vibrant outdoor environments for employees. Designed for interaction and well-being, the community greens unify ecological performance with social value, enriching daily life across the campus.

1.4 Master Plan

The master plan aims to optimize FSI utilization while responding sensitively to site conditions, planning parameters, and ecological constraints. Instead of imposing a uniform built form, each plot is assigned a customized building footprint tailored to its specific site geometry. These footprints are derived using the same column grid as the proposed Nest 3 model building, ensuring structural efficiency and design consistency across the redevelopment without compromising site responsiveness.

A key design principle is the preservation of the existing landscape. By shaping the built form around current green assets, the proposal minimizes the need for extensive tree cutting or transplantation and maintains high levels of site permeability. This approach allows for effective FSI optimization while retaining a relatively low ground coverage and ensuring a green, ecologically resilient campus.

1.4.1 Ground Coverage, Built Form, and Circulation

Across the redevelopment plots, the master plan achieves 30% ground coverage (39,485 sqm), 35% expanded floor area (46,026 sqm), and a 36% basement footprint (47,921 sqm). Building masses are arranged to maximize functionality while maintaining ample open space and ensuring environmental permeability. Vertical development predominantly follows a B+G+8 to B+G+13 structure, reaching heights of 32.6m to 54.1m, enabling capacity enhancement without excessive land occupation.

The proposal delivers a total Built-Up Area of 6,18,670 sqm, including an FSI area of 5,44,319 sqm, resulting in an achieved FSI of 4.1 across the five redevelopment plots. As per MIDC CDCPR 2023 norms, the parking requirement is 4,151 ECS, while the plan provides 4,661 ECS, ensuring full compliance with additional buffer capacity. The master plan thus ensures optimal built potential, efficient circulation networks, and future-ready infrastructure.

The skywalk network has been planned to enable safe, shaded, and efficient pedestrian movement between buildings, with direct access provided at the second-floor level. The total planned length of the skywalk is approximately 1.9 km. Should the alignment be modified to integrate with the proposed underground metro connection to the site, the overall length and area of the skywalk are expected to remain largely unchanged.

1.4.2 Built Up Area Distribution

The development program reinforces SEEPZ's industrial character while integrating essential complementary uses. Industrial functions constitute 75% of the overall built-up area, while

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commercial uses account for 20% and multi-storey parking structures for 5%. This balanced mix increases operational efficiency and positions SEEPZ as a robust, future-ready industrial ecosystem supported by appropriate commercial and service functions.

1.4.3 Key Indicators

The concept balances development capacity with environmental stewardship and operational efficiency. Key quantitative indicators of the proposed plan are summarized below.

Total FSI Area Achieved	8,71,097 sqm.
Toal Global FSI Achieved	2.2
Toal Carpet Area Achieved	6,80,000 sqm.
Premium to be paid for FSI (approx.)	INR 680 Cr.
Ground Coverage	30%
Maximum no. of Floors	B+G+13
Maximum Height	54.1m
Total Projected Working Population	1,61,314
Total Projected Floating Population	32,263
Total Community Green Area	53,272 sqm.
No. of Trees to be Transplanted	80
Total Pedestrian Network (Skywalk) Length/ Area	1.9 km/ 10,975 sqm.

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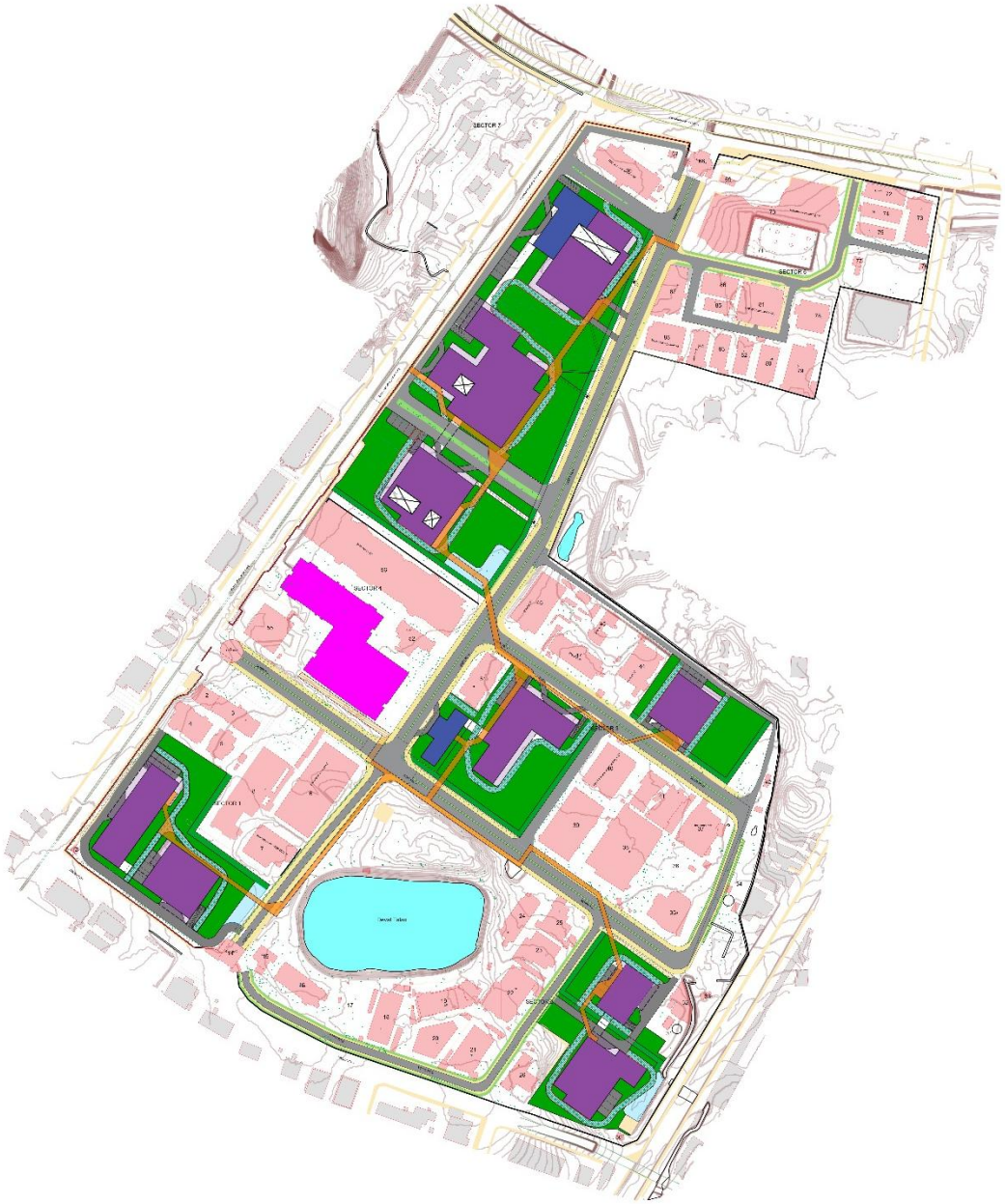


Figure 1.2 Master Plan

An alternate option was assessed wherein the Nest 3 model building footprint was replicated uniformly across all plots. However, this approach significantly increased ground coverage, reduced green open spaces, and negatively impacted surface runoff and groundwater recharge. Furthermore, the uniform-footprint option required the transplantation of an additional 205 trees. Given these ecological and environmental disadvantages, the option was not recommended for adoption.

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2. PHYSICAL INFRASTRUCTURE

2.1 EXISTING SCENARIO

The existing scenario reveals significant gaps across the water supply, sewage treatment, electricity, and solid waste management systems. Water is currently supplied by MCGM and distributed by MIDC at a rate of 3600 CUM per day, which is inadequate for the approximate working population of one lakh. The system relies on an existing 3 MLD water tank and pump room located near Dev Talav, which further highlights the need for capacity enhancement. The sewage treatment facility comprises a 2 MLD STP that is already overloaded by about 40% and is presently non-functional, resulting in sewage being diverted to septic tanks before reaching the plant. Electricity availability is also constrained, with the existing distribution sub-station offering a maximum capacity of 60 MVA, of which 35 MVA is already in use, limiting the potential for future load expansion. Solid waste management remains insufficient, as the bio-gas plant within SEEPZ is non-operational, and waste segregation continues to take place in a temporary shed rather than an integrated processing facility. Together, these issues underline the urgent need for systemic upgrades and a more resilient infrastructure framework.

2.2 PROPOSED SCENARIO

The proposed scenario outlines a comprehensive upgrade to SEEPZ's core infrastructure, addressing current deficiencies while creating capacity for future development. The water system is strengthened through the provision of a new **3 MLD potable water storage tank and pump room**, supported by a dedicated recycled water facility designed to meet the projected **5.09 MLD potable** and **5.02 MLD recycled** water demand. Sewage management will be significantly improved through the installation of a new **9 MLD STP,** with a **5 MLD STP** adjacent to the existing plant, along with **packaged STPs** of total **4 MLD** capacity integrated within the redeveloped plots. Once these systems become operational, the old STP will be dismantled. To efficiently serve low-lying areas, a new **sewage pumping station** is proposed near the SEEPZ++ zone, ensuring smoother conveyance and system reliability. The electrical network is future-proofed by maximizing the utilization of the existing **60 MVA ESS.** Additionally, solid waste handling is modernized through the creation of a **structured SWM Centre** on the site of the decommissioned old STP, enabling systematic and efficient waste processing within the campus. Overall, the proposed scenario establishes a robust, scalable, and resilient utility infrastructure framework that supports SEEPZ's long-term growth. The proposals are detailed in the following sections.

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Figure 2.1 Proposed Utilities

2.3 ROAD NETWORK

2.3.1 Rationale for Skywalk Integration

2.3.1.1 NEED FOR A GRADE SEPARATED PEDESTRIAN SYSTEM

ROW Constraints

SEEPZ's existing 15–24 m right-of-way cannot simultaneously accommodate standard traffic lanes, cycle tracks, utilities, drainage and IRC-compliant footpaths.

A skywalk system removes pedestrian movement from the ground plane, enabling full carriageway functionality and dedicated NMT corridors without ROW expansion.

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High Pedestrian Demand

Peak volumes observed during the 7-day survey include:

- Gate 3: 6,941 persons/hour (15 April 2025 — highest recorded)
- Gate 1: 6,570 persons/hour

No at-grade footpath within current ROW can safely accommodate these loads.

Operational Requirements of an Industrial SEZ

SEEPZ experiences continuous movement of freight vehicles, jewellery consignments, electronics and logistics vans.

Separating pedestrian flows via skywalks eliminates conflicts, reduces gate congestion, and improves logistics efficiency.

Monsoon Resilience

SEEPZ's low-lying zones experience routine waterlogging. An elevated system ensures uninterrupted, weather-proof pedestrian connectivity

Integration with Modern Mobility

By relocating pedestrian movement vertically, the ground level can host continuous cycle tracks, EV lanes and unobstructed carriageways.

The skywalk isolates workers from logistics leading to huge direct operational efficiency gain.

Table 2.1 Comparison of At-Grade vs Grade-Separated Pedestrian Network

Parameter	At-Grade Network (with sidewalks)	Skywalk Network
ROW suitability	Inadequate for IRC footpaths + cycle tracks + full carriageway	Completely bypasses ROW limitation
Pedestrian comfort	Highly compromised; narrow footpaths due to services and trees.	Comfortable, shaded, elevated
Traffic flow	Carriageway becomes narrow → bottlenecks for trucks, buses	Smooth surface-level traffic
NMT integration	No space left for cycle tracks	Cycle tracks fully accommodated on ground (as footpaths move to skywalk)
Pedestrian capacity	1.5–2 m footpaths cannot support 6,900 pph	Skywalk handles high volumes easily
Safety	Still pedestrian–vehicle mixing at crossings	Zero conflict
Monsoon performance	Flooding disrupts footpaths; ponding at edges	Elevated and weather-safe
Security	Gate congestion remains	Skywalk can have controlled access mid-air
Industrial operations	Delivery trucks block lanes due to narrowing	Entire ground-plane optimized for logistics
Metro connectivity	Long at-mix walking through traffic	Direct, grade-separated connection

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2.3.1.2 PEDESTRIAN VOLUME ANALYSIS

A gate-wise assessment (14–20 April 2025) indicates consistent weekday demand exceeding 13,000–14,000 persons/day, with Gate 3 carrying the highest hourly load. The maximum weekly peak is summarized below:

- **Gate 1:** 6,570 pph
- **Gate 2:** 1,999 pph
- **Gate 3:** 6,941 pph
- **Total:** 15,510 pph (all gates combined)

2055 Projections

Forecasted demand increases substantially, exceeding 38,000 persons/hour across the three gates.

2.3.1.3 COMPLIANCE WITH IRC FOOTPATH STANDARDS

As per IRC:103-2012, LOS-C (acceptable for constrained urban contexts) requires a 4.0 m wide footpath to handle 7,560 persons/hour (one direction).

Thus, Gate 3's peak of 6,941 pph can only be safely accommodated with a minimum 4 m footpath, which is not feasible within the existing ROW.

This reinforces the need for a grade-separated pedestrian network.

2.3.1.4 VEHICULAR TRAFFIC CONDITIONS

Using Indo-HCM 2017 (CRRI) methodology, Gate 3 currently operates at a V/C ratio of 0.25, corresponding to LOS-B, indicating free-flowing vehicular conditions.

Maintaining this performance requires ensuring that pedestrian flows do not encroach on the carriageway — another justification for a skywalk-based system.

2.3.1.5 CONCLUSION

The combined constraints of extremely high pedestrian volumes, limited ROW, industrial-grade logistics, and monsoon vulnerability make an elevated skywalk network the most feasible long-term mobility solution for SEEPZ.

It ensures safety, operational efficiency and future-ready multimodal integration while maintaining optimal traffic performance.

2.4 UTILITY NETWORK

2.4.1 Option 1 – Multi-Utility Tunnel

Multi-Utility Tunnels (MUTs) provide an efficient, safe, and future-ready solution for accommodating essential city infrastructure—such as power lines, water supply, ICT networks, and district cooling—within a single accessible underground corridor. This approach

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eliminates repeated road cutting, reduces service disruptions, and enables easier maintenance throughout the asset lifecycle.

In India, MUT systems have already been successfully implemented in **Connaught Place (Delhi)** and **GIFT City (Gandhinagar)**, where they have proven their value in improving urban reliability, minimizing surface-level clutter, and enabling rapid utility management. These precedents demonstrate the practicality and long-term benefits of adopting MUTs in dense urban environments.

For new developments, the use of **pre-cast concrete technology** offers significant advantages, including faster installation, improved quality control, reduced on-site disruption, and enhanced structural durability. Pre-cast modules can be rapidly assembled on-site, ensuring consistent workmanship and enabling phased expansion as city needs evolve.



Figure 2.2 Pre-cast Multi-utility Tunnel Construction

The proposed Multi-Utility Tunnel (MUT) network forms a **2.3-km**s interconnected underground corridor designed to safely route essential services such as power, ICT, water supply, and recycled water across the campus. The network comprises is strategically aligned to connect major utility nodes including the ESS, SWM Centre, Water Tank, and STP. This routing ensures seamless service distribution while minimizing future surface disturbances.

During construction, the MUT is integrated within existing road corridors of varying widths—**24 m ROW**, **18 m ROW**, and **15 m ROW**—with careful staging to keep existing utilities intact. The construction methodology ensures that one carriageway remains operational for traffic, while the adjacent lane is temporarily closed to facilitate MUT excavation and pre-cast tunnel installation. In narrower ROWs, alternative routing or phased traffic diversion is planned to maintain continuous accessibility. Across all sections, existing utilities are preserved in their current positions, ensuring uninterrupted functioning throughout the construction period.

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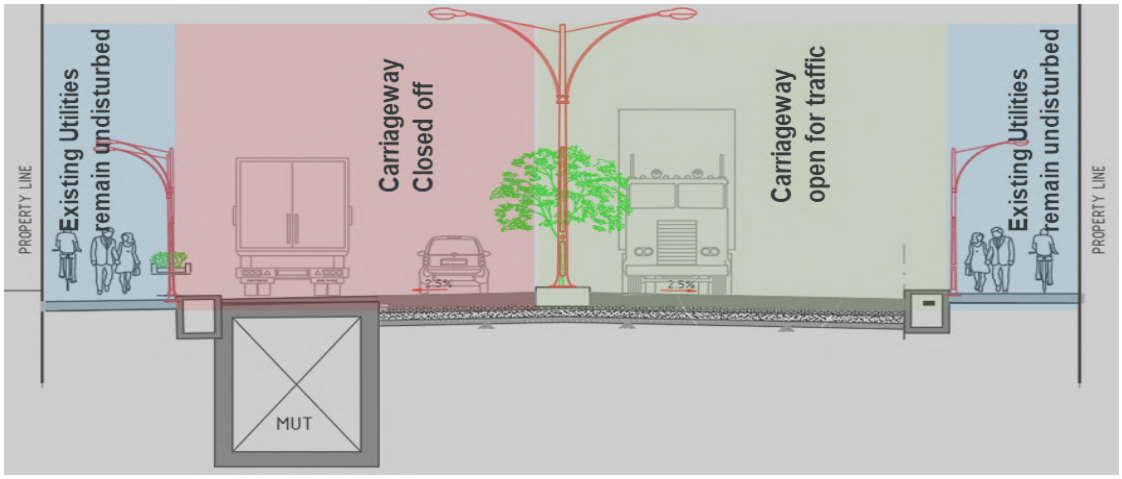


Figure 2.3 24m ROW Road Section with MUT

This approach enables the MUT to be executed efficiently with **minimal disruption**, while providing a long-term, maintainable, and future-ready underground utility backbone for the entire campus.



Figure 2.4 Pre-cast Multi-utility Tunnel Construction

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The proposed MUT section provides a well-organized, walkable utility corridor designed to safely accommodate all essential services within a single underground structure. With an outer dimension of **4.0 m × 4.5 m** and an inner clear section of **3.2 m × 3.6 m**, the tunnel allows for safe access and maintenance. Key utilities routed through the MUT include stormwater drainage, sewage, potable and recycled water lines, fire-fighting mains, and dedicated electrical and OFC cable banks. The arrangement ensures clear separation between wet and dry services, optimal maintainability, and long-term asset protection. The tunnel is equipped with a **gas-based fire protection system** and **jet fans** for efficient air circulation, ensuring safety and operational reliability throughout its length.

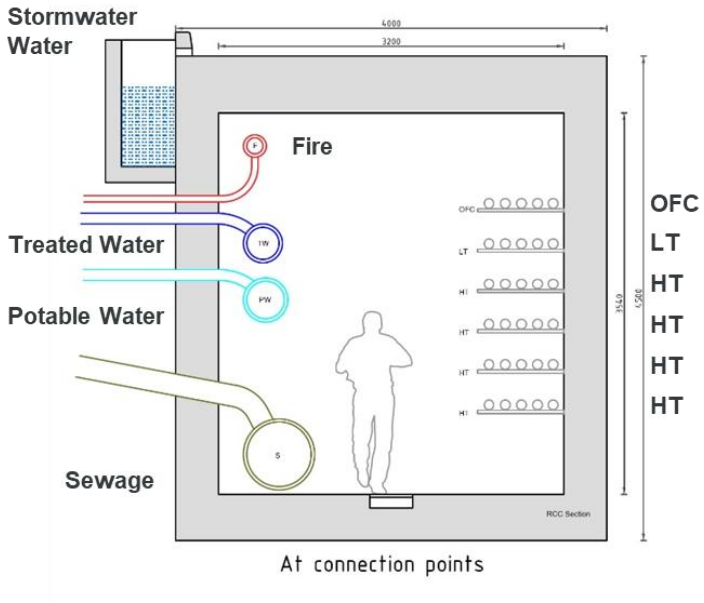


Figure 2.5 Proposed Multi Utility Tunnel Section

Access to the Multi-Utility Tunnel is planned through strategically spaced entry and exit points provided approximately every **60 meters** along the network. These access nodes consist of compact entrance chambers located on the footpath, featuring an entry manhole and a dedicated ventilation shaft to ensure safe passage and internal air movement. The chambers lead directly into the walkable MUT corridor, allowing maintenance personnel to navigate comfortably even around pressurised pipelines and cable racks. At specific locations, the design includes catwalks and adjusted pipe alignments for safe movement over sewage or low-level utilities. This arrangement ensures efficient, fully accessible maintenance without disturbing surface infrastructure or ongoing operations.

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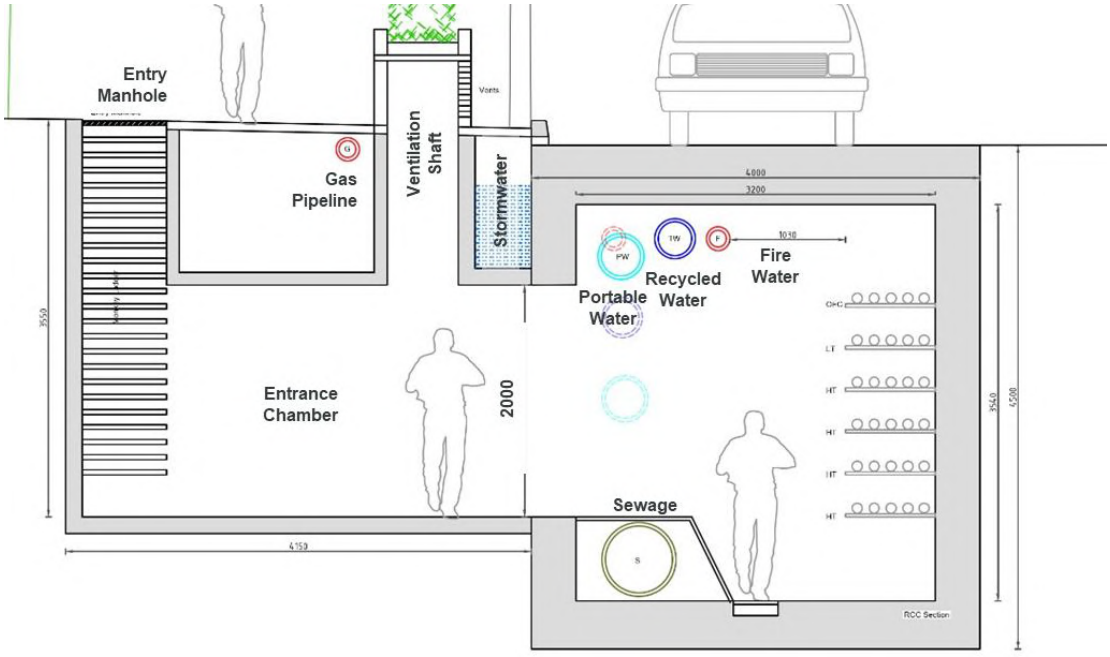


Figure 2.6 Proposed Multi Utility Tunnel Entrance Section



Figure 2.7 Proposed Multi Utility Tunnel Entrance Section

Connections from the Multi-Utility Tunnel to individual plots are planned through designated chambers placed at key intervals along the MUT network. These chambers serve as interface points where utility lines—such as power, ICT, water supply, recycled water, and fire-fighting services—branch off at the **plot level** without requiring surface excavation. At the master plan scale, each chamber is strategically located to ensure efficient distribution while keeping the main MUT corridor uninterrupted. This approach enables future buildings to connect seamlessly to the utility backbone, ensuring ease of maintenance, minimal disruption, and long-term flexibility for development across the campus.

2.4.2 Option 2 – Multi-Utility Tunnel (Periphery)

Option 2 proposes constructing the Multi-Utility Tunnel along the **peripheral roads** of the campus, with all technical specifications and design standards remaining identical to those described earlier—only the alignment differs. However, this alternative presents several challenges: the overall network length increases to **3 kms**, leading to higher construction and

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lifecycle costs; the peripheral roads predominantly have **narrow rights-of-way of only 7–9 m**, offering limited space for tunnel construction and staging; and these edges already contain dense layers of **existing utility infrastructure**, making diversion and construction significantly more complex. As a result, while feasible, the peripheral alignment is comparatively less efficient and more cost-intensive than the primary MUT option.



Figure 2.8 Proposed Multi Utility Tunnel (Peripheral) Network

2.4.3 Option 3 – Conventional Utility Ducts

The third option explores a conventional utility duct network, where all essential services are accommodated in smaller ducts laid beneath the road or footpath. Both alignment strategies—**major internal roads** and **peripheral roads**—were examined for feasibility. When aligned along secondary and peripheral roads, the network extends to **3 kms**, increasing the overall cost and complexity. Additionally, most peripheral edges have **restricted ROWs of only 7–9 m**, forcing the ducts beneath the carriageway and limiting working space during installation. These stretches also carry dense layers of **existing infrastructure**, making diversions difficult and raising construction risks. A refined version using major internal roads reduces the

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network to **2.3 km,** same as the main alignment of MUT, but still retains the fundamental limitations of a duct-based system.

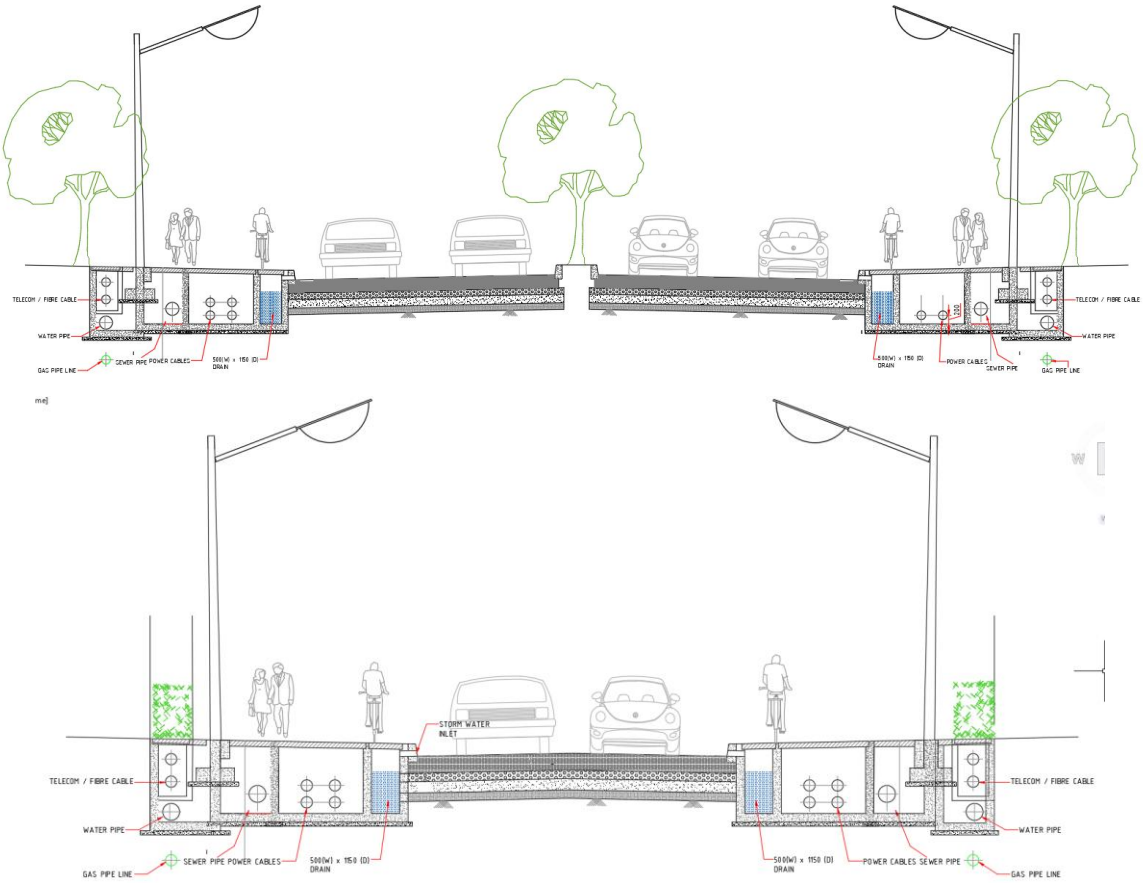


Figure 2.9 Proposed Road Sections of 24m ROW (above) and 18m ROW (below) integrating the conventional duct system.

2.4.4 Comparison

Aspect	Multi-Utility Tunnel (MUT) – Main Alignment	Multi-Utility Tunnel (MUT) – Peripheral Alignment	Conventional Utility Duct Network – Main Alignment
Integration with Existing Utilities	Existing utilities remain mostly undisturbed; new MUT carries consolidated utilities.	Higher interference with existing utilities due to dense networks on peripheral roads.	Existing networks replaced by new ducts; temporary networks required during construction.
Network Planning	Shorter (2.3 Km), efficient routing with direct connectivity between major nodes.	Network length increases to 3 km, making layout less efficient and costlier.	Utilities remain fragmented; coordination across ducts becomes complex.

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Aspect	Multi-Utility Tunnel (MUT) – Main Alignment	Multi-Utility Tunnel (MUT) – Peripheral Alignment	Conventional Utility Duct Network – Main Alignment
Road Cutting in Dense Areas	Once built, future maintenance stays inside the tunnel, avoiding road cuts.	Peripheral roads are narrow (7–9 m), increasing risk of traffic disruption during construction.	Frequent excavation required, especially under narrow lanes and built-up edges.
Traffic & Urban Disruption	Minimal long-term disruption; works stay underground.	Higher construction-phase disruption due to limited road width and surface constraints.	Repairs often create bottlenecks in congested streets.
Utility Conflict Management	Clear separation reduces clashes between utilities.	High conflict likelihood because peripheral roads already contain multiple utility lines.	High risk of utilities damaging one another during works.
Maintenance in Constrained Spaces	Walkable tunnel ensures safe access even in dense areas.	Maintenance access remains possible but more difficult due to alignment beneath narrow and busy edges.	Maintenance is difficult where ROW is small, and excavation is required.
Upgrading Aging Infrastructure	Upgrades can be done inside the tunnel without surface disturbance.	Upgrades feasible but less efficient due to longer network and constrained edges.	Upgrading requires repeat trenching in built-up areas.
Right-of-Way Optimization	Optimizes use of limited land; fits well into existing ROW.	Poor ROW availability along edges (7–9 m) creates major construction and staging constraints.	Ducts compete for limited underground space, causing congestion.
Service Reliability	Faster detection and repair improve reliability.	Reliability remains high but maintenance challenges increase with longer alignment.	Delayed repairs due to excavation logistics.
Urban Redevelopment Support	Supports smart-city upgrades like ICT, district cooling, and smart sensors.	Supports redevelopment but with higher cost and complexity.	Harder to integrate new technologies without reconstruction.
Lifecycle Cost in Dense Cities	Higher initial cost, but lower lifecycle cost due to minimized disruptions.	Higher initial and long-term cost due to longer length and ROW constraints.	Lower upfront cost but very high cumulative maintenance costs.
Cost Comparison (Roads + Utility Structure)	INR 100 Cr.	INR 134 Cr.	INR 41.78 Cr.

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2.5 WATER SUPPLY SYSTEM

2.5.1 Proposal for Water Supply

2.5.1.1 SOURCES OF WATER SUPPLY

SEEPZ SEZ Area is in Mumbai. Currently, the Water is supplied by MCGM and distributed at a rate of 3600 CUM per day by MIDC.

Currently, the SEEPZ SEZ area faces a water shortage and is unable to fulfil the daily water demand.

MCGM is the main source of water and can fulfil the future water demand as well.

An alternative water source also needs to be identified to meet the future water demand. The following water sources can be utilized for future water demand.

- Lake
- Rainwater Harvesting and Reuse
- Borewell
- STP Treated water for Flushing and Landscape/green area

2.5.1.2 WATER DISTRIBUTION

Water distribution shall be done based on the individual building or area water demand. Water supply distribution pumps' capacity shall be based on the future water demand of the entire area. Similarly, a water supply network shall be laid to supply water to individual buildings.

Valve and water meter chambers shall be provided before connection to the individual building. Valve chambers with isolation valves shall be provided at suitable locations in the distribution network. An air release valve shall be provided in the distribution network.

Water tank with approx. 3 MLD capacity and Pump room located near to Dev Talav to be made functional and potable water will be supplied with continuous pumping system in phase 1 and in phase 2 additional 3 MLD water tank and pump room shall be constructed at the south easter corner of the site abutting Marol Maroshi Road, to meet the future water demand.

Ring main is proposed in the potable water supply distribution line, so that the water can be supplied from other direction in case on maintenance of 1 line.

2.5.1.3 FUTURE DEMAND

To meet the Future water demand of next 30 years and the maximum permissible FSI, water supply requirements shall be calculated based on the future occupant load and the industry requirements.

Tentative water requirement calculation is given in the table below

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Table 2.2 SEEPZ Site water demand

SEEPZ Site water demand and Sewage Generation						
S.No.	**Description**	**No of Person or Area or No of Seat**	**Domestic Water Requirement per person or per sqm**	**Flushing Water Requirement per person or per sqm**	**Domestic Water demand in Liter**	**Flushing water Demand in Liter**
1	Staff	1,61,314	25	20	4032850	3226280
	Visitors	32263	10	5	322630	161315
2	Green Area	25000		6		150000
3	Washing Area	1000000		0.5		500000
4	Restaurant/ Commercial	5000	55	15	275000	75000
	Fire Fighting					454080
			Total water Demand		**4630480**	**4566675**
			Water Loss (10%)		463048	456668
					5093528	5023343
					5.09	5.02
			Total water Demand			**10116871**
					MLD	**10.12**

As per above calculations approx. 10.5 MLD of total water is required for the entire SEEPZ site including potable and recycle water.

Water demand calculation will be updated in later stage based on the final FSI and occupants. Domestic and Flushing both type of water supply is considered in the calculation.

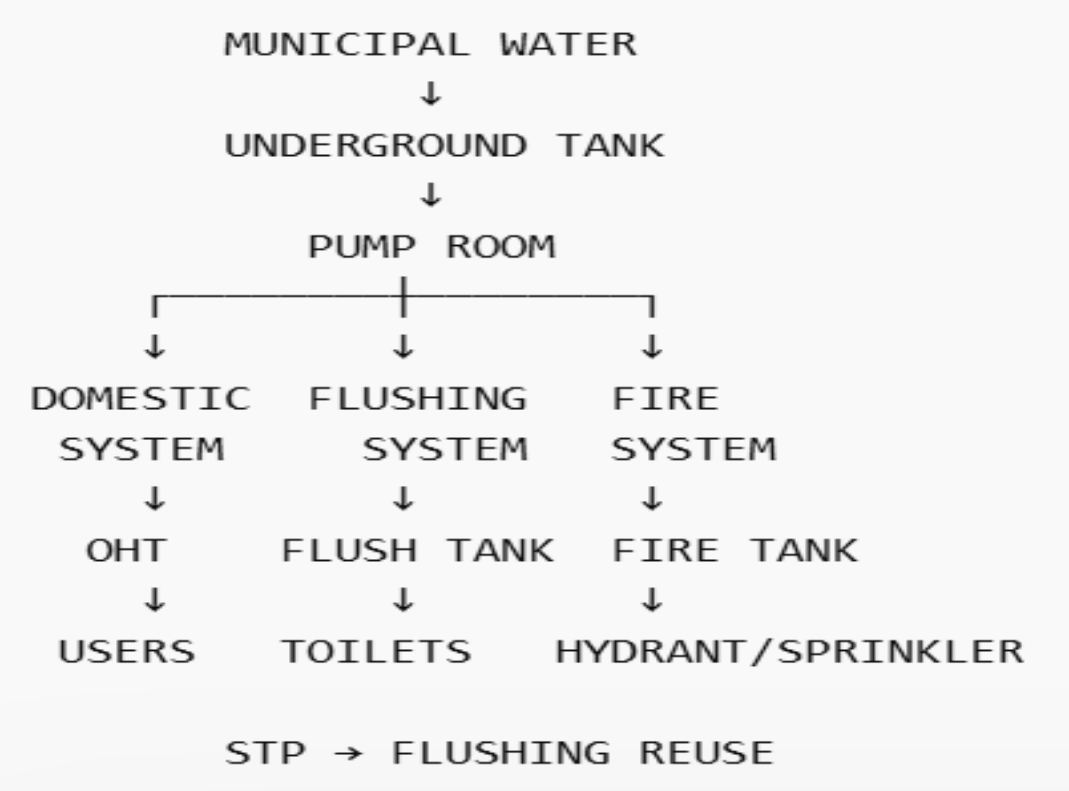
2.5.1.4 BASIC WATER SUPPLY & FIRE SYSTEM CONCEPT

The proposed water supply system is designed based on a total population of approximately 2 lakh with a total water demand of 10.5 MLD. Out of this, 3.6 MLD is supplied by the municipal authority, while the remaining demand is met through reuse of treated water from a 9 MLD Sewage Treatment Plant (STP). Considering the limited and intermittent municipal supply, an underground storage tank (UGT) is designed for 4-hour storage capacity to ensure continuous water availability. The stored water is then distributed through a centralized pumping system.

The system is divided into three main components: domestic water, flushing water, and fire water. Domestic water is supplied from the UGT to the overhead tank through dedicated domestic pumps and distributed by gravity to all fixtures such as washbasins, kitchens, and showers. Flushing water demand is met using treated water from the STP, which is stored in a separate flushing tank and pumped through an independent pipeline network to toilets and urinals, thereby reducing freshwater consumption.

In addition, a dedicated fire water storage tank is provided as per the guidelines of the National Building Code of India, ensuring adequate storage for firefighting requirements. The fire system is completely independent and includes a fire pump room equipped with main, standby, and jockey pumps to maintain constant pressure in the hydrant and sprinkler network. All systems are designed with separate pipelines, pumps, and controls to ensure reliability, efficiency, and compliance with standard engineering practices.

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2.6 SEWERAGE SYSTEM

2.6.1 Sewage Generation

All the Sewer generated in the SEEPZ SEZ area is handled by the sewer network and septic tanks.

Sewer generation shall be considered based on future projected population and water demand for the population and visitors.

Total Sewer generation shall be considered is 80 % of Total water demand as per CPHEEO manual.

Tentative Sewer Generation for the SEEPZ site is given in the below table.

Table 2.3 SEEPZ Site water demand and Sewage Generation

S. No.	Description	No of Person or Area or No of Seat	Domestic Water Requirement per person or per sqm	Flushing Water Requirement per person or per sqm	Domestic Water demand in Liter	Flushing water Demand in Liter
1	Staff	1,61,314	25	20	4032850	3226280
	Visitors	32263	10	5	322630	161315
2	Green Area	25000		6		150000
3	Washing Area	1000000		0.5		500000
4	Restaurant/ Commercial	5000	55	15	275000	75000
	Fire Fighting					454080

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S. No.	Description	No of Person or Area or No of Seat	Domestic Water Requirement per person or per sqm	Flushing Water Requirement per person or per sqm	Domestic Water demand in Liter	Flushing water Demand in Liter
			Total water Demand		**4630480**	**4566675**
			Water Loss (10%)		463048	456668
					5093528	5023343
					5.09	5.02
			Total water Demand			**10116871**
					MLD	**10.12**
			STP Capacity (80 % of water Demand) in Litre			**8093496.4**
			Infilteration 10 %			**809349.64**
					MLD	**8.9**
				Recycle/Reuse		**7.12**

As per the above Calculations approx. 9 MLD of STP capacity is required for the entire SEEPZ site for the future horizon of next 30 years. STP can be built in 2 phases with capacity of 4.5 MLD each. Suitable location for the Future STP is near to the existing STP.

2.6.2 Option 1 – Gravity Sewer System

Gravity sewer system works on the principle of natural flow, where sewage moves from higher to lower levels through pipelines laid at a proper slope. It is the most commonly used system due to its simple design, low cost, and minimal maintenance requirements

2.6.3 Option 2 – Vacuum Sewer System

The vacuum sewer system is centrally arranged within the multi utility tunnel, where sewage from multiple zones is collected through interface valves and transported via a common vacuum header to a centralized vacuum station connected to the STP.

Vacuum sewer system uses negative pressure to transport sewage through airtight pipelines. It is suitable for flat terrain, high groundwater areas, or locations where gravity flow is not possible, though it requires power and higher

Working Principle (Step-by-Step)

1. Sewage collects in chamber
2. Level reaches trigger point
3. Interface valve opens
4. Vacuum sucks sewage + air (slug flow)
5. Mixture reaches vacuum vessel
6. Air separated → vacuum pump removes air
7. Sewage collected → pumped to STP

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2.6.4 Comparison

Table 2.4 Gravity Sewer vs Vacuum Sewer Comparison

Gravity Sewer vs Vacuum Sewer (Comparison Table)			
S.No	**Parameter**	**Gravity Sewer System**	**Vacuum Sewer System**
1	Working Principle	Flow by **gravity (slope)**	Flow by **vacuum (suction)**
2	Energy Requirement	✗ Not required	☑ Required (vacuum pumps)
3	Pipe Slope	Required	Not required
4	Excavation Depth	Deep excavation	Shallow excavation
5	Installation Cost	Low	High
6	Maintenance	Easy	Complex
7	Operation	Simple	Requires control system
8	Suitability	Normal terrain	Flat / coastal / rocky areas
9	Groundwater Issue	Problematic in high water table	Works well in high water table
10	Leakage Risk	Higher (joints/manholes)	Very low (airtight system)
11	Manholes Required	Yes	No (uses valve chambers)
12	Reliability	High	Moderate (depends on power)
13	Common Usage	Widely used (standard system)	Special applications only
14	Cost (Main Alignment)	INR 0.74 Cr.	INR 7.3 Cr.
15	Cost (Peripheral Alignment)	INR 1 Cr.	INR 10 Cr.

2.7 POWER SUPPLY

2.7.1 Load Forecasting

The built-up area, along with projected growth and population density across various clusters, forms the basis for assessing power demand and planning the electrical infrastructure. The calculation of SEEPZ's total power requirement accounts for multiple load components, including lighting, power, lifts, HVAC systems, common areas and parking, utilities, and road network demands.

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Table 2.5 Load Forecasting

S. No.	PRODUCT MIX	POWER DEMAND NORMS	BASIS FOR NORMS ADOPTED
1	**LIGHTING LOAD**		
i)	Commercial	9.5 W/ Sq mtr.	ECBC-2017(Energy conservation building code)
ii)	Residential- Group & EWS housing	7.5W/ Sq mtr.	
iii)	Institutional	11.2 W/Sq mtr.	
iv)	Public / Semi Public	9.5 W/ Sq mtr.	
iii)	Mandatory areas (Green / Roads / open area / circulation)	3.0W/ Sq mtr.	
2	**COMMON AREA/PARKING LOAD**		
i)	Commercial	3.0W/ Sq mtr.	ECBC-2017(Energy conservation building code)
ii)	Residential- Group housing	3.0W/ Sq mtr.	
iii)	Institutional	3.0W/ Sq mtr.	
iv)	Public / Semi Public	3.0W/ Sq mtr.	
3	**HVAC LOAD**		
i)	Commercial	43.05 W/ Sq mtr.	As per power engineers hand book, Thumb rule for HVAC load calculation is 1Ton/200sqft or 1Ton/18.58sqmtr. Considering power consumption 0.8kW/ton, it will be 43.05W/ Sq mtr.
ii)	Institutional	43.05 W/ Sq mtr.	
iii)	Public / Semi Public	43.05 W/ Sq mtr.	
4	**LIFT LOAD**		
i)	Commercial	3 W/ Sq mtr.	For a Built-up Area of 16000 Sq mtr, 3 lifts are required. Gearless lift of rating 16kW/lift is considered, as per past project experience
ii)	Residential- Group housing	3 W/ Sq mtr.	
iii)	Institutional	3 W/ Sq mtr.	
iv)	Public / Semi Public	3 W/ Sq mtr.	
5	**TOTAL LOAD**		
i)	Residential- Multi-storey Building	50W/ Sq mtr.	As per Guidelines for Determination of Connected Load MahaVITARAN (Maharashtra Electricity Borad)
ii)	Non-Residential – Multi-storey Building	200 W/ Sq mtr.	

The built-up area for each land-use type and plot has been derived based on working population estimates, applicable FSI norms, and the provisions of NBC and ECBC. These parameters form the basis for estimating the total power demand for the project, with assessments carried out for each product mix to support the planning of the external electrical infrastructure.

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Tentative Ultimate Power demand of Entire SEEPZ Zone

TABLE A: ULTIMATE POWER DEMAND FOR SEEP-SEZ

Land Use	BUA(Sq.m.)	Occupancy factor	Lighting load (watt/Sqm) As per ECBC-2017			Power, Equipment & Workstation load (watt/Sqm) As per MVVNL guidelines			HVAC laod (watt/Sqm) with Power demand of 0.8 kW/ ton as per power engineers handbook			Lifts load (watt/Sqm)			Common area/Parking load (watt/Sqm) As per ECBC-2017			Total Demand load (a+b+c+d+e+f) (watt/Sqm)	CL (MW)	D.F	Ultimate Demand Load (MW)
			CL	LF	DL (a)	CL	LF	DL (b)	CL	LF	DL (d)	CL	LF	DL(e)	CL	LF	DL(f)				
Commercial	448619	100%	9.5	1.1	9	97.44	5	19.5	43.1	1.429	30.1	3.00	10	0.3	3.0	5	0.6	59.2	26.54	0.75	19.9
TOTAL	448619																		26.54		21
Ultimate Power Demand Load (MW) at 11kV level considering 0.75 Diversity factor																					16

Total new construction load = 16MVA

Existing load =35MVA

Total load = 51MVA

2.7.2 Existing Power Network Data

At present, the existing demand load on the substation is about 35 MVA. With the proposed new construction, an additional load of approximately 16 MVA is anticipated, bringing the total projected demand to around 51 MVA. Considering the installed capacity of 60 MVA, the substation will operate at approximately 84% loading under the projected scenario. This indicates that the existing infrastructure is adequately sized and capable of reliably catering to the future load requirements, while still maintaining a reasonable margin for operational flexibility and system stability.

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3. COST ESTIMATE

The project cost has been evaluated across multiple design options. These options include variations in the type of utility infrastructure, comparing a Conventional Utility Structure with a Multi-Utility Tunnel (MUT) system. Additionally, two alternative alignments for the utility network have been examined: one following the central road corridors and another aligned along the peripheral road network. Further, two sewage management approaches—gravity-based and vacuum-based systems—have also been assessed.

Based on the combined technical, operational, and financial analysis of all permutations, the recommended option is the construction of RCC roads with a centrally aligned Multi-Utility Tunnel network integrated with a vacuum-based sewage system.

RCC ROADS & PRE CAST MULTI-UTILITY STRUCTURE WITH VACUUM SEWAGE SYSTEM (CENTRAL ROAD)				
Parameter	**Unit**	**Total Quantity**	**Rate**	**Amount**
Site Level Road Length (24m)	m	1917.46	₹ 12,876.51	₹ 6,11,86,871.00
Site Level Road Length (18m)	m	262.34		
Site Level Road Length (15m)	m	973.52		
Site Level Road Length (9m)	m	640.8		
Plot Level Road Length (6m)	m	516.66		
Plot Level Road Length (7.5m)	m	441.04		
Pre Cast Multi Utility Tunnel	m	2300	4,07,120	₹ 93,63,76,249.32
Electrical Cables & Cable Trays	m	2300	22,422	₹ 5,15,70,020.25
Fire Water	m	2300	3,360	₹ 77,28,000.00
Water Supply	m	2300	10,080	₹ 2,31,84,000.00
Vacuum Sewerage System	m	2300	31,739	₹ 7,30,00,000.00
Solid Waste Management	Ton	17.30	₹ 15,02,890.17	₹ 2,60,00,000.00
CCTV Surveillance	m	3,250.00	₹ 3,026.77	₹ 98,37,011.00
Potable Water Tank - 3MLD with Pump Room	MLD	3.00	₹ 2,30,00,000.00	₹ 6,90,00,000.00
STP - 5MLD with SPS	MLD	5.00	₹ 4,96,15,000.00	₹ 24,80,75,000.00
ESS - 30MVa	kVA	30,000.00	₹ 3,800.00	₹ 11,40,00,000.00
Fire Tender Pavement Area (6m Wide)	sqm.	11,581.85	₹ 2,270.05	₹ 2,62,91,373.00
Skywalk Area	sqm.	10,974.60	₹ 70,818.42	₹ 77,72,03,835.50

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RCC ROADS & PRE CAST MULTI-UTILITY STRUCTURE WITH VACUUM SEWAGE SYSTEM (CENTRAL ROAD)				
Parameter	**Unit**	**Total Quantity**	**Rate**	**Amount**
Paved Areas	sqm.	7,718.58	₹ 1,679.30	₹ 1,29,61,820.00
Green Areas (Site Development)	Acre	13.11	₹ 1,50,00,000.00	₹ 19,66,50,000.00
Bioswales Area (5m wide)	Rm	1,500.00	₹ 9,781.30	₹ 1,46,71,955.90
Retention Pond	sqm.	2,470.08	₹ 2,142.46	₹ 52,92,047.60
Rainwater Harvesting Tank	cum.	5,817.00	₹ 23,000.00	₹ 13,37,91,000.00
			TOTAL PROJECT COST	**₹ 2,78,68,19,183.57**

4. DECISIONS REQUIRED FOR MASTER PLAN FINALISATION

Before proceeding with the finalization of the master plan and associated engineering strategies, certain key decisions are required to ensure alignment on the proposed development framework. These decisions will guide the refinement of the design, optimization of utilities, and overall project implementation approach.

1. Confirmation on the inclusion of the proposed skywalk.
2. Selection of the preferred utility infrastructure: Multi-Utility Tunnel (MUT) or Conventional Utility System.
3. Selection of the sewage system approach: Gravity-based system or Vacuum sewage system.
4. Confirmation of the preferred utility alignment: Central alignment or Peripheral alignment.
5. Approval of the final optimized FSI and carpet area achieved.
6. Confirmation regarding the metro tunnel connectivity and the proposed skywalk connection.

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भारत सरकार
वाणिज्य और उद्योग मंत्रालय
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शुद्धिपत्र/ CORRIGENDUM

विषय: दिनांक 07.04.2026 को आयोजित 76वीं प्राधिकरण बैठक के कार्यवृत्त की कार्यसूची मद संख्या 06 के संबंध में शुद्धिपत्र।

Subject: Corrigendum in respect of Agenda Item No. 06 of the Minutes of the 76th Authority Meeting held on 07.04.2026.

07.04.2026 को आयोजित 76वीं प्राधिकरण बैठक के कार्यवृत्त का संदर्भ दिया जाता है।

Reference is invited to the Minutes of the 76th Authority Meeting held on 07.04.2026.

सेवा शुल्कों के संशोधन से संबंधित कार्यसूची मद संख्या 06 के अंतर्गत कार्यवृत्त में आंशिक संशोधन करते हुए, निम्नलिखित अनुच्छेद:

इसके अलावा, प्राधिकरण ने यह पाया कि यदि सेवाओं पर होने वाले खर्च में काफ़ी बढ़ोतरी होती है—जिसका अनुमान 30 करोड़ रुपये या उससे ज़्यादा की सीमा में है—तो सेवा शुल्क संरचना का पुनर्मूल्यांकन करने की आवश्यकता पड़ सकती है। तदनुसार, यह निर्णय लिया गया कि ऐसी परिस्थितियों में, एक समिति का गठन किया जाएगा। इस समिति का काम खर्च में हुई बढ़ोतरी के कारणों की जाँच करना, एक व्यापक समीक्षा करना और अथॉरिटी के विचार व अनुमोदन के लिए उचित उपायों—जिसमें सेवा शुल्कों में संशोधन भी शामिल है—की सिफ़ारिश करना होगा। इस समिति का गठन संविआ की अध्यक्षता में किया जाएगा, और इसके अन्य सदस्यों के नाम SEEMA और SGJMA द्वारा सुझाए जाएँगे।

In partial modification of the minutes under Agenda Item No. 06 relating to revision of service charges, the following paragraph:

"Further, the Authority observed that in the event of a substantial increase in expenditure on services estimated to be in the range of Rs. 30 crore or above, a need may arise for reassessment of the service charge structure. Accordingly, it was decided that under such circumstances, a Committee shall be constituted to examine the factors contributing to the increased expenditure, undertake a comprehensive review, and recommend appropriate measures, including revision of service charges, for consideration and approval of the Authority. The Committee will be formed under the Chairmanship of JDC and other members will be

suggested by SEEMA & SGJMA."

इसे इस प्रकार पढ़ा जाएगा:

"इसके अलावा, प्राधिकरण ने **सेवाओं पर होने वाले खर्च में काफ़ी बढ़ोतरी देखी, जिसके कारण ऊपर बताए अनुसार, 01.04.2026 से सर्विस चार्ज में बदलाव करना ज़रूरी हो गया।** इसलिए, यह फ़ैसला किया गया कि एक कमेटी बनाई जाएगी जो खर्च में बढ़ोतरी के कारणों की जाँच करेगी, **नियमित रूप से** पूरी समीक्षा करेगी, और प्राधिकरण के विचार और मंज़ूरी के लिए उचित उपायों (जिसमें सर्विस चार्ज में बदलाव भी शामिल है) की सिफ़ारिश करेगी। यह कमेटी संविआ की अध्यक्षता में बनाई जाएगी और इसके अन्य सदस्यों के नाम SEEMA और SGJMA द्वारा सुझाए जाएँगे।"

shall be read as under:

"Further, the Authority observed **a substantial increase in expenditure on services, which necessitated the revision of service charges with effect from 01.04.2026, as stated above.** Accordingly, it was decided that a Committee shall be constituted to examine the factors contributing to the increased expenditure, undertake a comprehensive review **on a regular basis**, and recommend appropriate measures, including revision of service charges, for consideration and approval of the Authority. The Committee will be formed under the Chairmanship of JDC and other members will be suggested by SEEMA & SGJMA."

कार्यवृत्त की अन्य सभी सामग्री अपरिवर्तित रहेगी।

All other contents of the Minutes shall remain unchanged.

यह सक्षम प्राधिकारी, सीप्ज़- सेज़ के अनुमोदन से जारी किया जाता है।

This issues with the approval of the Competent Authority, SEEPZ-SEZ.

Digitally signed by
Mayur Ramesh Mankar
Date: 25-05-2026
11:20:33

(मयूर मानकर)

संयुक्त विकास आयुक्त / सदस्य (सचिव),

सीप्ज़-सेज़

Finance Division

SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

* * * * * * * *

01

कार्यसूची मद संख्या.....

AGENDA ITEM NO .....

A. Proposal:

Proposal for consideration of Annual Budget for F.Y. 2026-27 of SEEPZ- SEZ Authority

B. Relevant provision of SEZ Act, 2005 & Rules:

Section 39 of SEZ Act, 2005 and Rule 12 of SEZ Authority Rules 2009

C. Other Information:

The Annual Budget for F.Y. 2026-27 of SEEPZ SEZ Authority is prepared on the basis of the projected expenditure estimated by the relevant section of the SEEPZ SEZ Authority.

D. Recommendation:

The aforesaid Annual Budget for F.Y. 2026-27 of SEEPZ SEZ Authority is placed before the Authority for approval.

****

Budgeted Expenditure For FY2026-27

		F. Y. 2025-26		F. Y. 2026-27	
I	**Human Resources**				
	Description of Activities	**Total Amount**	**Percentage of Allocation**	**Total Amount**	**Percentage of Allocation**
1	Payment to outsource staff	4,40,00,000.00		4,62,00,000.00	
2	Miscellaneous Expenditure	27,50,000.00		28,87,500.00	
3	Training Exp	49,50,000.00		51,97,500.00	
	Total	**5,17,00,000.00**	**1.99%**	**5,42,85,000.00**	**3.33%**
II	**IT and E-Governance**				
	Description of Activities	**Total Amount**	**Percentage of Allocation**	**Total Amount**	**Percentage of Allocation**
1	IT Capital Expenditure	25,96,00,000.00		15,22,65,000.00	
2	IT Revenue Expenditure	1,43,00,000.00		28,19,000.00	
3	Miscellaneous Expenditure	16,50,000.00		25,00,000.00	
	Total	**27,55,50,000.00**	**10.59%**	**15,75,84,000.00**	**9.68%**
III	**Security**				
	Description of Activities	**Total Amount**	**Percentage of Allocation**	**Total Amount**	**Percentage of Allocation**
1	Security Capital Expenditure	4,24,60,000.00		4,45,83,000.00	
2	Security Revenue Expenditure	10,73,60,000.00		11,27,28,000.00	
3	Miscellaneous Expenditure	13,20,000.00		13,86,000.00	
	Total	**15,11,40,000.00**	**5.81%**	**15,86,97,000.00**	**9.75%**
IV	**Estate**				
	Description of Activities	**Total Amount**	**Percentage of Allocation**	**Total Amount**	**Percentage of Allocation**
1	Estate- Revenue Expenditure	15,50,00,000.00		16,27,50,000.00	
2	Electrical Works - Capital	2,75,00,000.00		1,30,00,000.00	
3	Electrical Works - Revenue	6,39,10,000.00		14,57,00,000.00	
4	Civil Works - Capital	1,71,23,70,000.00		76,84,52,457.00	
5	Civil Works - Revenue	12,08,13,000.00		12,68,53,650.00	
6	Miscellaneous Expenditure	16,50,000.00		17,32,500.00	
	Total	**2,08,12,43,000.00**	**80.00%**	**1,21,84,88,607.00**	**74.83%**
V	**Administration Expenses**				
	Description of Activities	**Total Amount**	**Percentage of Allocation**	**Total Amount**	**Percentage of Allocation**
1	Administration Exp- Revenue	2,71,43,875.00		2,36,50,068.75	
2	Miscellaneous Expenditure	16,50,000.00		17,32,500.00	
3	Payment to Josh school	1,32,00,000.00		1,38,60,000.00	
	Total	**4,19,93,875.00**	**1.61%**	**3,92,42,568.75**	**2.41%**
	Grand Total	**2,60,16,26,875.00**	**100.00%**	**1,62,82,97,175.75**	**100.00%**

Annexure A

Human Resources

		FY 2025-26	FY 2026-27	
	Description of Activities	**Revenue Expenditure**	**Revenue Expenditure**	**Remark**
	Payment to outsourse staff	4,40,00,000.00	4,62,00,000.00	5% increase in last year provision
	Miscellaneous Expenditure	27,50,000.00	28,87,500.00	5% increase in last year provision
	Training Exp	49,50,000.00	51,97,500.00	
	Total	**5,17,00,000.00**	**5,42,85,000.00**	

Annexure B

IT capital Expenditure			
Particulars of work	**Budget Amount**		**Remark**
	FY	**FY**	
	2025-26	**2026-27**	
Network operation center (NOC), Security operation center (SOC), Command & control center (CCC)	7,70,00,000	7,70,00,000	The tender for CCC and NOC SOC are under prepartion. The proposal for CCC NOC & SOC is already approved.
Rise ERP Project	16,50,00,000	5,57,65,000	Payment during the FY 2024-25 was made to M/s. SRIT of Rs. 7.12 Cr. and the the project is implemented and the accounting and billing is done in RISE siftware from the current financial year. Accordingly the estimates are to be revised
Pravesh Gate pass System	66,00,000	45,00,000	Payment made for Financial Year 2024-25 to Vams Safeguard Pvt. Ltd. Is Rs. 71.18 Lacs. for providing hardware, software Application, Cloud Charges & Software Customization. Further, Vams Safeguard Pvt. Ltd. is also charging Monthly printing charges for printing of Identity Cards for Gate Pass.
LAN Environment and Upgradation	0	40,00,000	
IT capital expenditures	1,10,00,000	1,10,00,000	IT peripehrals including computer system services switch & other IT hardware. This includes pending payment to the VAMS team for modification AMC and cloud charges.
Total (A)	**25,96,00,000**	**15,22,65,000**	
IT Revenue Expenditure			
NICNET/E-office	16,50,000	11,49,000	The NICNET leased line services for the NIC application such as E-office gov emial etc.
MPLS Line Fpor ICE GATE	44,00,000	0	The dedicated MPLS (Multi protocal label switching)line connection is necessary for ICEGATE implementation in SEEPZ-SEZ
AMC for website maintenance	16,50,000	5,00,000	website maintenance for the timely upgradation
Webex Renewal		70,000	
Software & licenses	55,00,000	5,00,000	Microsoft office license for 180+ uses webex subscription e-scan antivirus application etc.
Internet Leaselined Connection 200 MBPS (Airtel)		6,00,000	
EOU monitoring application with AMC	11,00,000	0	The current application for EOU monitoring is old and oudated which is needs to be upgraded. The AMC for any further changes required.
Total (B)	**1,43,00,000**	**28,19,000**	
IT Miscelleneous Expenditure			
Miscellaneous contigency fund	16,50,000	25,00,000	any adhoc requirement for the IT Section.
Total (C)	**16,50,000**	**25,00,000**	
Grand Total (A+B+C)	**27,55,50,000**	**15,75,84,000**	

Annexure C

Security Capital Expenditure

	Particulars of work	FY 2025-26 Budget Amount	FY 2026-27 Budget Amount	Remark
1	Hand Metal detector and doorframe metal detector	24,20,000	25,41,000	5% increase in last year provision
2	Baggage scanner machine with AMC	2,75,00,000	2,88,75,000	5% increase in last year provision
3	Security devices	11,00,000	11,55,000	5% increase in last year provision
4	Two wheeler for patrolling	5,50,000	5,77,500	5% increase in last year provision
5	Four wheeler for patrolling	13,20,000	13,86,000	5% increase in last year provision
6	IT infrasturue- boom barrier & Flap barrier	82,50,000	86,62,500	5% increase in last year provision
7	Arms & Ammunition	2,20,000	2,31,000	5% increase in last year provision
8	Security capital Expenditure	11,00,000	11,55,000	
	Total(A)	**4,24,60,000**	**4,45,83,000**	

Security Revenue Expenditure

	Particulars of work	FY 2025-26 Budget Amount	FY 2026-27 Budget Amount	Remark
1	Security Services Expenditure	9,90,00,000	10,39,50,000	5% increase in last year provision
2	Security consultancy expenditure	38,50,000	40,42,500	5% increase in last year provision
3	Walkie-Talkie expenditure	11,00,000	11,55,000	5% increase in last year provision
4	Gust punch ready (Patrolling tool) with AMC	11,00,000	11,55,000	5% increase in last year provision
5	patriotism ceremony expense (independence Day & Republic Day)	5,50,000	5,77,500	5% increase in last year provision
6	Airtime Service expense AMC For Walkie talike	4,40,000	4,62,000	5% increase in last year provision
7	Infrastructural at gates	11,00,000	11,55,000	5% increase in last year provision
8	security training	2,20,000	2,31,000	5% increase in last year provision
	Total(B)	**10,73,60,000**	**11,27,28,000**	

Miscelleneous Expenditure

	Particulars of work	Budget Amount	Budget Amount	Remark
1	Miscelleneous Expenditure	13,20,000	13,86,000	5% increase in last year provision
	Total(C)	**13,20,000**	**13,86,000**	
	Grand Total(A+B+C)	**15,11,40,000**	**15,86,97,000**	

Annexure D

Electrical Work- Capital

Particulars of works	FY 2025-26 Budget Amount	FY 2026-27 Budget Amount
Solar Roof Top on Each Watch tower (4 Nos.)	16,50,000	20,00,000
SCADA Implementation System	66,00,000	10,00,000
BFC Building Fire fighting System operationalization	93,50,000	1,00,00,000
Supply Installation & commissioning of damaged street light poles from Gate II to Gate II	66,00,000	0
Procuement of DG set for DC seepz office & BFC build	33,00,000	0
Total (B)	**2,75,00,000**	**1,30,00,000**

Electrical Works - Revenue

Particulars of works	FY 2025-26 Budget Amount	FY 2026-27 Budget Amount
Electricity Expenses (Bill)	2,75,00,000	2,25,00,000
AMC of all Elevator (Jay Bhagwan & KONE Elevator)	11,00,000	12,00,000
AMC of Electrical Maintenance, CCTV/PA System & DG set for SDF VIII	51,70,000	1,00,00,000
AMC of Elevators for SDF VIII	4,95,000	15,00,000
AMC of Air Conditioner for SDF VIII	2,75,000	10,00,000
AMC of Fire Fighting for SDF VIII	12,10,000	20,00,000
Electrical Material Purchases	11,00,000	50,00,000
Consultant for Assisting in Operationalising Power Distribution License	5,50,000	0
Miscellaneous Head	11,00,000	20,00,000
AMC of CCTV for SEEPZ premises	61,60,000	7,00,00,000
AMC of Lift for (SDF I -VI & GJ complex)	1,21,00,000	2,00,00,000
AMC of Electrical for SEEPZ premises	55,00,000	80,00,000
AMC of STP for SEEPZ Premises	16,50,000	25,00,000
Total (C)	**6,39,10,000**	**14,57,00,000**

Civil Works - Capital

Particulars of works	FY 2025-26 Budget Amount	FY 2026-27 Budget Amount
Construction of NEST 1 Building	11,00,00,000	-
Construction of NEST 2 Building	89,10,00,000	-
PMC for NEST 03 Tata Consultancy Services		8,23,00,000
Construction of Mega CFC	37,40,00,000	-
Construction of Concrete Road		
Redevelopment of SEEPZ-SEZ Staff Colony	22,00,00,000	35,00,00,000
Reconstruction of Gate no. 02 in SEEPZ SEZ premises.	3,79,50,000	-
CFC SDF-VIII Building	2,20,00,000	3,26,37,490
Asides schemes (MIDC due)	4,40,00,000	-
Raising height of compound wall from chainage 520 to chainage 690 including razor wire fencing and 600mm dia concertina coil near M/s Sanghavi Jewels in sector VI.	29,70,000	-
Strenthening the partly collapsed and dilapidated compound wall near STP plot, plot no. 36, plot GJ-11 and wall near Gate no. 3	1,04,50,000	-
Repaiing of Compound Wall in SEEPZ SEZ Premises		1,65,00,000

Renovation of Guest House at 5th Floor, Repaing of Sewage Duck with replacement of pipe & Water proofing of Lift Duct and Lift Pit at BFC Bldg.			2,08,92,400
PMC Charges to WAPCOS for Staff Quarters			1,02,10,427
PMC Charges to WAPCOS for Customs SDF -VIII			8,15,940
Repair & Renovation of D1 Bunglow			54,29,900
C1 , C2 Bunglow Repair Work			8,00,000
Tractable Consultancy Charges			4,49,00,000
Miscellaneous - Minor Work			60,00,000
AMC for Water Supply of SEEPZ			79,66,300
BMC Water Charges SEEPZ Premises and Staff Quarters			18,00,00,000
PMC for AMC of SEEPZ SEZ			1,00,00,000
Total(D)	**1,71,23,70,000**		**76,84,52,457**

Note:

The Budget proposal of Estate Section included Rs.300.00 Cr. for construction of NEST -3 Building and Rs. 88.61 Cr. towards development of Tunnel Road estimted by a Master Planner.These proposals are not considered in the above said Budget Proposal.

Annexure D

Civil Works - Revenue

	FY 2025-26		FY 2026-27
Particulars of works	**Budget Amount**		**Budget Amount**
Consultancy Fees for TDA, TPVA and SCVA	22,00,000		23,10,000
Repair and Renovation work of Non Processing Zone, Sector-1, SEEPZ-SEZ	19,80,000		20,79,000
External Structural repairing, Ducts repairing work along with replacing existing pipe lines & Painting work at BFC building SEEPZ-SEZ	44,00,000		46,20,000
Internal repairing & Renovation work of Development Commissioner Office, Service center building SEEPZ-SEZ	5,50,00,000		5,77,50,000
Repair/Renovation work of Gents & Ladies Toilets at Front of Post office & Central Bank in Seervice Centre Building. SEEPZ-SEZ.	7,70,000		8,08,500
External Repairs & waterproofing work of Secrvice Center Building	33,00,000		34,65,000
Emergency repair work to internal road leading to M/s Intergold & NEST 01 site at SEEPZ SEZ.	38,50,000		40,42,500
Emergancy repair work to internal road near NEST 01 and resealing of joints in concrete road well chowk to garbage plot.	58,30,000		61,21,500
Emergancy repair work to service road from SDF I to Mega CFC and resealing of joints in concrete road from Gate 1 to well chowk to multi-storied building.	52,80,000		55,44,000
Repairing of sewer line manhole by raising the height up to the road level and providing Fibre-reinforced plastic [FRP] manhole cover along with the frames [Phase II] at SEEPZ SEZ.	37,40,000		39,27,000
Providing and fixing fabricated MS grating/grill on the open storm water chambers and open cable ducts [Phase II] at SEEPZ SEZ.	4,95,000		5,19,750
Providing structural and civil repair works in Fire Station building in SEEPZ SEZ.	55,55,000		58,32,750
Providing 150mm dia DI pipeline from G&J II & III sump to SDF IV on emergancy basis.	58,30,000		61,21,500
Providing pumping arrangments from SDF II to SDF IV to ensure the water supply.	55,000		57,750
Construction of new sump and pump house for SDF V building in SEEPZ SEZ premises.	1,23,20,000		1,29,36,000
Emergent cleaning of gutter chambers in SEEPZ SEZ premises.	5,50,000		5,77,500
Providing MS Y angles with barbed wire for safety to the Mega CFC building compound wall.	1,98,000		2,07,900
Provision of silicon sealant in gap portion of facade glass at SDF VIII building in SEEPZ SEZ.	14,30,000		15,01,500
SDF VIII Mis. civil works	16,50,000		17,32,500
Civil AMC tools and tackles and Materials	17,60,000		18,48,000
Underground and overhead water tank cleaning	16,50,000		17,32,500
Interim repairing of Duct waste & soil pipe line plumbing & civil work repairing of sever line chambers of SDF-I & II	11,00,000		11,55,000

External painting to SDF-I, Middle and B-wing building portion opposite to MEGA CFC building north facing and part of SDF-II, Sector-IV, SEEPZ-SEZ.	7,15,000	7,50,750
Parchase of water meters for replacement of water meters	55,000	57,750
Repairing of Road in between Multistoried building and SDF-I & II	11,00,000	11,55,000
Total (E)	**12,08,13,000**	**12,68,53,650**
	FY	**FY**
	2025-26	**2025-26**
Particulars of works	**Budget Amount**	**Budget Amount**
Miscelleneous Expenditure		
Any Adhoc requirements	16,50,000	17,32,500
Total (F)	**16,50,000**	**17,32,500**
Grand Total(A+B+C+D+E+F)	**2,08,12,43,000**	**1,21,84,88,607**

Annexure D

Estate- Reveue Expenditure

	FY 2025-26	FY 2026-27	
Description of Activities	**Budget Amount**	**Budget Amount**	**Remark**
Bank Charges	17,600.00	18,480.00	5% increase in last year provision
Vehicle Gate Pass and Stickers	62,700.00	65,835.00	5% increase in last year provision
Printing & Stationery Miscellaneous	2,20,000.00	2,31,000.00	5% increase in last year provision
Seepz Directory Printing	49,500.00	51,975.00	5% increase in last year provision
Guest house maintenance	5,94,000.00	6,23,700.00	5% increase in last year provision
Creche for children	17,73,530.00	18,62,206.50	5% increase in last year provision
Internet leased line charges (TATA PRI & ISP)	15,29,000.00	16,05,450.00	5% increase in last year provision
House Keeping	2,84,80,318.00	2,99,04,333.90	5% increase in last year provision
Vehicle Hiring & Taxi Charges	26,42,640.00	27,74,772.00	5% increase in last year provision
Refreshment	2,20,000.00	2,31,000.00	5% increase in last year provision
Imprest	9,46,000.00	9,93,300.00	5% increase in last year provision
Pest Control	20,90,000.00	21,94,500.00	5% increase in last year provision
Water Charges	82,50,000.00	86,62,500.00	5% increase in last year provision
Additional Expenditure estimated for FY2026-27	10,81,24,712.00	11,35,30,947.60	5% increase in last year provision
Total (A)	**15,50,00,000.00**	**16,27,50,000.00**	**-**

Annexure E

ADMINISTRATION EXPENSES

	FY 2025-26	FY 2026-27	
Description of Activities	**Budget Amount**	**Budget Amount**	**Remark**
Accounting Charges, Billing Services and Income Tax Assessment	46,20,000.00	-	5% increase in last year provision
Internal Audit Fees	2,75,000.00	2,88,750.00	5% increase in last year provision
Tax Audit Fees	82,500.00	86,625.00	5% increase in last year provision
CRA Audit Fees	6,06,375.00	6,36,693.75	5% increase in last year provision
Labour Consultant (Individual/Firm)	33,00,000.00	34,65,000.00	5% increase in last year provision
Other Professional/Consultancy Services (Horticulture/ Energy audit/ Solar / Waste Management)	1,10,00,000.00	1,15,50,000.00	5% increase in last year provision
Legal Charges	17,60,000.00	18,48,000.00	5% increase in last year provision
Development control Regulation (Architect)	55,00,000.00	57,75,000.00	5% increase in last year provision
Total (A)	**2,71,43,875.00**	**2,36,50,068.75**	**-**

	FY 2025-26	FY 2026-27	
Description of Activities			**Remark**
Miscelleneous Expenditure			
Miscelleneous Expenditure	16,50,000	17,32,500.00	5% increase in last year provision
Total (B)	**16,50,000**	**17,32,500**	
Grand Total (A+B)	**2,87,93,875.00**	**2,53,82,568.75**	**-**

SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
* * * * * * * *

कार्यसूची मद संख्या.....02
AGENDA ITEM NO .....

A. Proposal:

Proposal for consideration of Annual Financial Statements for F.Y. 2025-26 of SEEPZ-SEZ Authority

B. Relevant provision of SEZ Act, 2005 & Rules:

Section 37 of SEEPZ Act, 2005 and Rule 6 of SEZ Authority Rules 2009

C. Other Information:

The Annual Financial Statement for FY 2025-26 of SEEPZ SEZ Authority is prepared in the **RISe ERP Software** for the first time.

D. Recommendation:

The aforesaid Annual Financial statement for F.Y. 2025-26 is placed before the Authority for approval.

****

SEEPZ

ANNUAL FINANCIAL STATEMENT

2025-26

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, DEPARTMENT OF COMMERCE,
SEEPZ SERVICE CENTRE BUILDING, SEEPZ SEZ, ANDHERI (EAST), MUMBAI-400096, MAHARASHTRA

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भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096

सत्यमेव जयते

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

BALANCE SHEET AS AT 31-03-2026

(Rs. in Lakhs)

CORPUS / CAPITAL FUND AND LIABILITIES	Schedule	Current Year	Previous Year
Corpus/Capital Fund	1	72,076.96	65,488.37
Reserves and Surplus	2	2,659.26	5,870.28
Capital Grants	3	0.00	0.00
Earmarked/Endownment Funds	4	396.08	396.08
Secured Loans & Borrowings	5	0.00	0.00
Unsecured Loans & Borrowings	6	0.00	0.00
Deferred Credit Liabilities	7	0.00	0.00
Current Liabilities and Provisions	8	9,129.26	6,358.38
TOTAL		**84,261.56**	**78,113.11**
ASSETS			
Fixed Assets	9 a	33,810.20	21,017.44
Capital WIP	9 b	10.30	12,407.20
Investment-From Earmarked/Endownment Funds	10	32.50	32.50
Investment-Other	11	0.00	0.00
Current Assets, Loans Advances etc	12	50,408.56	44,655.97
Miscellaneous Expenditure (To the extent not written off or adjusted)		0.00	0.00
TOTAL		**84,261.56**	**78,113.11**
Significant Accounting Policies	27		
Contingent Liabilities And Notes On Accounts	28		

Avinash R. Patankar	Dr. Sandip D. Bhosale	Mayur R. Mankar	Dnyaneshwar B Patil
Senior Accounts Officer	Estate Officer	Secretary	DC-cum-Chairperson

Place : Mumbai
Date :

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INCOME AND EXPENDITURE FOR THE YEAR ENDED 31-03-2026

(Rs. in Lakhs)

INCOME	Schedule	Current Year	Previous Year
Income From Sales/Services	13	7,737.00	6,772.44
Grant/Subsidies	14	0.00	0.00
Fees/Subscriptions	15	467.38	201.01
Income From Investments (Income On Invest From Earmarked/Endow.Funds Transferred To Funds)	16	0.00	0.00
Income from Royalty, publications etc	17	0.00	0.00
Interest earned	18	2,697.11	3,229.55
Other Income	19	938.94	229.39
Prior Period - Income	20	11.27	0.28
Increase/(decrease) in stock of finished goods and WIP	21	0.00	0.00
TOTAL (A)		**11,851.69**	**10,432.68**
EXPENDITURE			
Establishment Expenses	22	0.00	0.00
Other Administrative Expenses etc.	23	4,404.24	2,269.28
Expenditure or Grants, Subsidies etc.	24	0.00	0.00
Bank Charges, Interest	25	0.00	0.00
Prior Period - Expenses	26	0.00	6.84
Provision for Doubtful Debts		0.00	2,039.71
Depreciation		4,017.36	2,595.31
Indirect Expenditure		52.52	0.00
TOTAL (B)		**8,474.12**	**6,911.14**
Balance being excess of Income over Expenditure (A - B)		**3,377.57**	**3,521.54**
Transfer to Special Reserve (specify each)		0.00	0.00
Transfer to /from General Reserve		0.00	0.00
BALANCE BEING SURPLUS/(DEFICIT) CARRIED TO CORPUS/CAPITAL FUND		**3,377.57**	**3,521.54**
SIGNIFICANT ACCOUNTING POLICIES	27		
CONTINGENT LIABILITIES AND NOTES ON ACCOUNTS	28		

Avinash R. Patankar
Senior Accounts Officer

Dr. Sandip D. Bhosale
Estate Officer

Mayur R. Mankar
Secretary

Dnyaneshwar B Patil
DC-cum-Chairperson

Place : Mumbai
Date :

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SCHEDULES FORMING PART OF BALANCE SHEET AS AT 31-03-2026

Schedule 1 - Corpus/Capital Fund

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Balance as at beginning of the year	65,488.35	61,966.83
Add/(Deduct): Balance of net income/(expenditure)	3,377.57	3,521.54
Add: Transfer from Depreciation Reserve	3,211.03	0.00
Add: Security Deposit to MIDC capitalized	0.00	0.00
Add: Capital Expenditure Written Off Now Capitalized	0.00	0.00
Less: Capital Investments Written Off	0.00	0.00
Sub Total	72,076.96	65,488.37
Corpus Fund - Employee Clinic	0.00	0.00
BALANCE AT THE YEAR END	72,076.96	65,488.37

Schedule 2 - Reserves and Surplus

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
1. Capital Reserve		
As per Last Account	0.01	2,659.25
Addition during the year	0.00	0.00
Less : Deduction during the year	0.00	2,659.25
2. Depreciation Reserve		
As per Last Account	5,870.29	3,211.04
Addition during the year	0.00	2,659.25
Less : Deduction during the year	3,211.04	0.00
3. Profit & Loss A/c		
As per Last Account	0.00	0.00
Addition during the year	0.00	0.00
Less : Deduction during the year	0.00	0.00
4. Prev P & L		
As per Last Account	0.00	0.00
Addition during the year	0.00	0.00
Less : Deduction during the year	0.00	0.00
Grand Total	**2,659.26**	**5,870.28**

3

Schedule 3 - Capital Grants

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
1. Unutilised Capital Grant		
As per Last Account	0.00	0.00
Transferred from Capital Reserve	0.00	0.00
Addition during the year	0.00	0.00
Less : Deductions during the year	0.00	0.00
Less : Deductions during the year (For Previous Year)	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 4 - Earmarked/Endownment Funds

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
a) Opening balance of the funds	0.00	0.00
b) Additions to the funds	0.00	0.00
Grants / Donations	396.08	396.08
Income / from Investment made from funds	0.00	0.00
c) Utilization / Expenditure towards objectives of funds	0.00	0.00
Additions to the funds	0.00	0.00
Fixed Assets	0.00	0.00
Grants released for projects	0.00	0.00
Total	0.00	0.00
Revenue Expenditure	0.00	0.00
Salaries , Wages and allowances etc	0.00	0.00
Rent	0.00	0.00
Other Administrative expenses	0.00	0.00
Total	**0.00**	**0.00**
TOTAL (c)	0.00	0.00
NET BALANCES AS AT THE YEAR END (a+b-c)	396.08	396.08

Schedule 5 - Secured Loans & Borrowings

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
1) Central Government	0.00	0.00
2) State Government	0.00	0.00
3) Financial Institutions	0.00	0.00
a) Term Loan	0.00	0.00
b) Interest accured & due	0.00	0.00
Other loans(Specific)	0.00	0.00
Interest accured and Agencies	0.00	0.00
Debentures and Bonds	0.00	0.00
Other Specify	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 6 - Unsecured Loans & Borrowings

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Central Government	0.00	0.00
State Government	0.00	0.00
Financial Institutions	0.00	0.00
Term Loan	0.00	0.00
Interest accured & due	0.00	0.00
Other loand(Specific)	0.00	0.00
Interest accured and Agencies	0.00	0.00
Debentures and Bonds	0.00	0.00
Other Specify	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 7 - Deferred Credit Liabilities

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Acceptances Secured by hypthecation of capotal equipment and other assets	0.00	0.00
Other	0.00	0.00
TOTAL (Note : Amount due within one year)	0.00	0.00

Schedule 8 - Current Liabilities and Provisions

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
A. CURRENT LIABILITIES		
1. Acceptances	0.00	0.00
2. Sundry Creditors	1,741.54	778.26
3. Advances Received	0.00	0.00
4. Interest accrued but not due on		
a. Secured loans / Borrowing	0.00	0.00
b. Unsecured loans / Borrowing	0.00	0.00
5. Statutory Liabilities		
a. Duties & Taxes	25.96	0.85
b. Other	0.00	0.00
6. Provision for Depreciation	0.00	0.00
7. Income Received in Advance	0.00	148.21
8. Security Deposit Refundable (Units & Staff)	1,093.31	708.61
9. Other Liabilities (Withhold & Retention of Contractors)	2,780.02	2,394.27
10. Advance Received from Debtors	370.05	416.41
11. Advances - Others	29.86	1.88
12. Advances From Vendors	0.03	0.00
13. Deposit From Vendors	1.20	0.00
14. Others	1,177.40	0.00
TOTAL (A)	7,219.37	4,448.49
B. PROVISIONS		
1. For Taxation		
Current Year	0.00	0.00
Previous Years	1,907.59	1,907.59
2. Gratuity	0.00	0.00

3. Superannuation / Pension	0.00	0.00
4. Accumulated Leave Encashment	0.00	0.00
5. Trade Warranties / Claims	0.00	0.00
6. Other (Water Charges)	2.30	2.30
TOTAL (B)	1,909.89	1,909.89
TOTAL (A + B)	9,129.26	6,358.38

Schedule 9 a - Fixed Assets

(Rs. in Lakhs)

Particulars	Rate of Dep	GROSS BLOCK					DEPRECIATION				NET BLOCK	
		Cost / Valuation as at the begining	Addition more than 180	Addition Less than 180	Deduction during the year	Cost / Valuation at the year end	Opening Balance	Depreciation on opening Balance	On Addition	Total Depreciation charged during the year	Closing Balance	As a the current year end	As at previous year end
Land													
a) Freehold													
b) Leasehold													
Building													
a) On freehold Land													
b) On leasehold Land													
c) Ownership Flats/Premises													
d) Superstructures on Land													
Buildings	10%	6,983.13	0.00	219.71	-	7,202.84	2,429.06	455.41	10.99	466.39	2,895.46	4,307.39	4,554.06
Assets Taken Over	10%	3,209.68	0.00	0.00	-	3,209.68	1,100.99	210.87	0.00	210.87	1,311.86	1,897.82	2,108.69
MEGA CFC	10%	7,376.00	490.34	18.13	-	7,884.47	737.60	663.84	49.94	713.78	1,451.38	6,433.09	6,638.40
NEST-1	10%	4,810.05	0.00	0.00	-	4,810.05	678.67	413.14	0.00	413.14	1,091.81	3,718.24	4,131.39
NEST-2	10%	0.00	8,770.23	980.06	-	9,750.29	0.00	0.00	926.03	926.03	926.03	8,824.26	0.00
Conference Hall	10%	0.00	35.17	0.00	-	35.17	0.00	0.00	3.52	3.52	3.52	31.66	0.00
Structural Repair	10%	0.00	3,340.41	0.00	-	3,340.41	0.00	0.00	334.04	334.04	334.04	3,006.37	0.00
Waterproofing Treatment	10%	0.00	2,120.38	0.00	-	2,120.38	0.00	0.00	212.04	212.04	212.04	1,908.34	0.00
Plant & Machinery	15%	2,376.26	25.46	27.31	-	2,429.02	1,370.22	150.91	5.87	156.77	1,526.99	902.03	1,006.04
PLANT & MACHINERY(MEGA Cfc)	15%	2,001.04	0.00	0.00	-	2,001.04	300.16	255.13	0.00	255.13	555.29	1,445.75	1,700.88
Vehicles	15%	12.16	0.00	0.00	-	12.16	9.51	0.40	0.00	0.40	9.91	2.26	2.65
Furniture & Fixtures	10%	66.73	3.82	0.41	-	70.96	24.94	4.18	0.40	4.58	29.53	41.43	41.79
Air Conditioner	15%	31.73	0.00	0.00	-	31.73	13.13	2.79	0.00	2.79	15.92	15.81	18.60
Computers Peripherals	40%	104.59	0.00	0.51	-	105.09	73.36	12.49	0.10	12.59	85.95	19.14	31.23
Electrical Installations	10%	283.77	14.85	0.00	-	298.62	137.65	14.61	1.49	16.10	153.75	144.87	146.11
Intangible Assets	25%	799.29	275.00	488.34	-	1,562.63	161.68	159.40	129.79	289.19	450.88	1,111.75	637.61
TOTAL		**28,054.43**	**15,075.66**	**1,734.47**	**-**	**44,864.54**	**7,036.97**	**2,343.17**	**1,674.21**	**4,017.36**	**11,054.36**	**33,810.21**	**21,017.44**
Previous Year		19,005.09	8,562.52	486.82	-	28,054.42	4,441.68	1,611.59	983.72	2,595.31	7,036.99	21,017.44	14,563.40

Schedule 9 b - Capital WIP

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Capital WIP		
CWIP- Conference Hall	0.00	35.17
CWIP -Project No:INF009	10.30	10.30
CWIP Structural Repair	0.00	3,340.41
CWIP Waterproofing Treatment	0.00	2,120.38
CWIP NEST-2	0.00	6,900.94
TOTAL	**10.30**	**12,407.20**

Schedule 10 - Investment-From Earmarked/Endownment Funds

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Government Securities	0.00	0.00
other approved securities	0.00	0.00
Shares	0.00	0.00
Debentures and Bonds	0.00	0.00
Subsiadiaries and joint Ventures	32.50	32.50
Other (To be Specified)	0.00	0.00
Total	**32.50**	**32.50**

Schedule 11 - Investment-Other

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Government Securities	0.00	0.00
other approved securities	0.00	0.00
Shares	0.00	0.00
Debentures and Bonds	0.00	0.00
Subsiadiaries and joint Ventures	0.00	0.00
Other (To be Specified)	0.00	0.00
Total	**0.00**	**0.00**

Schedule 12 - Current Assets, Loans Advances etc

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
A. CURRENT ASSETS		
1. Inventories		
a. Stores and Spares	0.00	0.00
b. Loose Tools	0.00	0.00
c. Finished Goods	0.00	0.00
d. Work in Progress	0.00	0.00
e. Raw Materials	0.00	0.00
2. Sundry Debtors		
a. Rental Debtors		
- Outstanding for a period not more than 6 months	822.78	495.09
- Outstanding for a period exceeding 6 months	566.98	935.77
b. BMC Debtors		
- Outstanding for a period not more than 6 months	0.63	1.13
- Outstanding for a period exceeding 6 months	9.97	30.59
c. Service Charge Debtors		
- Outstanding for a period not more than 6 months	65.29	0.00
- Outstanding for a period exceeding 6 months	122.01	0.00
d. Fire Cess Debtors		
- Outstanding for a period not more than 6 months	8.04	0.00
- Outstanding for a period exceeding 6 months	16.64	0.00
e. Interest Debtors		
- Outstanding for a period not more than 6 months	71.13	0.00
- Outstanding for a period exceeding 6 months	128.24	0.00
f. Miscellaneous Debtors		
- Outstanding for a period not more than 6 months	49.74	0.00
- Outstanding for a period exceeding 6 months	199.76	0.00
g. Creche Debtors		
- Outstanding for a period not more than 6 months	0.10	0.00
- Outstanding for a period exceeding 6 months	0.85	0.00
h. Water Bill Debtors		
- Outstanding for a period not more than 6 months	27.26	0.00
- Outstanding for a period exceeding 6 months	0.00	0.00
i. Penalty Debtors		
- Outstanding for a period not more than 6 months	8.11	0.00
- Outstanding for a period exceeding 6 months	54.87	0.00

j. Other Debtors		
- Outstanding for a period not more than 6 months	197.33	245.37
- Outstanding for a period exceeding 6 months	1,019.78	1,461.10
3. Cash Balances in Hand (Including Cheques / Drafts, etc.)	0.00	0.00
4. Bank Balances		
a. With Scheduled Banks		
- Current Accounts	3,022.41	2,114.31
- Fixed Deposit Accounts (+) 5195.39	37,683.98	32,488.59
- Savings Accounts	0.00	0.00
b. With Non-Scheduled Banks	0.00	0.00
- Current Accounts	0.00	0.00
- Deposit Accounts	0.00	0.00
- Savings Accounts	0.00	0.00
5. Post Office Savings Accounts	0.00	0.00
TOTAL (A)	44,075.90	37,771.96
B. LOANS & ADVANCES		
1. Loans		
a. Staff		
b. Other Entities Engaged in Activities/Objectives Similar to That of the Entity		
c. Other (Advance Against BG and Loan to Admin)	0.39	0.39
2. Advances and Other Amounts Recoverable in Cash or in Kind or for Value to be Received	0.00	0.00
a. On Capital Account	264.71	207.21
b. Prepayments	0.00	0.00
c. Deposits	52.52	52.52
d. Fine & Penalty Receivable	0.00	0.00
e. TDS Receivable	421.75	421.75
f. Advance Tax / S.A. Tax	3,501.38	4,119.26
g. VAT Refund / IGST Receivable	3.49	3.49
h. Payment to Bombay High Court	1,215.33	1,215.33
3. Income Accrued	0.00	0.00
a. On Investments from Earmarked / Endowment Fund	0.00	0.00
b. On Investments (Central Bank / HDFC Accrued Interest)	837.86	864.06
c. On Loan and Advances	0.00	0.00
d. Other (Includes Income Due Unrealized Rs.)	0.00	0.00
4. Input Tax Credit / GST Input	0.00	0.00
5. TDS on FDs	31.96	0.00
6. Others	3.28	0.00
TOTAL (B)	6,332.67	6,884.01
TOTAL (A + B)	50,408.56	44,655.97

Schedule 13 - Income From Sales/Services

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
1. Income From Sales	0.00	0.00
a. Sales of Finished Goods	0.00	0.00
b. Sales of Raw Material	0.00	0.00
c. Sale of Garbage	713.01	408.43
2. Income from Services		
a. Labour and Processing Charges	0.00	0.00
b. Professional / Consultancy Services	0.00	0.00
c. Agency Commission and Brokerage	0.00	0.00
d. Maintenance Services (Equipment Property)	0.00	0.00
e. Lease Rent	5,899.88	5,315.74
f. Guest House Charges	4.62	3.51
g. Service Charges	861.78	859.93
h. Income from Quarter Rent	71.35	26.75
i. Income from Terrace Rent	0.00	0.00
j. Income From BMC Tax	18.13	8.88
k. Income From Machinery Rent	168.08	59.92
l. Rent Income from BFC Bldg.	0.00	0.16
h. Conference Room Rent	0.15	0.00
2. Dividends	0.00	0.00
a. On Shares	0.00	0.00
b. On Mutual Fund Securities	0.00	0.00
3. Rents (Miscellaneous Income)	0.00	0.00
4. Others	0.00	0.00
TOTAL	**7,737.00**	**6,683.31**

Schedule 14 - Grant/Subsidies

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Central Government	0.00	0.00
Planned Expenditure	0.00	0.00
Non Planned Expenditure	0.00	0.00
State Government	0.00	0.00
Government Agencies	0.00	0.00
institutions /Welfare Bodied	0.00	0.00
International Organizations	0.00	0.00
Other(Specific)	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 15 - Fees/Subscriptions

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Entrance Fees	467.38	201.01
Anual Fees / Subscription	0.00	0.00
Seminar / Program Fees	0.00	0.00

Consultancy Fees	0.00	0.00
Processing Fees	0.00	0.00
institutions /Welfare Bodied	0.00	0.00
International Organizations	0.00	0.00
TOTAL	**467.38**	**201.01**

Schedule 16 - Income From Investments (Income On Invest From Earmarked/Endow.Funds Transferred To Funds)

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Interest	0.00	0.00
On Government Securities	0.00	0.00
Other Bonds / Debentures	0.00	0.00
Other (Fixed Deposits with Banks)	0.00	0.00
Dividends	0.00	0.00
on Mutual Fund Securities	0.00	0.00
Rents	0.00	0.00
Other(Specific)	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 17 - Income from Royalty, publications etc

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Income from Publications	0.00	0.00
Income from Royalty	0.00	0.00
Other(Specific)	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 18 - Interest earned

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
1) On Term Deposits	0.00	0.00
a. With scheduled Banks	2,599.69	3,089.07
b. With Non scheduled Banks	0.00	0.00
c. With Institutions	0.00	0.00
d. Other / accured Interest	0.00	0.00
2) On Savings Accounts	0.00	0.00
a. With scheduled Banks	0.00	0.00
b. With Non scheduled Banks	0.00	0.00
c. Post Office Savings Accounts	0.00	0.00
d. Others	0.00	0.00
3) Loans	0.00	0.00
a. Employee / Staff	0.00	0.00
b. Others	0.00	0.00
a) Interest on Outstanding Arrears	97.42	140.49
5) Interest on SD	0.00	0.00
TOTAL	**2,697.11**	**3,229.55**

Schedule 19 - Other Income

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Other Income	0.01	0.00
Electricity charges (non-refundable)	0.09	0.00
FIRE CESS	113.33	118.97
Interest on Income Tax Refund	276.57	7.03
Sundry Balance Written Off	0.00	0.00
CRECHE	5.10	1.70
CONFERENCE ROOM ADDITIONAL CHARGE	0.01	0.00
Inspection Charges	1.42	0.00
Non Hazardous Miscellaneous Material	11.52	0.00
Hazardous E-Waste Material	16.56	0.00
Interest Recovery Charges	0.00	20.06
Return Back of R & M Amt From NBCC	0.00	10.13
Transaction Charges for Non-Formal Transfers	22.66	0.00
Hazardous Material	9.99	0.00
Input IGST Income	8.85	7.97
Prior Period Income - Qtrs. rent	2.27	0.00
Fine & Penalty - Customs Section	0.00	0.20
Tenancy Agreement Fine & Penalty Income	0.00	13.66
Misc. Penalty Income	0.00	14.75
FINE & PENALTY	10.56	0.00
Tender Fees Received	5.61	0.72
Miscellenous Income F.Y.2024-2025	0.00	34.10
Miscelleneous Income	27.87	0.00
Water Charges for SEEPZ Qtrs.	0.10	0.12
Water Loss Recovery Charge	3.40	0.00
Water Charge Income	423.02	0.00
TOTAL	**938.94**	**229.39**

Schedule 20 - Prior Period - Income

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Prior Period - Income		
Creche Contribution PPI	0.05	0.00
Fire Cess Income From Unit PPI	0.03	0.00
Prior Period Income	5.53	0.28
Rent Income From Units PPI	0.43	0.00
Rent Seepz Qtr(PPI)	5.04	0.00
Service Charges From Units PPI	0.20	0.00
BMC Charges From Units PPI	0.00	0.00
TOTAL	**11.27**	**0.28**

Schedule 21 - Increase/(decrease) in stock of finished goods and WIP

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
a) Closing Stock	0.00	0.00
Finished Goods	0.00	0.00
Work in Progress	0.00	0.00
Less :Opening Stock	0.00	0.00
Finished Goods	0.00	0.00
Work in Progress	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 22 - Establishment Expenses

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
a) Salaries and Wages	0.00	0.00
Allowance and Bonus	0.00	0.00
Contribution to Provident Fund	0.00	0.00
Contribution to Other Fund(Specify)	0.00	0.00
Staff Welfare Expenses	0.00	0.00
Expenses on Employees Retirement and Terminal Benefits	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 23 - Other Administrative Expenses etc.

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Insurance Charges	4.13	1.35
License Renewal Fees	0.00	0.10
Printing & Stationery	15.07	14.24
PROGRAMME & FUNCTION	2.93	13.56
Refreshment	2.80	0.38
Review & Updating of Disaster Management Plan	0.00	2.94
Engagement of Outsource for Horiculture Report	0.00	1.94
Guest House Maintenance Expenses	5.75	5.56
Legal Charges	9.49	14.34
Round Off	0.00	0.00
Accounting Charges	0.00	15.34
Advertisment Expenses	6.14	1.88
Airtime Services Expenses	0.00	1.93
Bank Charges	0.02	0.05
Creche for Children Education Fees	16.22	12.70
Electrical & Hardware	0.00	0.58
Electrical Material Purchase	14.55	20.17
Electricity Expenses	118.71	96.72
Event Management Expense	0.00	2.60
House Keeping Expenses	204.11	212.61
Internet Leased LIne Charges	27.96	7.98
Misc Expenses	12.23	4.33
Pest Control Services	2.75	0.00
Refund Of Quarter Rent	0.00	0.19

Reimbursement of Salary of Machine Operator	5.25	0.00
Security Consultancy Services	0.00	14.82
Security Services Expenditure	895.99	700.12
Telephone Charges	2.30	2.93
Travelling Expenses	0.10	0.58
TREE CUTTING EXPENSES	4.12	2.75
Vehicle Hiring Expense	40.19	38.10
Water Charges	550.83	7.37
Sms Charges	0.00	19.68
Reimbursement of JOSH Staff (Trainers)	27.72	36.07
Outsourcing of Staffs	295.94	250.48
Conveyance Allowance	0.30	0.00
Bank Guarantee Charges	0.00	6.58
Internal Audit Fees	1.58	2.50
Tax Audit Fees	0.75	0.80
Biogas Plant AMC	24.85	0.00
CCTV AMC	50.73	5.05
Civil Work	0.36	0.00
Elevator AMC	120.40	117.76
GIS Map	1.34	0.00
Pest Control Services AMC	0.00	1.20
Repairs & Maintenance	1,678.09	567.09
Water Testing Expense	0.00	0.43
AMC for Software	5.40	0.00
Kota Flooring	11.84	0.00
Kota Skirting	2.12	0.00
Outer Ramp	20.21	0.00
Reconstruction of Wall in Units	11.90	0.00
Fixing of Tarpaulins	5.00	0.00
IT SOFTWARE SERVICE	4.46	0.00
Office Expenses	42.45	31.31
Audit Fees	0.65	2.87
Civil Engineer	0.00	9.28
Concurrent Audit Fess	0.00	3.82
Electrical Engineer	0.00	3.76
Professional & Consultancy Charges	0.00	1.70
Professional Fees	10.55	2.87
Engineer	0.00	2.00
Outsourcing of CA	0.00	2.73
Outsourcing of Senior Executive (Audit)	0.00	3.11
CONSULTANCY SERVICES	145.98	0.00
TOTAL	**4,404.24**	**2,269.28**

Schedule 24 - Expenditure or Grants, Subsidies etc.

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Grants given to institutions /Organizations	0.00	0.00
Subsidies given to institutions / Organizations	0.00	0.00
Transport Assistance	0.00	0.00

Development of infrastructure	0.00	0.00
Market Development	0.00	0.00
Quality Control System	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 25 - Bank Charges, Interest

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
On Fixed Loans	0.00	0.00
On Other Loans	0.00	0.00
Other	0.00	0.00
TOTAL	**0.00**	**0.00**

Schedule 26 - Prior Period - Expenses

(Rs. in Lakhs)

Particulars	Current Year	Previous Year
Prior Period - Expenses		
Prior Period Expense	0.00	6.84
TOTAL	**0.00**	**6.84**

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096

सत्यमेव जयते

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

RECEIPTS AND PAYMENTS FOR THE YEAR ENDED 31-03-2026

(Rs. in Lakhs)

RECEIPTS	Current	Previous	PAYMENTS	Current	Previous
Opening Balance			**Expenses**		
a) Cash in hand	0.00	0.00	Misc Expenses	8.13	4.49
b) Bank Balances			Cosmetic Work of Gate No. 1	0.82	0.64
i) Current Accounts	2,114.31	1,048.02	Telephone Charges	2.02	2.87
ii) Deposit Accounts	32,488.59	33,571.44	Electrical Material Purchase	7.69	20.11
iii) Savings Accounts	0.00	0.00	House Keeping Expenses	200.02	241.63
Grants Received			Repairs & Maintenance	1,154.51	585.83
a) From Government of India	0.00	0.00	Security Services Expenditure	815.32	696.38
b) From State Government	0.00	0.00	Water Charges	442.01	95.16
c) From Other Sources	0.00	0.00	Vehicle Hiring Expense	37.21	35.15
Income on Investments			Electricity Expenses	118.08	226.94
a) Earmarked Funds	0.00	0.00	Office Expenses	30.69	31.67
b) Own Funds	0.00	0.00	Creche for Children Education Fees	14.72	13.83
Interest Received			Internet Leased LIne Charges	24.07	13.49
a) On Bank Deposit	0.00	0.00	Printing & Stationery	13.76	19.15
b) Loan Advance etc	0.00	0.00	Pest Control Services	1.86	0.00
Other Income			Prior Period Exp	4.72	0.00
Pravesh Debtors	290.04	166.70	CCTV AMC	4.26	4.60
Current Liabilities	537.98	472.70	Outsourcing of Staffs	290.11	0.00
Sundry Creditors	11.84	74.10	Reimbursement of JOSH Staff (Trainers)	32.87	30.92
Duties & Taxes	6.56	15.32	Guest House Maintenance Expenses	5.74	5.98
Sundry Debtors	7,576.19	6,704.71	Elevator AMC	109.50	97.61
EMD & DEPOSIT	1,428.98	224.32	Biogas Plant AMC	24.60	0.00
CBI FD	2.63	2.24	IT SOFTWARE SERVICE	1.33	0.00
Current Liabilities and Provisions	1,134.91	0.00	TREE CUTTING EXPENSES	0.90	2.72
Deposit From Units	271.48	103.24	Legal Charges	7.28	12.95
Current Assets	0.83	0.40	CONSULTANCY SERVICES	83.46	0.00
Loan to Admin	0.00	0.06	AMC for Software	2.65	0.00
Gate Pass Income	8.47	0.00	Advertisment Expenses	5.99	1.86
Bank Accounts	0.00	60.00	Architectural Design	43.02	0.00
CBI Accrued Interest	1.68	0.00	Kota Flooring	46.44	0.00
HDFC FD	0.00	19,556.64	Kota Skirting	46.44	0.00
PNB FD	0.00	5,843.49	Withold for CK Infrastructures Ltd	104.54	0.00
Advance Others	56.26	2.71	Fixing of Tarpaulins	4.90	0.00
Advance Tax/S A Tax	890.31	0.00	Civil Work	0.36	0.00
Tds Fy 22-23	0.00	89.75	PROGRAMME & FUNCTION	2.52	13.00
Tds Receivable	0.00	80.39	Refreshment	2.51	0.38
Interest on Central Bank FDs	0.00	0.34	Internal Audit Fees	1.42	2.25
Income from Services	0.00	0.16	Outer Ramp	60.61	0.00
Other Income	4.14	0.00	Reconstruction of Wall in Units	60.61	0.00
Miscellaneous Income	0.00	0.08	Additional Water Connection Charges	2.05	0.00
Interest reinvested in FD	5,195.39	0.00	Travelling Expenses	0.10	0.58
			Professional Fees	6.92	2.58
			M/s. CK Infrastructures Ltd.-PAL	124.09	0.00
			Tax Audit Fees	0.68	0.72
			Audit Fees	0.15	5.40
			Insurance Charges	4.13	1.35
			GIS Map	0.60	0.00
			Conveyance Allowance	1.03	0.00
			Concurrent Audit Fess	0.00	3.44
			Water Testing Expense	0.00	0.43
			Accounting Charges	0.00	16.11
			Professional & Consultancy Charges	0.00	1.53
			Pest Control Services AMC	0.00	1.18
			Airtime Services Expenses	0.00	2.75
			Review & Updating of Disaster Management Plan	0.00	2.65
			Engagement of Outsource for Horiculture Report	0.00	1.90
			Event Management Expense	0.00	2.49
			Sms Charges	0.00	19.29
			Security Deposit to MIDC (Water Charges)	0.00	4.98
			Security Consultancy Services	0.00	19.86
			5% RETENTION-AASHI SOLUTION	0.00	202.05
			Electrical & Hardware	0.00	0.58
			License Renewal Fees	0.00	0.10
			Sundry Creditors	33.21	4,481.64
			Fixed Assets	3,103.17	2,755.03
			Other Payments		
			EMD & DEPOSIT	1,165.06	85.86
			PNB FD	1,900.00	223.09
			Duties & Taxes	167.54	277.36
			Sundry Debtors	4.86	124.30
			Deposit From Units	48.60	75.07
			Withhold & Retention- Aziz & Associate	3.03	1.15
			Withhold & Retention- Godrej & Boyance	63.35	0.00
			Withhold & Retention- Hariom	154.71	0.00
			CBI FD	5.25	100.25
			Current Liabilities	1.64	7.33
			Current Assets	1.50	0.00
			Loan to Admin	0.00	0.02
			Deposit From Staff	0.05	0.20
			SBI FDs	700.00	17,450.00
			Payment to Bombay High Court	0.00	223.09
			Direct Expenses	0.02	6.63
			Bank Accounts	0.00	60.00
			Income from Services	0.00	9.61
			Pravesh Debtors	4.69	0.02
			HDFC FD	0.00	4,000.00
			Advance Others	0.03	0.83
			Interest reinvested in FD	0.00	1,082.85
			Closing Balances		
			a) Cash in hand	0.00	0.00
			b) Bank Balances		
			i) In current accounts	3,022.41	2,114.31
			ii) In deposit accounts	37,683.98	32,488.59
			iii) Savings accounts	0.00	0.00
Grand Total	52,020.57	68,016.80	Grand Total	52,020.57	68,016.80

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
'GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY,
ANDHERI(EAST),MUMBAI-400096,

Schedule - 27:

SIGNIFICANT ACCOUNTING POLICIES FORMING PART OF ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 2026

1. ACCOUNTING CONVENTION

The financial statements are prepared as a going concern under historical cost convention and on an accrual basis. Accounting policies not stated explicitly otherwise are consistent with generally accepted accounting principles.

2. REVENUE RECOGNITION

Revenue including lease Rentals Income are recognized on accrual basis unless otherwise stated. In case of income from temporary use of space sought by unit holders the same is accounted upon commencement of one time use irrespective of period of permission.

3. INVESTMENTS

Investments classified as "Long Term Investments "are carried at cost.

4. FIXED ASSETS

Fixed assets are stated at cost of acquisition inclusive of inward freight, duties and taxes and incidental and direct expenses related to acquisitions and less depreciation. In respect of projects involving construction, related preoperational expenses form part of the value of the asset capitalized.

5. DEPRECIATION

Depreciation has been provided on written down value basis at the rates and in the manner provided in Income Tax Act, 1961.

6. GOVERNMENT GRANTS /SUBSIDIES

Government grants if any, of the nature of contribution towards capital cost of setting up projects or for acquisition of fixed assets, are accounted as capital reserve.

7. GROUPING OF ACCOUNTING HEADS

Items of income and expenditure in the Income and Expenditure Account & Assets and Liabilities in the Balance Sheet are grouped and regrouped wherever necessary. Government Grants/Subsidy are accounted on realization basis.

Avinash R. Patankar	Dr. Sandip D. Bhosale	Mayur R. Mankar	Dnyaneshwar B Patil
Senior Accounts Officer	Estate Officer	Secretary	DC-cum-Chairperson

Place: Mumbai
Date:

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY

GOVERNMENT OF INDIA MINISTRY OF COMMERCE & INDUSTRY, ANDHERI(EAST),MUMBAI-400096,

Schedule - 28:

CONTINGENT LIABILITIES AND NOTES ON ACCOUNTS FOR THE YEAR ENDED 31ST MARCH, 2026.

1. **CONSTITUTION:-**

The SEEPZ SEZ Authority Mumbai was constituted under Special Economic Zone Act, 2005 under the notification issued by the Ministry of Commerce & Industry w.e.f. 1st October, 2008 for development of infrastructure and promotion of exports in the Special Economic Zone. The SEEPZ SEZ Authority has autonomous powers, regulatory independence and control, in respect of, inter alia, development of the Zone, business registration and accomplish environmental regulation, land use etc.

2. **TRANSFER OF ASSETS:-**

The Authority has, vide its letter no SEEPZ-SEZ:CAG:EMS:2011-12/20196 dated 18th February, 2013, sought the approval of the Ministry of Commerce and Industry for the transfer of Fixed Assets in the nature of plots of land both commercial and residential and furniture fittings etc. of SEEPZ-SEZ in favor of SEEPZ SEZ Authority w.e.f. 1st April, 2009. The matter was placed in the 59th Authority Meeting dated 05/04/2023 and 12/04/2023, wherein the Authority directed that Assets at depreciated value as on date to be worked out as per due process and the same may be taken up in the next Authority meeting for pursuing a Resolution. The Authority approved to transfer/incorporate Fixed Assets prior to its incorporation from the office of the Development Commissioner to Authority books of accounts from the Financial Year 2022-23.

3. **CAPITAL COMMITMENTS:-**

Estimated value of contract remaining to be executed on capital account and not provided for

1. NEST 3 At the Planning Stage (Estimated Cost – Rs. 120.00 Cr.)
2. NEST 4 At the Planning Stage (Estimated Cost – Rs. 150.00 Cr.)

4. **CAPITAL FUND :-** As per the observation of CAG in the Draft SAR on the Accounts of the Authority for the year 2024-25 vide para A.1.1.1, an amount of Rs.3211.04 lacs has been shown under Schedule-1 – Corpus/Capital Funds –in respect of Assets Taken Over and reduced from Depreciation Reserve appearing under Schedule 2- Reserves & Surplus.

5. **CURRENT ASSETS, LOANS AND ADVANCES: -**

In the opinion of the Management, the current assets, loans and advances have a value on realization in the ordinary course of business, equal, at least, to the aggregate amount shown in the Balance Sheet. The Balance sheet comprises total debtors amounting to **Rs.3335.46 Lakhs**.

Out of total debtors, disputed debtors are amounting to Rs NIL (P.Y. 2039.71 lakhs) which are classified as Doubtful Debts because the Authority has opted for legal proceeding for recovery of these dues.

Any recoveries against Provision for Doubtful Debts created in previous year would be recognized as Income in the year it is received. The figures of Sundry debtors of the previous year has been regrouped and Provisions for Doubtful Debts are shown separately as suggested by CAG Auditors The comparative statement of Sundry debtors and Provision for Doubtful Debts of Current Year V/s. Previous Year is given below –

					Rs. In lacs
	Debtors	**31-03-2026**		**31-03-2025**	
1	**Rental**				
	Not More Than 6 Months	822.78		495.09	
	Exceeding 6 months	566.98	**1389.76**	2072.67	**2567.76**
2	**BMC**				
	Not More Than 6 Months	0.63		1.13	
	Exceeding 6 months	9.97	**10.60**	58.63	**59.76**
3	**Other**				
	Not More Than 6 Months	427.00		245.37	
	Exceeding 6 months	1542.14	**1969.14**	2335.87	**2581.24**
	Sub total		**3369.50**		**5208.76**
	Less: Provision for Doubtful Debtors		NIL		2039.71
	Net Debtors		**3369.50**		**3169.05**

6. FIXED ASSETS AND AMOUNT CAPITALISED DURING THE YEAR :-

a) The amount Capitalised during the year includes **Rs 5495.96 Lacs** in respect of following projects:

Particulars	**Bills /claims Submitted by NFCD (to be verified) (Rs in lacs) (A)**	**Amount Capitalised During the Year (Rs in lacs) (B)**	**Contingent Liability (A-B) (Rs in lacs)**
Structural Repairs of SDF and G&J Buildings	5235.14	3340.41	1894.73
Waterproofing of SDF and G&J Buildings	2407.76	2120.38	287.38
Remodeling of existing Conference Room	63.58	35.17	28.41
AMC WORK	789.48	0	789.48
Total	**8495.96**	**5495.96**	**3000.00**

The matter of appointment of NFCD for carrying out the above stated project is under examination with Ministry of Commerce & Industry. A Committee was constituted for submission of detailed report on the outstanding payments claimed by NFCD and a detailed committee report was sent to the Ministry vide letter dated 26.04.2022. Ministry has asked to launch CBI Investigation. Accordingly the authority has made application to CBI for investigation of the matter.

For nonpayment of balance amount by NFCD, the agencies appointed by NFCD preferred a summary suits before the Honorable High Court as well as City Civil Court where Seepz is impleaded as a party defendant and the same are pending.
The details are as follows:

Litigation pertaining to the work of structural repair and waterproofing of slab (As Per Legal Section Note)

In this regard Legal Status as of 31.03.2026 as under:

Case No.	**Before**	**Claim amount with applicable interest @ 18% Per Annum**	**Towards the Contract awarded by NFCD to M/s. Sanjay Construction**
Summary suit No. 990 of 2019.	High Court	Rs. 12,72,69,206/-	Contract of structural repairs and allied civil work in SDF building No. 1 to 4. In Compliance with directions vide order dated 29.08.2023 a Demand Draft No. 194664 dated 29.08.2023 amounting to Rs. 9,92,23,671/- issued in favour of the Prothonotary and senior Master, Bombay High Court has been duly deposited in court on 31.08.2023. The matter was listed on 11.06.2024 and matter is at the Stage of Cross examination of Plaintiff's witness.
Commercial Summary Suit No. 413/2020	City Civil Court	Rs.38,97,455/-	Suit disposed off as dismissed vide judgment dated 07.05.2024.
Commercial Summary Suit No. 1237 of 2019. M/s. Mahendra Realtors & Infrastructure Pvt Ltd	High Court Bombay	Rs. 3,22,76,410/-	Suit partly decreed on 01.02.2021. SEEPZ was not the party to the suit. The Contractors thereafter taken out the execution application to execute the decree and warrant of attachments were issued. Accordingly in the execution proceedings SEEPZ taken out IA. IA disposed of vide order dated 18.12.2024 and thereby the warrant of attachment set aside by High Court. Subsequently, the said contractors have now filed the IA wherein SEEPZ is not a party. The said IA is pending
Commercial Summary suit No. 1230 of 2019. M/s. M.S. Shah & Associates	High Court Bombay	Rs. 3,29,68,393/-	
Commercial Summary Suit	High Court Bombay	Rs. 1,05,45,654/-	

No. 1219 of 2019. M/s. Mahendra Realtors & Infrastructure Pvt Ltd			
Summons for Judgment No. 193 of 2024 In Commercial Summary Suit No 197 of 2024. New Construction Concrete Systems Pvt Ltd (NCCS).	City Civil Court Mumbai	Rs. 2,97,12,843/-	Suit filed by M/s. New Construction Concrete Systems Pvt Ltd (NCCS) is at the stage of hearing of summons for Judgment.
Commercial Summary Suit No. 19 NFCD V/s. Govt of India & Ors.	High Court Bombay	Rs. 30,63,15,525	The suit has been filed by NFCD in the Hon'ble High Court claiming balance amount of Rs. 19,51,05,430.09/- plus Rs. 11,12,10,095/- towards the interest @ 18% as on February 2021 towards. The suit is at the stage of hearing of summons for Judgment.

b) Capitalization of NEST -I Project

The amount capitalized during the year under the Fixed Assets also includes amount of Rs. 6900.94 Lacs in respect of NEST -I Project which was earlier shown under CWIP.

7. RECONCILIAION WITH MIDC (M & R)

MIDC has been executing various maintenance and repair works in the SEZ area on deposit contribution basis. As on 31.03.2022, an amount of Rs. 11,48,07,577 /- was outstanding. The Authority has paid Rs. 11,48,00,000/- on 08-06-2022. Balance amount payable as per books is Rs. 7,577/-. However, the reconciliation with MIDC in this regard is in progress.

8. TAXATION

a. In the beginning, the SEEZ SEZ Authority had obtained PAN as a Government Company (PAAAAGS0028P). All assessments related to this PAN were carried out as per rules applicable to Government Companies. On 20th Feb, 2016 the Authority applied for New PAN under the category of 'Local Authority and the New PAN - AAALS4995G was allotted on 3rd March, 2016 After Obtaining new PAN, the Authority applied for exemption u/s. 10(46) of the Income Tax Act, 1961 and Exemption was granted for the Financial Year from 2014-15 to 2019-20. Further extension was received upto Financial Year 2024-25 on 20th April, 2022. A fresh application was submitted on 5th February 2025 for extension of exemption from Financial Year2025-26 to Financial Year 2029-30.

b. Matters Pending before Income tax Department

i. The following cases are pending with Commissioner of Income Tax (Appeals): -

Particulars	Disputed Tax Amount
AY 2014-15	7,78,76,344

ii. The following cases are pending with The Income Tax Appellate Tribunal, Mumbai: -

Particulars	Disputed Tax Amount
AY 2013-14	2,83,12,349
AY 2015-16	8,31,06,710

Further, From AY 2010-11 the SEEPZ SEZ Authority had deposited Income tax in the form of Advance Tax, TDS and Self Assessment Tax. The Total tax deposited/paid by SEEPZ SEZ Authority from AY 2010-11 to AY 16-17 is Rs.43,99,59,899 /-

The year-wise details of amount paid by way of Advance Tax, TDS & Self-Assessment tax are as follows:

Statement Showing Tax Paid and TDS Deducted					
Year	**Advance tax**	**TDS**	**Self-Assessment Tax**	**Total**	**Refund Received**
A.Y 2010-11	-	2,39,799	7,52,18,300	7,54,58,099	
A.Y 2011-12	-	17,04,135	8,79,69,051	8,96,73,186	
A.Y 2012-13	4,12,00,000	39,30,841	-	4,51,30,841	
A.Y 2013-14	2,20,00,000	63,12,349	-	2,83,12,349	
A.Y 2014-15	-	5,67,815	7,73,15,280	7,78,83,095	
A.Y 2015-16	-	1,18,57,220	7,12,49,490	8,31,06,710	1,54,56,507 (Including Interest of Rs. 76,898)
A.Y 2016-17	3,69,74,320	9,74,870	-	3,79,49,190	7,35,74,918 (Including Interest of Rs.2,68,51,897)
A.Y 2017-18	-	4,50,000	-	4,50,000	
A.Y 2018-19	-	15,57,649	-	15,57,649	
A.Y 2019-20	-	4,20,000	-	4,20,000	
A.Y 2020-21	-	18,780	-	18,780	
Grand Total	**10,01,74,320**	**2,80,33,458**	**31,17,52,121**	**43,99,59,899**	

9. **CONTINGENT LIABILITIES: -**

I Status of Arbitration Petition- Ashoka Biogreen

a. SEEPZ-SEZ Authority entered into an MOU dated 13.09.2011 with M/s. Ashoka Biogreen Pvt. Ltd for setting up and operating a Nisarguna Bio-methanization Plant for treatment of wet garbage generated in SEEPZ-SEZ. SEEPZ-SEZ Authority contributed Rs. 32.50 lakh towards the construction cost. However, the plant could not be operated as per the terms of the MOU and was surrendered by the company in December 2014. The dispute was referred to arbitration, and the Arbitral Tribunal Vide Award dated 18.12.2019 and corrigendum dated 25.01.2020 directed SEEPZ-SEZ Authority to pay Rs. 293.80 Lacs with interest@10.5% per annum, while rejecting the counter claim of ₹406.53 lacs of the SEEPZ SEZ Authority.

b. SEEPZ SEZ Authority has challenged the Arbitral Award before the Hon'ble Bombay High Court by filing an Arbitration Petition under Section 34 of the Arbitration and Conciliation Act, 1996, being Arbitration Petition No. **17/06/2020.**

c. In the meantime, M/s. Ashoka Biogreen Pvt. Ltd. initiated execution proceedings for enforcement of the Arbitral Award.

d. Vide order dated 18.12.2024, the Hon'ble High Court directed the SEEPZ SEZ Authority to deposit 50% of the decretal amount. The Applicant/Decree Holder, M/s. Ashoka Biogreen Pvt. Ltd., was further granted liberty to withdraw the said amount upon compliance with the directions of the Court.

e. In compliance with the order dated 18.12.2024, SEEPZ SEZ Authority deposited an amount of Rs. 223.09 lacs being 50% of the decretal amount of Rs. 446.18 lacs, inclusive of interest, with the Hon'ble High Court on 07.01.2025.

f. Thereafter, vide order dated 20.02.2025, the Hon'ble High Court directed the SEEPZ SEZ Authority to submit a Bank Guarantee to the Prothonotary and Senior Master of the Hon'ble Court.

g. In compliance with the High Court's Order dated 20.02.2025, Bank Guarantee towards the balance 50% of the awarded amount was furnished to the Court on 20.03.2025

h. The amount of Rs. 223.09 lacs deposited in the Court by SEEPZ SEZ Authority was subsequently withdrawn by the Applicant/Decree Holder.

i. SEEPZ SEZ Authority objected to the withdrawal of the deposited amount, particularly in view of the fact that the Arbitral Award had already been challenged by SEEPZ SEZ Authority by filing an Arbitration Petition under Section 34 of the Arbitration and Conciliation Act, 1996.

j. Upon the objection being raised, vide order dated 24.03.2025, the Court was pleased to record the statement on behalf of the Applicant stating that *the Applicant / Decree Holder would furnish an undertaking that in the event the Respondent succeeds in the Arbitration Petition filed under Section 34, the Decree Holder would bring back the deposited amount of Rs.223.09 lacs (50% of the decretal amount) which was allowed to be withdrawn along with interest.* The statement on behalf of the Applicant / Decree Holder was accepted as an undertaking to the Court.

II) Claim of Rs.3000.00 Lacs towards excess work done over advance given to NFCD is considered as Contingent Liability

III) Amount of Rs 10.53 Lacs claimed by NFCD on account of repair & renovation of D-2 Bungalow in SEEPZ Residential complex. The matter of appointment of NFCD is under examination by the Ministry.

IV) The Authority has received a bill for Rs. 109.72 lacs for the period 01-04-2025 to 31-03-2026 from MCGM (Municipal Corporation of Greater Mumbai) towards Property tax in respect of plot beside Fire Station (SDF-VIII) on 15th May,2025.(BMC Ref. NO. KE0914248290000) The bill also shows an amount of Rs.2623.92 lacs as pending for the period from 01st April, 2010 onwards.

In this regards, it has been represented that imposition of property tax is not applicable in view of Article 285 of the Constitution of India read with Section 143(b) of the MMC Act, 1888. BMC has been requested to suitably modify the assessment and restrict the demand, if any, only towards payment in lieu of general tax/service charges as per Section 144 of the MMC Act and applicable Government guidelines. It has also been submitted that all SEEPZ buildings constructed from Government of India funds are charged only service charges, and SDF-VIII, being a SEEPZ Authority-owned plug-and-play facility, may be treated at par with other SDF buildings.

V) A Bill for Rs.66.92 lacs has been received from M/s. AR Invirotech for Annual Maintenance Contract of STP (sewage Treatment Plant) for the period from October 2020 to December 2023. The eligibility of the claim is under examination by the SEEPZ SEZ

Authority. Since the claim is not yet accepted, the same is shown under Contingent Liability.

10. Additional disclosure under Rule 11 of "The Special Economic Zone Authority Rules,2009"

		Rs. In lacs
Particulars	**2025-26**	**2024-25**
a) Estimated Opening Balance	65488.35	61,966.81
b) Estimated Receipts under section36(1)	-	-
(i) All sums of money, which the Central Government may, after due appropriation made by parliament by law in this behalf, provide to the Authority;	-	-
(ii) All grants or Loans that may be made to the authority under this Act	-	-
(iii) All sums received on account of user or service charges or fees or rent for the use of properties belonging to the authority;	11851.69	10,432.68
(iv) All sums received by the authority from such other sources as may be decided upon by the Central Government.	-	-
Total of (b) estimated Receipts	11851.69	10,432.68
c) Estimated Expenditure	8474.12	6911.14

11. Sundry Debtors, Loans and advances, Current Liabilities & Provisions are subject to confirmation and reconciliation. Impact, if any, on the accounts is not considered to be material.

12. Previous year's figures have been regrouped or rearranged wherever necessary.

Avinash R. Patankar	**Dr. Sandip D. Bhosale**	**Mayur R. Mankar**	**Dnyaneshwar B Patil**
Senior Accounts Officer	**Estate Officer**	**Secretary**	**DC-cum-Chairperson**

Place: Mumbai

Date:

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA ITEM NO. 03 (a)

A. **Proposal:**

Monthly Statement Expenditure incurred through Imprest.

B. **Relevant provision of SEZ Act, 2005 and Rules:**

Section of the SEZ Act,2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. **Other Information:**

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the months of March 2026. (Copy enclosed)

Sr No.	Date	Description	Amount (Rs.)
1	02.03.2026	Jio Fiber bill payment of DC Sir Residence	1060.82
2	04.03.2026	IRCTC Ticket booking for JDC sir from Mumbai to Bhuj.	27737.00
3	05.03.2026	IRCTC Ticket booking for DC sir from Bhuj.to Mumbai.	24000.00
4	05.03.2026	Shri Lakshamanan, Civil Engi. -Flush Valve for Guest House Room No-1	3450.00
5	05.03.2026	Tata Sky installed in Cabin No-205 (TATA Play)	9950.00
6	06.03.2026	M/s Jalaram Ceramics- Pressure Pump Motor purchased	4200.00
7	09.03.2026	Shri Janesh Tripathi, LDC- Traveling Expenses for going to Court for office Work	1640.00
8	09.03.2026	M/s Dinesh Power Laundry- Washing expenses of Office Towels	280.00
9	10.03.2026	M/s Gyan Singh Civil Work- Dismantling & Installation charges of D1 Bungalow.	7500.00
10	10.03.2026	M/s Bharat Studio-Photography of the SEEPZ Sez Program	4000.00
11	11.03.2026	M/s Pushpa Florist – Flower Bouquet for Minister of MOCI	3500.00
12	11.03.2026	M/s Bharat Studio- Photography of BIMSTEC delegation program	4000.00
13	12.03.2026	M/s Bhagwati & sons – Carry Bags purchased for BIMSTEC Program	1750.00
14	12.03.2026	DC Sir Mobile Bill for the month of Feb 2026.	883.82
15	12.03.2026	Imprest Mobile Bill for the month of Feb 2026.	411.82
16	12.03.2026	M/s Mangal Deep Electricals- Plumbing Material purchased for B1 & B3 Quarters	2860.00
	12.03.2026	Mumbai to Delhi Rail ticket Shri Ajit Bhati- LDC for office	3248.00

17		work	
18	12.03.2026	Delhi to Mumbai Rail ticket Shri Ajit Bhati- LDC for office work	3200.40
19	12.03.2026	Shri Ashok Kumar Meena, LDC- Coconut purchased for BIMSTEC Program.	1050.00
20	16.03.2026	M/s Pushpa Florist -Flower Bouquet for Minister, MOCI	6000.00
21	18.03.2026	IRCTC Ticket booking for DDC sir from Mumbai to Kolkata.	18327.00
22	18.03.2026	Shri Soodershan Shinde, ADC-Traveling Expenses for going to Court for office work	1161.00
23	20.03.2026	M/s Balmer Lawrie -Air Ticket booking for DDC Sandip Bhosale from Kolkata to Mumbai-	9804.00
24	20.03.2026	M/s Balmer Lawrie -Air Ticket booking for DDC sir from Kolkata to Mumbai- **Seat Charges**	668.00
25	24.03.2026	IRCTC Ticket booking for DDC, Sandip Bhosale, from Mumbai to Kolkata.	9628.00
26	25.03.2026	IRCTC Ticket booking for DDC, Sandip Bhosale, from Kolkata to Mumbai.	8848.00
27	27.03.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmedabad.	17139.00
28	30.03.2026	Jio Fiber bill payment of DC Sir Residence	1060.82
29	30.03.2026	IRCTC Ticket booking for JDC sir from Mumbai to New Delhi.	7845.00
30	30.03.2026	IRCTC Ticket booking for DC sir from New Delhi.to Mumbai.	7813.00
31	31.03.2026	Shri Janesh Tripathi- Traveling Expenses for going to Court for office Work	3036.00
		Total	**196051.68**

It is directed that all the payments towards travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the months of March 2026 which need to be recouped from GoI Budget into Authority fund.

SN.	Date	Description	Amount (Rs.)
1	04.03.2026	IRCTC Ticket booking for JDC sir from Mumbai to Bhuj.	27737.00
2	05.03.2026	IRCTC Ticket booking for DC sir from Bhuj.to Mumbai.	24000.00
3	12.03.2026	DC Sir Mobile bill payment Feb 2026.	883.82
3	12.03.2026	Mumbai to Delhi Rail ticket Shri Ajit Bhati- LDC for office work	3248.00
4	12.03.2026	Delhi to Mumbai Rail ticket Shri Ajit Bhati- LDC for office work	3200.40
5	18.03.2026	IRCTC Ticket booking for DDC sir from Mumbai to Kolkata.	18327.00
6	20.03.2026	M/s Balmer Lawrie -Air Ticket booking for DDC Sandip	9804.00

		Bhosale from Kolkata to Mumbai-	
7	20.03.2026	M/s Balmer Lawrie -Air Ticket booking for DDC sir from Kolkata to Mumbai- **Seat Charges**	668.00
8	24.03.2026	IRCTC Ticket booking for DDC, from Mumbai to Kolkata.	9628.00
9	25.03.2026	IRCTC Ticket booking for DDC, from Kolkata to Mumbai.	8848.00
10	27.03.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmedabad.	17139.00
11	30.03.2026	IRCTC Ticket booking for JDC sir from Mumbai to New Delhi.	7845.00
12	30.03.2026	IRCTC Ticket booking for DC sir from New Delhi.to Mumbai.	7813.00
		Total	**139141.22**

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

The expenditure relating to Government of India incurred from the Authority Fund has been recouped to the Authority fund in the month of March 2026 amounting to RS. 2,75,900/-

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA ITEM NO. 03 (b)

A. **Proposal:**

Monthly Statement Expenditure incurred through Imprest.

B. **Relevant provision of SEZ Act, 2005 and Rules:**

Section of the SEZ Act,2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. **Other Information:**

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the months of April 2026. (Copy enclosed)

Sr No.	Date	Description	Amount (Rs.)
1	01.04.2026	IRCTC Ticket booking for DC sir from Bhuj.to Mumbai.	25056.00
2	01.04.2026	IRCTC Ticket booking for DDC sir from Mumbai to Kolkata.	8190.00
3	02.04.2026	Repairing work of Water pump at Gate No-3	1908.00
4	08.04.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmadabad	7039.00
5	09.04.2026	Income Tax ITAT Appeal fees for AY 2015-16	10000.00
6	09.04.2026	Income Tax ITAT Appeal fees for AY 2013-14	10000.00
7	13.04.2026	DC Sir Mobile Bill payment	883.82
8	13.04.2026	Imprest Mobile bill Payment	411.82
9	13.04.2026	Balmer Lawrie & co. Ltd (Seat Charges of DDC Air ticket)	100.00
10	15.04.2026	IRCTC Ticket booking for DC sir from Bhuj to Mumbai	25056.00
11	16.04.2026	Shri Soodershan Shinde, ADC Traveling Exp. for High Court & Kandla Sez	3057.00
12	17.04.20256	Laundry Charges for Office Towels of PAO	220.00
13	17.04.2026	Printing Charges of CCTV Network Layout	440.00
14	17.04.2026	Shri Aman Sharma, ADC. Repairing of 2 Aqua Guard water cooler at D1 bungalow	1420.00
15	20.04.2026	Shri Aman Sharma, ADC. Repairing Ladies Toilet at 1st Floor	3550.00
16	22.04.2026	Shri Aman Sharma, ADC. Pillow Purchased for SEEPZ	5040.00

		Guest House at BFC	
17	22.04.2026	Shri Aman Sharma, ADC. Flush valve purchase for Cabin No-202	2190.00
18	24.04.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmadabad	16703.00
19	24.04.2026	IRCTC Ticket booking for DC sir from Vadodara to Mumbai	6380.00
20	24.04.2026	IRCTC Ticket booking for DDC sir from Kolkata to Mumbai.	13346.00
21	27.04.2026	Reliance Jio Retail Bill of DC Sir Residence	1060.82
22	27.04.2026	C-Dac SMS Gateway Service Charges	10000.00
23	29.04.2026	TATA Sky Recharge of chamber No-201	5780.00
24	29.04.2026	TATA Sky Recharge of chamber No-205	5780.00
25	29.04.2026	M/s Pushpa Florist. Flower bouquet for Walkathon Event in SEEPZ	3000.00
26	30.04.2026	Shri Ajeet Bhati, LDC. Plumbing Material purchased for C4 Bungalow	4935.00
27	30.04.2026	Shri Ajeet Bhati, LDC, Stray Dogs Treatment and relocating expenses.	4000.00
		Total	**175546.46**

It is directed that all the payments towards travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the months of April 2026 which need to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (Rs.)
1	01.04.2026	IRCTC Ticket booking for DC sir from Bhuj.to Mumbai.	25056.00
2	01.04.2026	IRCTC Ticket booking for DDC sir from Mumbai to Kolkata.	8190.00
4	08.04.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmadabad	7039.00
7	13.04.2026	DC Sir Mobile Bill payment	883.82
10	15.04.2026	IRCTC Ticket booking for DC sir from Bhuj to Mumbai	25056.00
18	24.04.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmadabad	16703.00
19	24.04.2026	IRCTC Ticket booking for DC sir from Vadodara to Mumbai	6380.00
20	24.04.2026	IRCTC Ticket booking for DDC sir from Kolkata to Mumbai.	13346.00
		Total	

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

The expenditure relating to Government of India incurred from the Authority Fund has been refunded to the Authority fund in the month of April 2026, amounting to 35179/- .

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA ITEM NO. 03 (c)

A. Proposal:

Monthly Statement Expenditure incurred through Imprest.

B. Relevant provision of SEZ Act, 2005 and Rules:

Section of the SEZ Act,2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. Other Information:

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the months of May 2026. (Copy enclosed)

Sr	Date	Description	Amount
1	04.05.2026	IRCTC Ticket booking for DDC sir from Pune .to Kolkata	10471.00
2	04.05.2026	IRCTC Ticket booking for DDC sir from Kolkata to Mumbai	12469.00
3	08.05.2026	IRCTC Ticket booking for DC sir from Mumbai to Delhi	29277.00
4	11.05.2026	IRCTC Ticket booking for DC sir from Delhi to Mumbai	29245.00
5	11.05.2026	M/s Rishi Enterprises. Repairing of Water Purifier at Ground floor of SC	2150.00
6	12.05.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmedabad	17021.00
7	12.05.2026	DC Sir Mobile Bill payment for the month of April 2026.	883.82
8	12.05.2026	Imprest Mobile bill Payment for the month of April 2026	412.00
9	13.05.2026	IRCTC Ticket booking for DC sir from Ahmedabad to Mumbai	28219.00
10	18.05.2026	IRCTC Ticket booking for DC sir from Ahmedabad to Mumbai (Reschedule Flight Charges)	11269.00
11	19.05.20263	Conveyance for going to DC residence for office work (Ajeet Bhati LDC)	140.00
12	19.05.2026	Conveyance for going to DC residence for office work Avinash Patanakar, DAO)	150.00
13	19.05.2026	IRCTC Ticket booking for DDC sir from Mumbai .to Kolkata	7380.00
14	20.05.2026	M/s Pushpa Florist, Flower Bouquet for Minster visit to SEEPZ	7000.00
15	20.05.2026	M/s Rishi Enterprises. Repairing of Water Purifier at 2nd floor of SC Building	3750.00
16	27.05.2026	Shri Pramod Joshi. Repairing of Water Purifier at 1st floor of SC Building	6000.00
17	29.05.2026	Stamp Paper purchased by Accounts Dept. for office purpose.	100.00
		Total	**165936.8**

It is directed that all the payments towards travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the months of May 2026 which need to be recouped from GoI Budget into Authority fund.

Sr	Date	Description	Amount
1	04.05.2026	IRCTC Ticket booking for DDC sir from Pune .to Kolkata	10471.00
2	04.05.2026	IRCTC Ticket booking for DDC sir from Kolkata to Mumbai	12469.00
3	08.05.2026	IRCTC Ticket booking for DC sir from Mumbai to Delhi	29277.00
4	11.05.2026	IRCTC Ticket booking for DC sir from Delhi to Mumbai	29245.00
6	12.05.2026	IRCTC Ticket booking for DC sir from Mumbai to Ahmedabad	17021.00
7	12.05.2026	DC Sir Mobile Bill payment for the month of April 2026.	883.82
9	13.05.2026	IRCTC Ticket booking for DC sir from Ahmedabad to Mumbai	28219.00
10	18.05.2026	IRCTC Ticket booking for DC sir from Ahmedabad to Mumbai (Reschedule Flight Charges)	11269.00
13	19.05.2026	IRCTC Ticket booking for DDC sir from Mumbai .to Kolkata	7380.00
		Total	**146234.8**

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

The expenditure relating to Government of India incurred from the Authority Fund has been refunded to the Authority fund in the month of May 2026, amounting to 128257/-.

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA ITEM NO. 03 (d)

A. **Proposal:**

Monthly Statement Expenditure incurred through Imprest.

B. **Relevant provision of SEZ Act, 2005 and Rules:**

Section of the SEZ Act,2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. **Other Information:**

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the months of **June 2026.** (Copy enclosed)

Sr No.	Date	Description	Amount (Rs.)
1	01.06.2026	Jio Fiber Recharge of DC Sir Resident	1060.00
2	01.06.2026	IRCTC Ticket booking for DC sir from Mumbai to Bhuj	24597.00
3	03.06.2026	IRCTC Ticket booking for DDC from Kolkata to Mumbai	13483.00
4	04.06.2026	IRCTC Ticket booking for DC sir from Bhuj to Mumbai	25292.00
5	08.06.2026	Stamp Papers purchased for office Work by PAO	2024.00
6	09.06.2026	Reimbursement of Stray Dog vaccination Expenses (Shri Ajit Bhati,Ldc)	3000.00
7	10.06.2026	Stamp Paper purchased for ITAT Income tax Appeal	1000.00
8	10.06.2026	Stamp Paper purchased for ITAT Income tax Appeal	1000.00
9	12.06.2026	Imprest Mobile bill payment month of May 2026	412.00
10	12.06.2026	M/s Sharad Electrical Purchase of painting material for Cabin no-207	4680.00
11	12.06.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	29513.00
12	12.06.2026	IRCTC Ticket booking for JDC sir from Mumbai to New Delhi	10875.00
13	12.06.2026	DC sir mobile bill payment	886.78
14	15.06.2026	IRCTC Ticket booking for DC sir from New Dehi to Ahmedabad	16991.00
15	15.06.2026	IRCTC Ticket booking for JDC sir from New Delhi to Mumbai	9106.00

16	16.06.2026	IRCTC Ticket booking for JDC sir from Ahmedabad to Mumbai	12316.00
17	18.06.2026	M/s Pushpa Florist, Flower Bouquet for foreign Delegation	4500.00
18	19.06.2026	Purchase of Flowerpots for SDFVIII Customs Center inauguration (Shri Ajit Bhati, LDC)	4000.00
19	19.06.2026	Purchase of Alvera Plant for SDFVIII Customs Center inauguration (Smt. Smita Nambiar, AO, Customs)	1200.00
20	19.06.2026	Purchase of Battery for Lift at SCB (Shri Suresh Sharma, Electrical Cell)	950.00
21	23.6.2026	Laundry Charges for office Towels of PAO cabin	220.00
22	23.06.2026	M/s Pushpa Florist, Flower Bouquet for Minister, MOCI)	5000.00
23	23.06.2026	Shri Nilesh Lanjekar. Photography of Inauguration of Custom Center	5000.00
24	25.06.2026	Traveling Exp.& Stationary exp. For office work (Shri Janesh Tripathi, LDC)	2673.00
25	25.06.2026	Reliance Retail Ltd. Phone/Internet charges of DC Sir residence	1026.00
26	30.06.2026	IRCTC Ticket booking for DC sir from Mumbai to Bhuj	24597.00
		Total	**2,05,401.78**

It is directed that all the payments towards travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the months of **June 2026** which need to be recouped from GoI Budget into Authority fund.

Sr	Date	Description	Amount
2	01.06.2026	IRCTC Ticket booking for DC sir from Mumbai to Bhuj	24597.00
3	03.06.2026	IRCTC Ticket booking for DDC from Kolkata to Mumbai	13483.00
4	04.06.2026	IRCTC Ticket booking for DC sir from Bhuj to Mumbai	25292.00
11	12.06.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	29513.00
12	12.06.2026	IRCTC Ticket booking for JDC sir from Mumbai to New Delhi	10875.00
13	12.06.2026	DC sir mobile bill payment	886.78
14	15.06.2026	IRCTC Ticket booking for DC sir from New Dehi to Ahmedabad	16991.00
15	15.06.2026	IRCTC Ticket booking for JDC sir from New Delhi to Mumbai	9106.00
26	30.06.2026	IRCTC Ticket booking for DC sir from Mumbai to Bhuj	24597.00
		Total	**1,55,340.78**

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

The expenditure relating to Government of India incurred from the Authority Fund has been refunded to the Authority fund in the month of **June 2026** amounting to Rs. 1,11,480/-

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA ITEM NO. 03 (e)

A. **Proposal:**

Monthly Statement Expenditure incurred through Imprest.

B. **Relevant provision of SEZ Act, 2005 and Rules:**

Section of the SEZ Act,2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. **Other Information:**

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the months of **July 2026.** (Copy enclosed)

S N.	Date	Description	Amount(Rs.)
1	01.07.2026	M/s Abhay Enterprises. Water Tanker purchased for SEEPZ Colony	14500.00
2	01.07.2026	Rifle License renewal fees paid through GRAS portal	15000.00
3	02.07.2026	IRCTC Ticket booking for DC sir from Ahmadabad to Pune	9252.00
4	07.07.2026	Shri Vikram Satre, Airtel DLT renewal charges	5900.00
5	08.07.2026	IRCTC Ticket booking for DC sir from Mumbai to Leh	16679.00
6	08.07.2026	IRCTC Ticket booking for DC sir from Leh to Mumbai	34861.00
7	09.07.2026	Philips induction purchased for DCO kitchen	4000.00
8	09.07.2026	Flower bouquet purchased for Government Guest	3200.00
9	10.07.2026	Reimbursement of conveyance for going to DC residence for Work	200.00
10	14.07.2026	M/s Jaiswal Tyres. Battery replacement of office car	3860.00
11	14.07.2026	DC sir mobile bill payment June 2026	883.82
12	14.07.2026	Imprest Mobile bill payment month of June 2026	414.00
13	15.07.2026	Repairing of TATAsly dish of DC office	250.00
14	16.07.2026	Shri Avinash Patankar, PAO Traveling cost for going to RPO	280.00
	16.07.2026	IRCTC Ticket booking for DC sir from Mumbai to	58331.00

15		New Delhi	
16	17.07.2026	M/s Pushpa Florist, Flower Bouquet for MP shri Ravindra Vaikar	4800.00
17	17.07.2026	M/s Pushpa Florist, Flower Bouquet for HCIM & Smita Nambiar sendoff	4000.00
18	17.07.2026	M/s Cold wave HVAC. AC Repairing of Cabin No-2 DC office	4300.00
19	20.07.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi (Ticket 17.07.2026)	38687.00
20	20.07.2026	Reimbursement of conveyance for going to DC residence for Work	285.00
21	20.07.2026	Shri. Anil Kale Plumbing material for DC Residence and conveyance. for Work	975.00
22	21.07.2026	IRCTC Ticket booking for DC sir from Mumbai to Bhuj	24430.00
23	23.07.2026	M/s Interlight Purchase of Electrical Material	6255.00
24	24.07.2026	IRCTC Ticket booking for DC sir from Bhuj to Mumbai	25125.00
25	28.07.2026	Reliance Retail Ltd. Phone/Internet charges of DC Sir residence	1060.82
26	28.07.2026	Purchase of plumbing material and conveyance for DC residence	4275.00
27	29.07.2026	Purchase of plumbing material for C4 Bunglow	1095.00
28	30.07.2026	M/s Interlight LED Light fitting for JDC Bunglow	2880.00
		Total	**285778.64**

It is directed that all the payments towards travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the months of **July 2026** which need to be recouped from GoI Budget into Authority fund.

SN	Date	Description	Amount(Rs.)
1	02.07.2026	IRCTC Ticket booking for DC sir from Ahmadabad to Pune	9252.00
2	08.07.2026	IRCTC Ticket booking for DC sir from Mumbai to Leh	16679.00
3	08.07.2026	IRCTC Ticket booking for DC sir from Leh to Mumbai	34861.00
4	14.07.2026	DC sir mobile bill payment June 2026	883.82
10	14.07.2026	M/s Jaiswal Tyres. Battery replacement of office car	3860.00
5	16.07.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	58331.00
6	20.07.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi (Ticket 17.07.2026)	38687.00

7	21.07.2026	IRCTC Ticket booking for DC sir from Mumbai to Bhuj	24430.00
8	24.07.2026	IRCTC Ticket booking for DC sir from Bhuj to Mumbai	25125.00
		Total	212108.82

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

The expenditure relating to Government of India incurred from the Authority Fund has been refunded to the Authority fund in the month of **July 2026** amounting to Rs. 2,87,828/-

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

****

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA ITEM NO. 03 (f)

A. **Proposal:**

Monthly Statement Expenditure incurred through Imprest.

B. **Relevant provision of SEZ Act, 2005 and Rules:**

Section of the SEZ Act,2005 & Rule 1(1) of SEZ Authority Rules, 2009.

C. **Other Information:**

As per the Minutes of 65th Authority meeting held on 07.02.2024, Agenda Item no. 02, wherein it was directed to submit monthly statement expenditure incurred through Imprest before the Authority meeting. The following are the expenses incurred in the months of **August 2026.** (Copy enclosed)

Sr No.	Date	Description	Amount (Rs.)
1	04.08.2026	Shri Avinash Patanakar, PAO for Stamp Paper purchase	1030.00
2	04.08.2026	Shri Avinash Patanakar, PAO for Stamp Paper purchase	500.00
3	05.08.2026	Charges of Pooja Ceremony of Customs Center at SDF-VIII	9000.00
4	05.08.2026	Shri Avinash Patanakar, PAO, Stamp Paper for indemnity bond	1100.00
5	06.08.2026	Shri Avinash Patanakar, PAO, Traveling to Income tax Office work	200.00
6	10.08.2026	M/s Pushpa Florist, Flower Bouquet for government Guests	3000.00
7	11.08.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	22837.00
8	12.08.2026	Imprest Mobile Bill Payment July 2026.	411.82
9	12.08.2026	DC Sir Mobile Bill Payment July 2026	883.82
10	13.08.2026	IRCTC Ticket booking for DC sir from New Delhi to Mumbai	57477.00
11	13.08.2026	M/s sonal Enterprises, Spares material for Baggage Screening	6400.00
12	14.08.2026	M/s Pushpa Florist, Flower Bouquet for Namibia Delegation	5200.00
13	18.08.2026	M/s sonal Enterprises, LED Lights installed in Guest House, BFC	560.00
14	18.08.2026	Shri Avinash Patanakar, PAO, Printing & Binding of Annual	500.00
15	19.08.2026	Shri Avinash Patanakar, PAO, Printing & Binding of Annual	736.00
16	20.08.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	40976.00
17	21.08.2026	IRCTC Ticket booking for DC sir from New Delhi to Mumbai	50304.00
18	31.08.2026	Laundry Charges for PAO office Towels washing	220.00
19	31.08.2026	M/s Pushpa Florist, Flower Bouquet for commerce Secretory	2500.00
		Total	**203835.64**

It is directed that all the payments towards travelling expenses within India shall be borne from GOI fund under Travelling Expenses and all the expenses for the Hotel Stay shall be booked under GOI fund and the Expenditure towards Hiring of Vehicle for DC sir shall be made from GOI expenditure under Office Expenses.

Accordingly, below is the list of expenses for the months of **August 2026** which need to be recouped from GoI Budget into Authority fund.

Sr No.	Date	Description	Amount (Rs.)
1	11.08.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	22837.00
2	12.08.2026	DC Sir Mobile Bill Payment July 2026	883.82
3	13.08.2026	IRCTC Ticket booking for DC sir from New Delhi to Mumbai	57477.00
4	20.08.2026	IRCTC Ticket booking for DC sir from Mumbai to New Delhi	40976.00
5	21.08.2026	IRCTC Ticket booking for DC sir from New Delhi to Mumbai	50304.00
		Total	**1,72,477.82**

All the expenses pertaining to GoI done from the authority fund due to urgent requirement shall be recouped from the concerned budget heads to Authority Fund on receipt of Sanction Order.

The expenditure relating to Government of India incurred from the Authority Fund has been refunded to the Authority fund in the month of **August 2026** amounting to Rs. 1,45,769/-

Recommendation:

The Monthly Statement Expenditure incurred through Imprest is placed before authority for information.

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SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

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कार्यसूची मद संख्या- 04
AGENDA ITEM NO-

A. Proposal

Post-facto approval is sought for the expenditure incurred towards reimbursement of the Annual Maintenance Contract (AMC) charges of the XRF machine to SGJMA. The expenditure was initially incurred by SGJMA as an interim and emergency measure to ensure uninterrupted services to the units.

B. Relevant Provisions of the SEZ Act, 2005 and Rules

Section 34 of the SEZ Act, 2005 and Rule 6 of the SEZ Authority Rules, 2009.

C. Background and Other Information

The XRF (Assaying) Machine installed at DGDCL's premises remained non-functional for 3–4 days in March 2026 due to non-attendance of repair services by the manufacturer/supplier, M/s. Fischer Measurement Technologies (India) Pvt. Ltd. This caused significant hardship to the units, as there was excessive rush at the Mega CFC for jewellery purity testing, resulting in delays in processing export shipments. Units were required to wait in long queues, leading to hold-ups in export consignments.

The XRF machine is owned by the SEEPZ-SEZ Authority. Upon enquiry with M/s. Fischer Measurement Technologies (India) Pvt. Ltd., it was learnt that payments towards certain on-call repair services carried out earlier were pending. Consequently, the supplier insisted on execution of an Annual Maintenance Contract (AMC) before extending further service support.

Considering the time-bound nature of export deliveries in the jewelry sector, such delays adversely affecting trade operations. In view of the difficulties faced by the units due to the non-functioning of the XRF machine, SGJMA, as an interim and emergency measure, entered an AMC with M/s. Fischer Measurement Technologies (India) Pvt. Ltd. for a period of one year by making a payment of Rs. 47,200/- (Rupees Forty-Seven Thousand Two Hundred only), inclusive of all taxes, with the understanding that reimbursement would subsequently be sought from the SEEPZ-SEZ Authority.

Accordingly, an amount of Rs. 47,200/- was reimbursed to SGJMA from the Authority Fund for FY 2026-27 on 14.05.2026.

D. Recommendation

In view of the foregoing, the proposal is submitted for the Authority's post-facto approval of the expenditure of Rs. 47,200/- incurred towards reimbursement to SGJMA for the AMC charges of the XRF machine, which was entered into by SGJMA as an interim and emergency measure to ensure continuity of assaying services and to avoid disruption to export activities.

SGJMA
Seepz Gems & Jewellery Manufacturers' Association
(An Association of units having exports over Rs. 29,000 crores p.a.)

Ref. No. SGJMA/2026-27/004

April 21, 2026

Shri Dnyaneshwar Patil, I.R.S.
Chairperson,
SEEPZ Special Economic Zone Authority,
SEEPZ SEZ, Andheri (East),
Mumbai – 400 096

Sir,

Sub: Request for reimbursement of AMC expenses borne by SGJMA for Fischer XRF Machine

We would like to bring to your kind notice that the XRF (Assaying) machine installed at DGDCL's premises remained non-functional for 3–4 days in March 2026 due to non-attendance of repair services by the manufacturer/supplier, M/s. Fischer Measurement Technologies (India) Pvt. Ltd. Consequently, this caused significant hardship to the units, as there was excessive rush at the Mega CFC for jewellery purity testing, resulting in shipment delays. Units were required to stand in long queues, leading to hold-ups in export consignments.

The said XRF machine is owned by the SEEPZ SEZ Authority. Upon enquiry with M/s. Fischer Measurement Technologies (India) Pvt. Ltd., it was understood that payments towards on-call repair services carried out earlier were pending with the Authority. In view of this, the supplier insisted on entering into an Annual Maintenance Contract (AMC) before extending further service support.

Further, upon enquiry with the SEEPZ SEZ Authority, it was understood that since the Authority is a Government body, entering into such AMC arrangements involves procedural formalities which may take considerable time.

However, considering the time-bound nature of export deliveries in the jewellery sector, such delays are not feasible for the trade. In view of the difficulties faced by the units due to the non-functioning of the XRF machine, **SGJMA, as an interim and emergency measure, entered into an AMC with M/s. Fischer Measurement Technologies (India) Pvt. Ltd. by making a payment of Rs. 47,200/- (all inclusive) for a period of one year, with the understanding that reimbursement would be sought from the SEEPZ SEZ Authority**.

Accordingly, the supplier undertook immediate repairs, and the XRF machine is now functioning smoothly. A copy of the tax invoice along with the terms and conditions of the AMC is enclosed for your reference.

....Contd.2/-

SGJMA
Seepz Gems & Jewellery Manufacturers' Association
(An Association of units having exports over Rs. 29,000 crores p.a.)

Since the ownership of the said machine vests with the SEEPZ SEZ Authority, the AMC ideally ought to be executed between the Authority and the service provider. However, considering the urgency of the situation, SGJMA had to intervene in the interest of the trade.

In view of the above, we request you to kindly reimburse an amount of **Rs. 47,200/-** (Rupees Forty-Seven Thousand Two Hundred only) at the earliest.

We shall be pleased to provide any further information or assistance in this regard.

Thanking you,

Yours faithfully,
For **SEEPZ Gems & Jewellery Mfrs. Association**

Adil Kotwal

Adil Kotwal
President

FISCHER MEASUREMENT TECHNOLOGIES (INDIA) PVT. LTD.
City Centre, Office Nos 3, 4 & 5, First Floor,
Plot No. 138/1, Behind Persistent,
Rajiv Gandhi Infotech Park, Phase 1,
Hinjewadi, Pune - 411057
CIN No. U 31 909 PN 2006 PTC 129782
Tel. +91 20 6790 9500
Fax +91 20 6790 9501
india@helmutfischer.com
www.helmut-fischer.com
GST - 27AAACF9487H1Z6

TAX INVOICE

IRN : 86e5438acf283c2612273a35b03f739b3e075bef8c9335f4d99ff430d513b260

State	: Maharashtra	Code :27	
Invoice No	: MH2610001478	Date :14.04.2026	
PO No	: SO-20260031526		
PO Date	: 27.03.2026		
AMC Period	: 17.03.2026 To 16.03.2027		

Reverse Charges : ☐ Yes ☑ No
PI No. : 40010013

Bill To Party :

Customer ID - 1006433
SEEPZ GEMS & JEWELLARY
MANUFACTURERS ASSOCIATION
BUSINESS FACILITATION CENTRE,
3RD FLOOR, NR. SEEPZ SERVICE CENTRE,
SEEPZ SEZ, ANDHERI EAST,
400096 MUMBAI
Place of Supply : 27 - Maharashtra
Phone No : 9122282905
GST NO : 27AABCS1715J1ZG
Email : gjassociation@mtnl.net.in

Ship to Party :

Customer ID - 1006433
SEEPZ GEMS & JEWELLARY
MANUFACTURERS ASSOCIATION
BUSINESS FACILITATION CENTRE,
3RD FLOOR, NR. SEEPZ SERVICE CENTRE,
SEEPZ SEZ, ANDHERI EAST,
400096 MUMBAI
Place of Supply : 27 - Maharashtra
Phone No : 9122282905
GST No : 27AABCS1715J1ZG
Email : gjassociation@mtnl.net.in

Line	Part No. HSN Code	Description	Quantity UOM	Rate (INR)	Amount ()
10	IN000002 (998719)	ANNUAL MAINTENANCE CHARGES	1.000	40,000.00	40,000.00

Total Amount		40,000.00
Total Basic Amount		40,000.00
Total Taxable Amount		40,000.00
Central GST (%)	9.00	3,600.00
State GST (%)	9.00	3,600.00
Total Invoice Amount		47,200.00

Amount in Words : Forty Seven Thousand Two Hundred Rupees
Payment Terms : Payable immediately Due net
Note : FOR FISCHER MODEL - Goldscope SD 510 -SN000086653
For One Preventive Maintenance with Calibration visit & Any Breakdown Visit.Valid for one year

ID F0396/09.06.2021

FISCHER MEASUREMENT TECHNOLOGIES (INDIA) PVT. LTD.
City Centre, Office Nos 3, 4 & 5, First Floor,
Plot No. 138/1, Behind Persistent,
Rajiv Gandhi Infotech Park, Phase 1,
Hinjewadi, Pune - 411057
CIN No. U 31 909 PN 2006 PTC 129782
Tel. +91 20 6790 9500
Fax +91 20 6790 9501
india@helmutfischer.com
www.helmut-fischer.com
GST - 27AAACF9487H1Z6

Bank Details :	FISCHER MEASUREMENT TECHNOLOGIES (INDIA) PVT.LTD
ACCOUNT NAME : FISCHER MEASUREMENT TECHNOLOGIES(INDIA) PVT.LTD	
BANKER NAME : ICICI BANK , SHOBHA GUEST HOUSE, PHASE 2, HINJEWADI, PUNE MAHARASHTRA-411057	
CASH CREDIT A/C NO :098605012454 | IFSC CODE : ICIC0000986	
BRANCH CODE : 0986 | SWIFT CODE: ICICINBBCTS	
BANK MICR CODE: 411229020	Authorised Signatory

FISCHER MEASUREMENT TECHNOLOGIES (INDIA) PVT. LTD.
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www.helmut-fischer.com
GST - 27AAACF9487H1Z6

INVOICE TERMS & CONDITIONS

1. **Payments:** Unless otherwise specified all invoices are due within 30 days from date of Shipment/delivery. Seller shall have the continuing right to approve Buyer's credit. Seller may at any time demand advance payment, additional security or guarantee of prompt payment. If Buyer refuses to give the payment, security or guarantee demanded, Seller may terminate the Agreement, refuse to deliver any undelivered goods and Buyer shall immediately become liable to Seller for the unpaid price of all goods delivered.

2. **Cancellation:** Orders accepted by Seller are subject to cancellation by Buyer only upon the express written consent of Seller. Upon such cancellation and consent, Seller shall cease work and hold for Buyer all completed and partially completed products and work in progress and Buyer shall pay Seller for all work and materials that have been committed to and/or identified to Buyer's order plus a cancellation charge as prescribed by Seller.

3. **Warranty:** This warranty shall not apply to any product which has been subjected to misuse, neglect or accident, or has been altered or tampered with, or on which corrective work has been done without Seller's specific written, consent. Seller does not recommend and will not assume any responsibility for rebuilding, repairing or any other rework done outside Seller's plant by or at the request of Buyer. Products not of Seller's manufacture, and included in Seller's proposal, are not warranted in any way by Seller but carry only the manufacturer's warranty, if any.

4. **Return/ Replacement Policy:** All products returned for refund/replacement or extended on credit must be returned in "saleable" condition with original packing.

5. **Late Payments:** If any invoiced amount is not received by the Seller even after the credit period, by the mentioned due date, then without limiting Seller's rights, the following will be applicable.
   i. Those charges may accrue late interest at 0.5 % of the outstanding balance per week, or the maximum rate permitted by the law, whichever is lower.
   ii. We may condition future contract renewals/service renewals or suspend our services to you until such amount is paid in full.

6. **Waiver:** Seller's waiver of any provision herein or any breach thereof, shall not constitute a waiver of any subsequent breach thereof, nor of any other provision herein. Seller may correct any errors herein, on any invoice issued to Buyer, or on its published price sheets, and such correction shall operate to amend this Invoice.

7. **Disputed Invoice:** If an invoiced Party, in good faith, disputes the accuracy of the amount invoiced, the invoiced Party shal l pay such amount as it in good faith believes to be correct and provide written notice stating the reasons why the remaining disputed amount is incorrect, along with supporting documentation within seven (7) days of the receipt of the invoice failing which the invoice shall be deemed to be accepted. In the event the Parties are unable to resolve such dispute, either Party may pursue any remedy available at law or in equity to enforce its rights hereunder. In the event that it is determined or agreed that the Party that is disputing an invoice must or will pay the disputed amount, then such Party shall pay interest from and including the original payment due date until, but excluding, the date the disputed amount is received by the owed Party, at the rate of interest as mentioned in para 5 (i) above.

Bank Details :		FISCHER MEASUREMENT TECHNOLOGIES (INDIA) PVT.LTD.
ACCOUNT NAME : FISCHER MEASUREMENT TECHNOLOGIES(INDIA) PVT.LTD		
BANKER NAME : ICICI BANK , SHOBHA GUEST HOUSE, PHASE 2,		
HINJEWADI, PUNE MAHARASHTRA-411057		
CASH CREDIT A/C NO :098605012454	IFSC CODE : ICIC0000986	
BRANCH CODE : 0986	SWIFT CODE: ICICINBBCTS	
BANK MICR CODE: 411229020		Authorised Signatory

ID F0396/09.06.2021

Estate Division

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI
AGENDA ITEM NO. 05

A) Proposal

Post facto approval of financial sanction for Construction of Residential Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential Tower with 88 Flats).

B) Relevant provision of SEZ Act, 2005 & Rules :

Section 34 of SEZ Act,2005 and Rule 7 of SEZ Authority Rules 2009.

C) Other information:

Approval was taken in 75th Authority Meeting for Construction of Residential Quarters at SEEPZ-SEZ, Mumbai (Stilt +11 Floors Residential Tower with 88 Flats).

Background and Context

During the 75th SEEPZ-SEZ Authority Meeting, administrative approval was officially granted for the construction of a Stilt + 11 Floors Residential Tower at SEEPZ-SEZ, Mumbai. The approval was based on an initial estimated project cost of **₹32,79,36,697.00** (excluding GST), prepared by the Project Management Consultant, M/s WAPCOS Limited. The approved infrastructure covers a total built-up area of 7,940 square meters and provides 88 flats divided to serve dual purposes:44 Transit-Type Accommodations (1-BHK): To be rented out via a transparent mechanism (such as an auction) strictly for the temporary housing of employees working for private SEEPZ units.44 Staff Quarters (2-BHK): Allocated for the regular residential use of the Authority's administrative personnel. To streamline implementation, the Authority further directed at this meeting that a joint coordination session be held with stakeholders SGJMA and SEEMA to guarantee active organizational participation regarding the upcoming staff quarters.

A) Financial Estimates and Cost Breakdown

The comprehensive cost estimate has been prepared using CPWD Provisional Analysis Rates (PAR) 2023 and prevailing market rates for the Mumbai region.

Total Building and Associated Works (Excl GST)	30,84,72,107
PMC Charges (Excl GST)	1,02,10,427.00
Contingencies @ 3%	92,54,163.00
Total Administrative Approval Value	**32,79,36,697.00**

B) Tender allotted details.

WAPCOS Limited has evaluated the financial bid and justified the award of the contract **to M/s Tricon Infra Build tech Pvt Ltd as L1 bidder for a total amount of ₹34,90,88,888.00.**

D) Recommendation

Based on the detailed financial and technical evaluation of the proposed residential project, the Authority is recommended to grant post facto Approval of Budget of ₹34,90,88,888.00 for the construction of a Stilt + 11 Floors Residential Tower at SEEPZ-SEZ. The project encompasses a total built-up area of 7,940 square meters with 88 residential units comprising **44 units of 1-BHK transit-type** accommodations intended for private entities on a rental basis and 44 units of 2-BHK quarters for regular residential use.

The project is justified for approval as it represents optimal cost-value delivery through competitive rate structuring, efficient space utilization with 7,940 square meters generating 88 functional residential units, and a rational mix of short-term rental accommodations and permanent residential quarters that aligns with SEEPZ operational and strategic objectives for staff welfare infrastructure.

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भारत सरकार
वाणिज्य और उद्योग मंत्रालय
विकास आयुक्त का कार्यालय
सीप्ज़ विशेष आर्थिक क्षेत्र
अंधेरी (पूर्व), मुंबई - 400096.

Government of India
Ministry of Commerce & Industry,
Office of the Developement Commissioner,
SEEPZ-Special Economic Zone,
Andheri (E), Mumbai - 400096.

वेबसाइट : www.seepz.gov.in, ई-मेल : dcseepz-mah@nic.in, टेलीफोन : 022-28290856/28294700

File No.:SEEPZM-EOPT0PROF/4/2025-EO/03850 07-04-2026

To,
M/s Tricon Infra Buildtech Pvt. Ltd.
Sr No 685, Indrayu, Konark Puram,
Kondhwa Khurd, Kondhwa Khurd,
Pune, Maharashtra, 411048

Letter of Acceptance

Sub: Letter of Acceptance for "EPC developer (design & build) for construction of residential building after demolition of existing residential building for Seepz-SEZ Authority, Andheri (E), Mumbai, Maharashtra".

Ref:

1. Tender Name: for "EPC developer (design & build) for construction of residential building after demolition of existing residential building for Seepz-SEZ Authority, Andheri (e), Mumbai, Maharashtra"
2. Tender Reference no: SEEPZM-EOPT0PROF/4/2025-EO
3. eProc ID: 2026_SEEPZ_892756_1

Sir,

With reference to the tender cited above, this is to inform you that your bid for the work of "EPC developer (design & build) for construction of residential building after demolition of existing residential building for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra" the competent Authority had awarded the contract to your organization for Rs. 34,89,88,888.00 (Rupees Thirty Four Crore Eighty Nine Lakh Eighty Eight Thousand Eight Hundred Eighty Eight only).

The payment will be released subject to providing material/ work of satisfactory quality to SEEPZ-SEZ Authority. The invoice in duplicate may be submitted to this office for payment.

It is requested to start the work on Priority and submit compliance report.

Accordingly, you are requested to carry out the work under the supervision of Estate Section (Technical Cell), SEEPZ-SEZ and PMC M/s WAPCOS Ltd.

The Scope of work will be as per RFP of the tender and corrigendums.

The bidder is required to submit a Performance Bank Guarantee amounting to 5% of the awarded contract value, i.e., Rs. 1,74,49,445/- (One Crore Seventy Four Lakh Forty Nine Thousand Four Hundred Forty Five.)

Please acknowledge receipt of this Letter of Acceptance and confirm your acceptance of the same immediately.

This is issued with the approval of competent authority.

Yours faithfully,

Digitally signed by
Sandip Dinkar Bhosale
Date: 07-04-2026
16:41:40

(**Sandip D. Bhosale**)
Deputy Development Commissioner
SEEPZ SEZ Authority

Copy to:-

1. Technical Cell
2. M/s WAPCOS Ltd.
3. Caretaker

Project: New Enterprises & Services Tower (N.E.S.T.) III, SEEPZ-SEZ, Mumbai (Concept Option 4 – Vastu Complied)

1. Project Vision

- NEST-III is proposed to replace the existing SDF-1 building and accommodate tenants from SDF-2, SDF-3, and SDF-4.
- The development is intended for three major industry sectors:
    - Gems & Jewellery
    - Electronics Hardware
    - Electronics Software / IT
- A total of **118 industrial units** is planned to be accommodated from the existing buildings.
- Proposed Member Carpet area - 6,50,000 sqft.
- Proposed Saleable Carpet area – 50,000 sqft

2. Key Architectural Highlights

- **Configuration:** 1 Basement + Ground + 2 Podium + 10 Storeys with **three towers** above the podium.
- Planning focuses on:
    - Maximum usable industrial floor area
    - Flexible unit combinations
    - Efficient services/ exhaust / HVAC integration
    - Fire and life safety compliance
    - MIDC 2023 and NBC compliance

3. Circulation & Safety Strategy

- Tower A: 3 fire staircases .
- Tower B: 4 fire staircases.
- Tower C: 4 fire staircases.
- Every unit has access to **two emergency escape routes**.
- Each wing includes:

- 8 passenger lifts
- 2 goods lifts
- 1 fire lift
- Dedicated fire, electrical and LV shafts

4. Parking & Site Infrastructure

- Basement Parking:
  - 140 cars
  - 200 bikes
- Podium-1 Parking:
  - 170 cars
  - 339 bikes
- Podium-2 Parking:
  - 190 cars
  - 370 bikes

Total Parking Capacity

- **500 Cars**
- **909 Bikes**

5. Industrial Functionality

- Independent movement planned for goods and pedestrian.
- Heavy industrial requirements accommodated in Tower C with high floor loading capacity and machinery up to 20 tonnes.
- Service infrastructure includes:
  - ETP & settling tanks
  - Utility shafts
  - AC ODU shafts
  - Dedicated plumbing systems

6. Employee-Centric Amenities

- 5,395 sq.ft Food Court.
- 703 sq.ft Creche.
- Open-to-sky **E-Deck** connecting all towers.
- Landscaped areas retained and enhanced.

The E-Deck acts as both a social interaction space and an emergency assembly area.

7. Flexible Industrial Units

- The design allows multiple unit combinations, enabling future scalability and tenant growth.
- Tower A: 2 units per floor. – 13,777 Sqft. / Floor (Carpet Area)
- Tower B: 4 units per floor. - 25,670 Sqft. / Floor (Carpet Area)
- Tower C: 4 units per floor. – 31,274 Sqft. / Floor (Carpet Area)
- **Total Construction Area – 14,87,512 Sqft.**

8. Sustainability & Future Readiness

- Solar panels proposed at terrace level.
- Dedicated provisions for chimneys, OHT, utility services, and industrial infrastructure.
- Existing peripheral landscape retained wherever possible.

9. Key Message for Management / Stakeholders

“NEST-III is conceived as a next-generation industrial ecosystem that consolidates 118 existing units into a modern, efficient, safe, and future-ready development. The project combines high operational efficiency, flexible industrial spaces, robust fire and life safety systems, significant parking capacity, employee-focused amenities, and full compliance with MIDC and NBC requirements, making it a landmark industrial facility within SEEPZ

10. Tentative Project Cost:

Sr. No	DESCRIPTION	TOTAL AMOUNT
Stage 1.0	**DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1**	
1.00	DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1	-
Stage 2.0	**CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3**	
2.00	REINFORCED CEMENT CONCRETE WORK	2,24,81,58,947
3.00	CIVIL WORK	21,40,54,646
4.00	INTERIOR WORKS	13,32,51,675
5.00	FAÇADE WORKS	57,14,10,687
6.00	LANDSCAPE FLOORING WORKS	1,93,26,460
7.00	MISCELLANEOUS	7,41,70,888
8.01	ELECTRICAL SUBSTATION	6,42,07,357
8.02	ELECTRICAL INTERNAL	1,88,48,274
8.03	ELECTRICAL LIGHTING	74,71,057
8.04	ELECTRICAL EARTHING	69,64,511
8.05	LIFTS	30,26,25,000
8.06	ELV - FA	9,18,27,835
8.07	ELV - PA	3,98,17,295
8.08	ELV - CCTV	10,18,57,504
8.09	ELV - BMS	99,05,500
8.10	SOLAR	5,39,76,050
9.00	HVAC	2,17,28,844
10.01	PLUMBING WORK	3,90,63,000
10.02	PLUMBING - ETP	3,03,36,000
10.03	PLUMBING - WTP	39,84,585
11.00	FIRE FIGHTING	8,45,28,134
	TOTAL AMOUNT	**4,13,75,14,248.33**
	ESCALATION	39,31,50,510
	TOTAL AMOUNT AFTER ESCALATION	**4,53,06,64,758.00**

EPC Developer (Design & Build) for Construction of Residential Building after Demolition of Existing Residential Building for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra

Name of Work: EPC Developer (Design & Build) for Construction of Residential Building after Demolition of Existing Residential Building for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra
Client: SEEPZ SEZ Authority
PMC: WAPCOS Ltd.
Tender Title: EPC Developer (Design & Build) for Construction of Residential Building after Demolition of Existing Residential Building for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra
Tender Reference No.: SEEPZM-EOPT0PROF/4/2025-EO
Tender ID: 2026_SEEPZ_894879_1

Subject: Justification for Award of Work to L1 Bidder for Quoted Value higher than Estimated Cost

The estimated cost has been worked out on the basis of CPWD DPAR 2025, effective from 01.04.2025, duly adjusted with the latest available Mumbai Cost Index of 01.10.2024. Since the RFP was floated on 20.01.2026 and the bid was opened on 13.03.2026, there is a gap of about nearly one year between the DPAR effective date and bid opening date. The estimated cost of the project mentioned in RFP is ₹30,85,00,000.00, whereas the L1 bidder has quoted ₹34,89,88,888.00, which is 13.12% above the estimated cost.

As per the provisions of the Manual of Procurement of Works, 2022 (Chapter 3, Page 34, Para 3.3.6(b)(3)), a normal cost escalation of 7% per annum is considered reasonable; accordingly, the justified cost works out to 7% above the estimated cost.

Hence, the justified cost after applying 7% escalation on the estimated cost of ₹30,85,00,000.00 works out to ₹33,00,95,000.00. The L1 bidder has quoted ₹34,89,88,888.00, which is 13.12% above the estimated cost and approximately 5.72% above the justified cost.

As per SOP 4/1 of CPWD 2025, Para 11(25), Variation upto 5% over the justified rates is ignored. Variation upto10% is allowed for peculiar situations and in special circumstances. Reasons for doing so are placed on record.

In the present case, the quoted rate of the L1 bidder is 5.72% above the justified cost. This variation falls within the permissible limit of 10% above the justified cost.

In addition to this it is further observed that the market rates of key construction materials such as steel, cement, aggregates, aluminium, copper, and paint have increased by approximately 12% on average over the past one year.

Therefore, considering the current global situation (attached), the prevailing increase in material costs, and the provisions of CPWD guidelines, the quoted rate of the L1 bidder is reasonable and justified.

Accordingly, the work may be awarded to the L1 bidder.

Tridiya 25.03.2026
DCE
WAPCOS Ltd.

SEEPZ-SEZ PROJECT OFFICE MUMBAI WAPCOS

25/3/26
TLE
WAPCOS Ltd.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI

AGENDA ITEM NO. 06

A. Proposal

Proposal for approval of the key planning and infrastructure decisions required for finalisation of the SEEPZ Master Plan, including the proposed road network, utility network, water supply system, sewerage system, power supply framework, and the planning-level cost.

B. Relevant Provision

Section 34 of the SEZ Act, 2005 and Rule 6 of the SEZ Authority Rules, 2009.

C. Other Information

Background and Context

Background & Context (76th Authority Meeting)

During the 76th SEEPZ-SEZ Authority Meeting, key planning and infrastructure decisions were evaluated to finalize the SEEPZ Master Plan under Agenda Item No. 8. The proposal was based on the KD5 Draft Master Plan Supplement Report submitted by the consultant, which focused on creating a sustainable industrial ecosystem with optimized land use.

The Authority considered and recorded decisions on a planning-level infrastructure framework estimated at ₹2,78,68,19,183.57 (approximately ₹278.68 crore). The components approved under this framework include:

Multi-Utility Tunnel (MUT): Option 1, proposed by M/s Tractebel Engineering Limited, was approved at an approximate cost of ₹155.55 crore to establish a future-ready, pre-cast utility network with minimal disruption to existing services or road conventional duct as financial and admininistrative feasibility.

Pedestrian Network: In-principle approval was granted for a grade-separated, skywalk-based network at an approximate cost of ₹77.72 crore, with directions to extend connectivity to the NEST-03 building and the Metro line.

Water Supply & Sewerage Infrastructure: Approval was given to develop a new surface water reservoir in the G&J-3 Complex area (approx. ₹9.21 crore) to guarantee 24-hour supply, alongside a vacuum-based sewerage framework with a phased 9 MLD STP capacity (approx. ₹24.8 crore).

Power Framework: The Authority noted the adequacy of the existing 60 MVA substation capacity to absorb the projected ultimate power demand of 51 MVA (approx. ₹11.40 crore).

Road Network

The road network integrates a grade-separated skywalk system because the existing 15–24 m rights-of-way cannot accommodate vehicular traffic, utilities, and ground-level footpaths simultaneously. This elevated network serves a critical need, addressing a massive peak demand of 15,510 pedestrians per hour across all gates while successfully eliminating vehicle conflicts and providing monsoon-resilient connectivity.

Multi Utility Network

Based on the design evaluations and engineering estimates presented by M/s Tractebel Engineering Limited during the 76th SEEPZ-SEZ Authority Meeting, a comprehensive techno-commercial framework has been established for the modern utility infrastructure.

The evaluation meticulously assessed three utility routing options: a centrally aligned Multi-Utility Tunnel (MUT), a peripherally aligned MUT, and a conventional utility duct system. The centrally aligned MUT emerged as the preferred engineering option because it provides an interconnected utility corridor of approximately 2.3 km (2,300 meters) to seamlessly route power, ICT, potable water, recycled water, fire-fighting mains, and sewage lines. Operationally, the central alignment is significantly more efficient than the peripheral alternative—which expands the network length to 3 km and suffers from heavy right-of-way bottlenecks—or the conventional duct option, which lacks long-term upgrade flexibility. This central structure guarantees direct connectivity between primary utility nodes, minimizes disturbance to legacy utilities, and eliminates future road-cutting.

To implement this vision, the Tractebel estimate presented at the 76th meeting priced this specialized Pre-Cast Multi-Utility Tunnel at a rate of ₹4,07,120.00 per meter, yielding a baseline structural component cost of ₹93,63,76,249.32 .

2.4.4 Comparison

Aspect	Multi-Utility Tunnel (MUT) – Main Alignment	Multi-Utility Tunnel (MUT) – Peripheral Alignment	Conventional Utility Duct Network – Main Alignment
Integration with Existing Utilities	Existing utilities remain mostly undisturbed; new MUT carries consolidated utilities.	Higher interference with existing utilities due to dense networks on peripheral roads.	Existing networks replaced by new ducts; temporary networks required during construction.
Network Planning	Shorter (2.3 Km), efficient routing with direct connectivity between major nodes.	Network length increases to 3 km, making layout less efficient and costlier.	Utilities remain fragmented; coordination across ducts becomes complex.

Aspect	Multi-Utility Tunnel (MUT) – Main Alignment	Multi-Utility Tunnel (MUT) – Peripheral Alignment	Conventional Utility Duct Network – Main Alignment
Road Cutting in Dense Areas	Once built, future maintenance stays inside the tunnel, avoiding road cuts.	Peripheral roads are narrow (7–9 m), increasing risk of traffic disruption during construction.	Frequent excavation required, especially under narrow lanes and built-up edges.
Traffic & Urban Disruption	Minimal long-term disruption; works stay underground.	Higher construction-phase disruption due to limited road width and surface constraints.	Repairs often create bottlenecks in congested streets.
Utility Conflict Management	Clear separation reduces clashes between utilities.	High conflict likelihood because peripheral roads already contain multiple utility lines.	High risk of utilities damaging one another during works.
Maintenance in Constrained Spaces	Walkable tunnel ensures safe access even in dense areas.	Maintenance access remains possible but more difficult due to alignment beneath narrow and busy edges.	Maintenance is difficult where ROW is small, and excavation is required.
Upgrading Aging Infrastructure	Upgrades can be done inside the tunnel without surface disturbance.	Upgrades feasible but less efficient due to longer network and constrained edges.	Upgrading requires repeat trenching in built-up areas.
Right-of-Way Optimization	Optimizes use of limited land; fits well into existing ROW.	Poor ROW availability along edges (7–9 m) creates major construction and staging constraints.	Ducts compete for limited underground space, causing congestion.
Service Reliability	Faster detection and repair improve reliability.	Reliability remains high but maintenance challenges increase with longer alignment.	Delayed repairs due to excavation logistics.
Urban Redevelopment Support	Supports smart-city upgrades like ICT, district cooling, and smart sensors.	Supports redevelopment but with higher cost and complexity.	Harder to integrate new technologies without reconstruction.
Lifecycle Cost in Dense Cities	Higher initial cost, but lower lifecycle cost due to minimized disruptions.	Higher initial and long-term cost due to longer length and ROW constraints.	Lower upfront cost but very high cumulative maintenance costs.
Cost Comparison (Roads + Utility Structure)	INR 100 Cr.	INR 134 Cr.	INR 41.78 Cr.

File 1

This core component integrates directly into the execution planning estimates subsequently advanced by NBCC (India) Limited for the "Renovation and Upgradation of Internal Roads with Pavement Quality Concrete (PQC) at SEEPZ, Andheri, Mumbai". The NBCC financial abstracts cross-evaluate this infrastructure across two primary deployment methodologies:

Cast-in-Situ RCC Road: Utilizing traditional, cast-in-place reinforced cement concrete (RCC) structures across five key operational zones, bringing the overall sector layout estimate to ₹1,08,65,08,153.72.

Cast-in-Situ MUT Structure Framework: Integrating the Cast-in-Situ for MUT Works valued at ₹41,88,91,379, which updates the cumulative project estimate to ₹1,50,53,99,532.

GENERAL ABSTRACT

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI

Prepared by: A Square Consultant

S.No.	SH	DESCRIPTION	ZONE 1		ZONE 2	ZONE 3	ZONE 4		ZONE 5		TOTAL PROJECT COST	
			WITH RCC MUT	WITH PRECAST MUT			WITH RCC MUT	WITH PRECAST MUT	WITH RCC MUT	WITH PRECAST MUT	WITH RCC MUT	WITH PRECAST MUT
			a	b	c	d	e	f	g	h	a+c+d+e+g	b+c+d+f+h
1	A	EARTHWORK	28,35,959.07	28,35,959.07	30,47,469.35	14,04,392.11	1,03,26,686.14	1,03,26,686.14	38,63,376.27	38,63,376.27	2,14,77,882.94	2,14,77,882.94
2	B	PLAIN CEMENT CONCRETE	17,80,261.25	17,80,261.25	32,21,590.94	14,69,409.70	49,78,805.95	49,78,805.95	26,04,675.65	25,55,848.85	1,40,54,743.48	1,40,05,916.70
3	C	REINFORCED CEMENT CONCRETE	4,71,29,357.26	3,84,94,242.50	5,04,94,906.97	2,30,38,119.90	16,95,95,466.74	12,84,77,509.88	6,45,55,023.65	5,35,67,851.84	35,46,12,874.51	29,40,72,631.09
4	D	STRUCTURAL STEEL WORKS	28,39,283.81	28,39,283.81	74,01,736.98	33,03,564.00	86,54,914.51	86,54,914.51	44,16,972.08	44,16,972.08	2,36,16,471.38	2,36,16,471.38
5	E	ROAD WORKS	1,92,71,184.24	1,92,71,184.24	4,46,07,280.88	2,16,47,147.41	4,54,26,695.47	4,54,26,695.47	2,90,07,481.41	2,90,07,481.41	15,99,59,789.40	15,99,59,789.40
6	F	DISMANTLING AND DEMOLISHING WORKS	1,27,58,836.93	1,27,58,836.93	3,30,07,838.17	1,48,28,867.96	2,56,87,444.22	2,56,87,444.22	1,98,09,068.08	1,98,09,068.08	10,60,92,055.37	10,60,92,055.37
7	G	PRECAST WORKS	-	3,45,80,008.88	-	-	-	16,46,60,152.54	-	4,25,73,657.18	-	24,18,13,818.60
8	H	WATERPROOFING WORKS	16,07,824.44	16,07,824.44	-	-	76,56,001.99	76,56,001.99	19,79,495.34	19,79,495.34	1,12,43,321.77	1,12,43,321.77
9	I	LANDSCAPING WORKS	3,55,903.79	3,55,903.79	8,39,171.24	4,02,098.57	5,07,060.11	5,07,060.11	5,33,154.69	5,33,154.69	26,37,388.41	26,37,388.41
10	J	NON SOR ITEM-ROAD WORKS	2,61,515.42	2,61,515.42	6,38,011.93	2,93,181.90	3,65,033.57	3,65,033.57	3,99,743.47	3,99,743.47	19,62,486.28	19,62,486.28
10	K	NON SOR ITEM- ELECTRICAL WORKS	28,20,081.11	28,20,081.11	65,53,317.92	31,94,011.49	40,62,913.68	40,62,913.68	42,55,556.23	42,55,556.23	2,08,85,880.43	2,08,85,880.43
10	L	ELECTRICAL WORKS	7,28,449.64	7,28,449.64	15,76,839.19	8,18,401.30	10,52,892.09	10,52,892.09	10,79,547.08	10,79,547.08	52,56,129.31	52,56,129.31
		TOTAL =	9,23,88,656.96	11,83,33,551.08	15,13,88,163.56	7,04,04,194.34	27,53,13,914.48	39,88,56,110.16	13,23,04,093.93	16,40,41,752.52	72,17,99,023.28	90,30,23,771.68
Add Cost Index 15% on DSR2023 items ie, except on NS/ MR Items			1,32,33,406.05	1,71,25,140.17	2,12,67,123.49	98,53,725.16	4,03,98,902.25	5,89,30,231.61	1,89,05,413.87	2,36,66,062.66	10,36,58,570.83	13,08,42,283.09
Add Cost Index 13.59% on DSR2025 items ie, except on NS/ MR Items			98,996.31	98,996.31	2,14,292.45	1,11,220.74	1,43,088.04	1,43,088.04	1,46,710.45	1,46,710.45	7,14,307.97	7,14,307.97
Amount of market Rate			30,81,596.53	30,81,596.53	71,91,329.84	34,92,193.39	44,27,947.25	44,27,947.25	46,55,299.70	46,55,299.70	2,28,48,366.71	2,28,48,366.71
		TOTAL =	**10,88,02,655.84**	**13,86,39,284.08**	**18,00,60,909.35**	**8,38,61,333.63**	**32,02,83,852.02**	**46,23,57,377.06**	**15,60,11,517.95**	**19,25,09,825.33**	**84,90,20,268.79**	**1,05,74,28,729.45**

File 2

Presentation of Phase wise development.

D. Recommendation

The proposal is submitted for approval of the Authority with the following recommendations:

1. To approve the feasibility of adopting either the Multi-Utility Tunnel (MUT) framework or the conventional utility duct form, allowing flexibility to select the final deployment method based on site-specific requirements, long-term upgrade needs, and cost-implementation metrics.
2. To note the engineering and financial estimates presented for both frameworks. Specifically, the centrally aligned Pre-Cast MUT spanning approximately 2.3 km (estimated by NBCC Limited at a baseline structural cost of ₹41,88,91,379 and a cumulative project cost of ₹1,50,53,99,532) presents high costs and less flexibility compared to conventional variants; therefore, final execution must be finalized on a strict value-engineering basis.
3. Authorization of the Development Commissioner SEEPZ to submit the proposal to MIDC SPA for approval.

The proposal is placed before the SEEPZ-SEZ Authority for kind consideration and approval.

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PROGRESS REVIEW STAGE-5
FOR
PREPARATION OF DETAILED MASTER PLAN FOR 30 YEARS & DETAILED ARCHITECTURAL DESIGN FOR MODEL BUILDING FOR SEEPZ-SEZ

12th May 2026

AGENDA

1. Background & Context
2. Master Plan Concept
3. Infrastructure Network
4. Phase-wise Redevelopment Plan

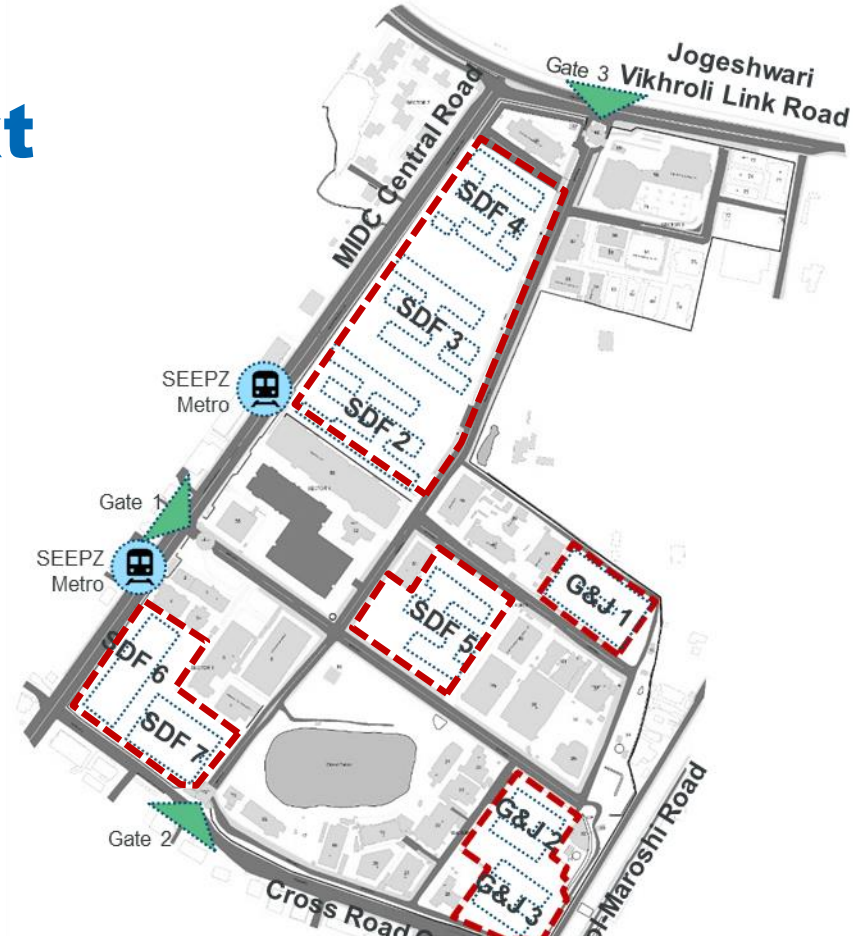
INTERNAL

Background & Context

- **Redevelopment Scope**: 5 plots identified for redevelopment
- **Total redevelopment area**: 1,32,448 sqm

- Existing buildings, internal roads & open spaces to be **retained**: 2,69,628 sqm
- **Total site area**: 4,21,105 sqm

- **Existing Development Status**: Carpet area as of Q4 2025–26: 2,70,188.88 sqm
- **Operating FSI**: 1.0

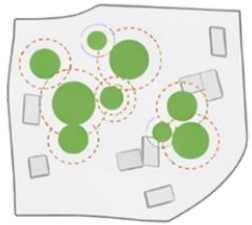


Master Plan Concept

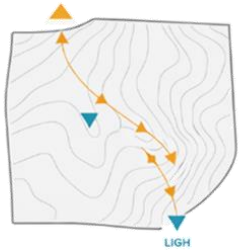
Planning Parameters

- Site-responsive planning based on **natural topography and elevation gradients**
- Retention of **trees, and ecological features**
- Optimized land utilization through **reduced ground coverage** and basement parking
- Integrated **blue-green infrastructure** for stormwater management and groundwater recharge
- **Segregated multi-level mobility network** for pedestrians, vehicles, and service movement
- **Centralized utility planning** through multi-utility tunnels and dedicated service corridors
- **Community-centric public realm** with permeable greens, shaded walkways, and open spaces

Trees
Fixed Ecological Anchors.
3m Critical Root Radius Considered



Slope
Natural Site Topography Retained



Ground Cover
Maximizing Green for Permeability



INTERNAL

Master Plan

BUA, FSI & Parking

Plot 1
Existing BUA:
72,292 sqm.
Achieved BUA:
2,71,564 sqm.
FSI Area:
2,37,585 sqm.
Achieved FSI: 3.6
Parking Required*:
1,782 ECS
Parking Provided:
2,200 ECS

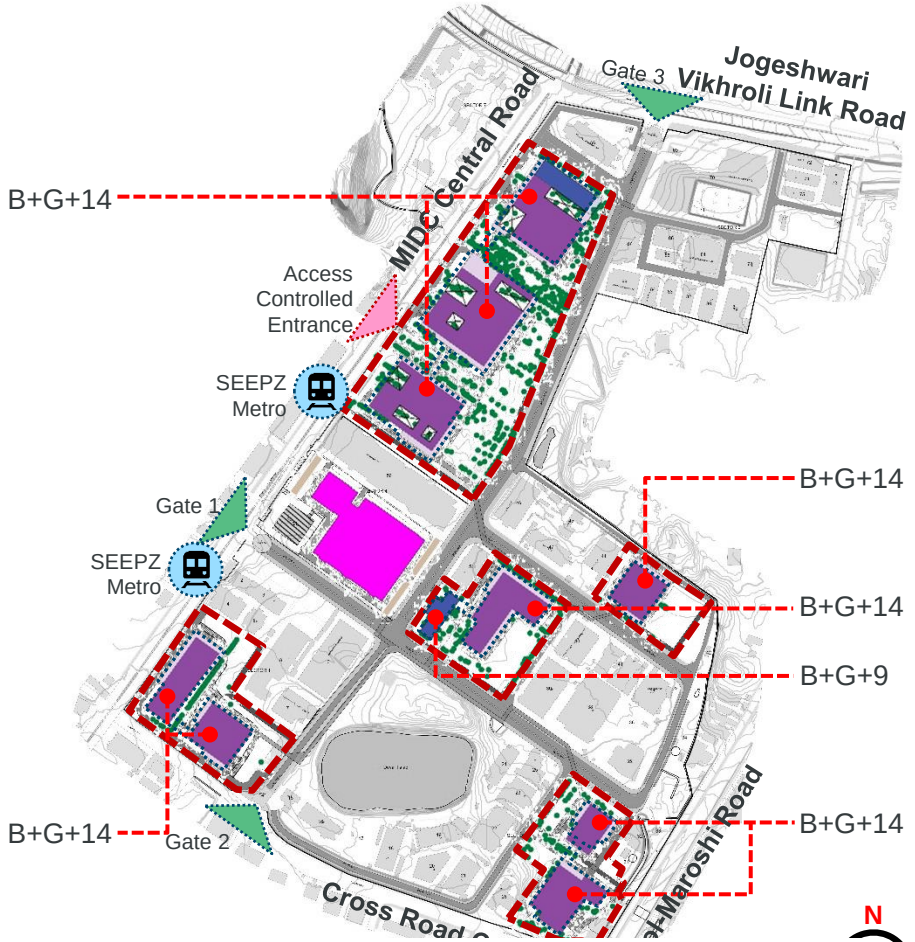
Plot 2
Existing BUA:
44,994 sqm.
Achieved BUA:
1,05,131 sqm.
FSI Area:
93,082 sqm.
Achieved FSI: 4.3
Parking Required*:
698 ECS
Parking Provided:
776 ECS

Plot 3
Existing BUA:
22,047 sqm.
Achieved BUA:
79,346 sqm.
FSI Area:
66,541 sqm.
Achieved FSI: 3.8
Parking Required*:
567 ECS
Parking Provided:
688 ECS

Plot 4
Existing BUA:
10,193 sqm.
Achieved BUA:
43,074 sqm.
FSI Area:
38,254 sqm.
Achieved FSI: 4.2
Parking Required*:
287 ECS
Parking Provided:
310 ECS

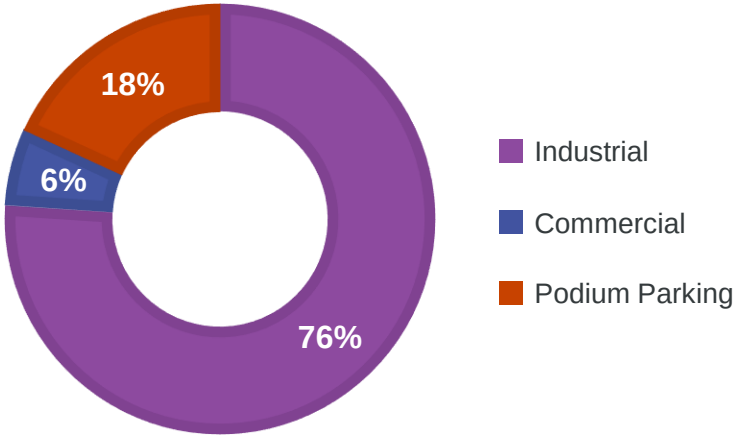
Plot 5
Existing BUA:
26,385 sqm.
Achieved BUA:
85,321 sqm.
FSI Area:
75,222 sqm.
Achieved FSI: 4.0
Parking Required*:
564 ECS
Parking Provided:
643 ECS

Total
Existing BUA:
1,75,911 sqm.
Achieved BUA:
5,84,436 sqm.
FSI Area:
5,10,683 sqm.
Achieved FSI: 3.9
Parking Required*:
3,898 ECS
Parking Provided:
4,616 ECS

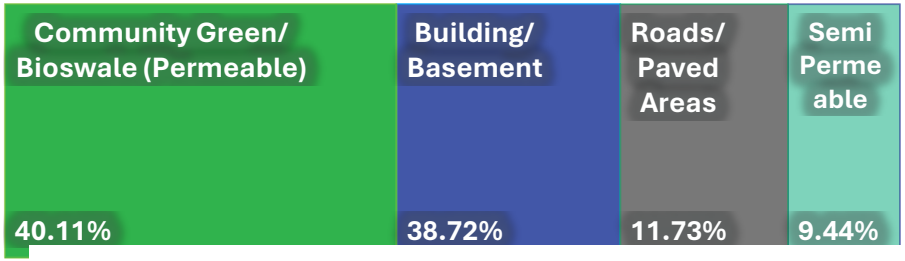


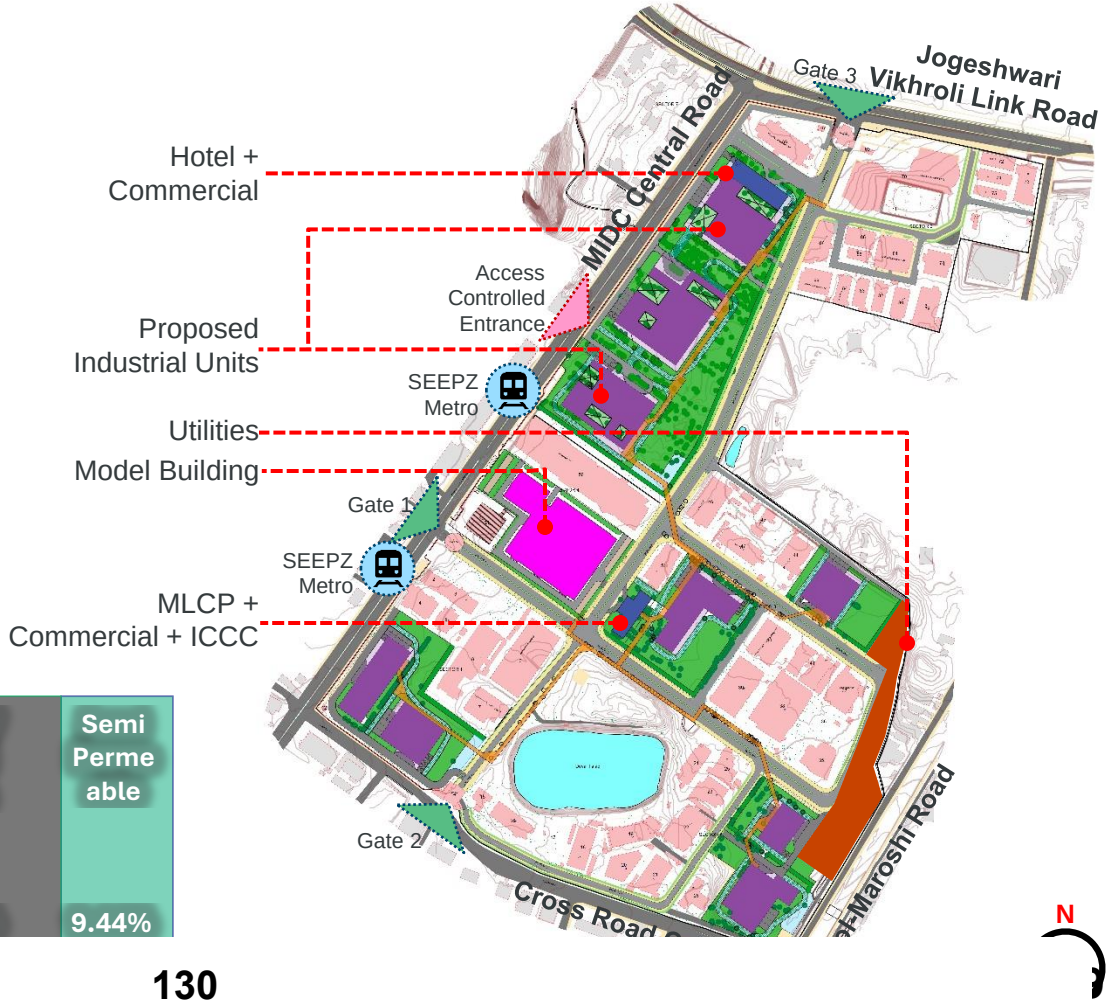
Master Plan

Proposed Built-Up Area Distribution

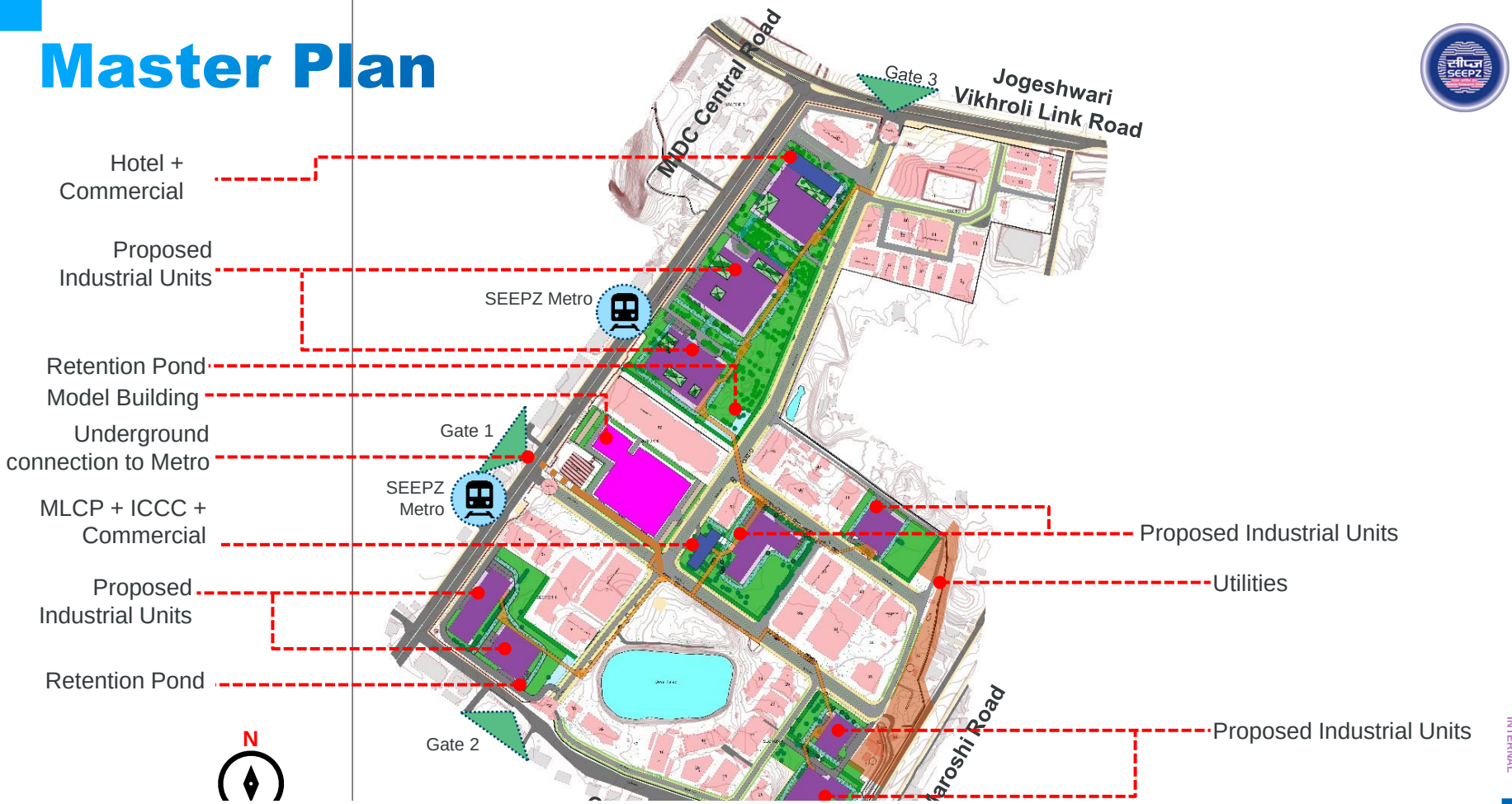


Plot (1-5) Ground Cover Distribution





Master Plan



INTERNAL

Floor Space Index and Buil-Up Area Plan

Broad Numbers

1. Net plot area for FSI : **4,00,050 sqm**
2. Free available Area : **4,09,715 sqm**

   (Considering all redeveloped building to be IGBC gold rated to avail **incentive FSI of 5% over and above base FSI)**
3. Max. permissible height : **Approx 54M**
4. Max no of floors @4.0m : **12-14 floors** (Considering **35% Gr coverage**)
5. Achievable Built up area on site : **8,37,460 sqm**

INTERNAL

Broad Numbers

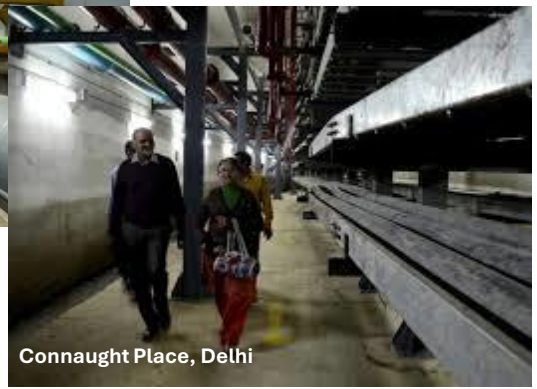
S. No.	Redevelopment Parcels	Land Area sqm	FSI	Total FSI area sqm			Carpet Area sqm	Payment of premium on MIDC rate
				Main	Ancillary	Total		
PHASE-1 (2 YEARS - Nest 2 completion SDF-1 shifting in Nest1&2, demolition and clearing of NEST 3 site and construction c								
1	Buildings to be retained & 5% of facility area	1,60,247	1.39	2,12,195	11,168	2,23,363	1,74,223	
2	Nest-1 completed	3,059	2.87	8,343	439	8,783	6,850	
3	Nest-2 Under Construction	5,890	4.02	22,470	1,183	23,653	18,449	
4	Nest-3	17,900	5.00	67,429	3,549	70,978	55,363	
	Sub Total	**1,87,096**		**3,10,437**	**16,339**	**3,26,776**	**2,54,885**	
	Additional BUA for market			**19,991**				
PHASE-2 (2 years till Dec 2029)								
5	Plot 1 (Nest 4)	65,150	3.65	61,066	3,214	64,280		
	Plot 1			1,64,640	8,665	1,73,305	1,85,316	
	Sub Total	**2,52,246**		**5,36,143**	**28,218**	**5,64,361**	**4,40,202**	
	Extra FSI consumed beyond free available FSI			**1,26,428**	**17,050**			
	Premium to be paid							2,10,46,56,197
	Additional BUA for Mkt in this phase			**1,42,585**			**1,11,216**	
PHASE-3 (2 years till Dec 2031) Additional BUA for mkt								
7	Plot 2	21,860	4.26	88,428	4,654	93,082	72,604	
8	Plot 3	17,520	3.80	63,214	3,327	66,541	51,902	
9	Plot 4	9,100	4.20	36,341	1,913	38,254	29,838	
10	Plot 5	18,816	4.00	71,461	3,761	75,222	58,673	
	Sub Total	**67,296**		**2,59,444**	**13,655**	**2,73,099**	**2,13,017**	
	Extra FSI consumed beyond free available FSI			2,59,444	13,655			
	Premium to be paid							4,18,41,90,744
	Additional BUA for market			**2,59,444**	**13,655**	**2,73,099**	**2,13,017**	
	TOTAL	**3,19,542**		**7,95,587**	**41,873**	**8,37,460**	**6,53,219**	
11	Utility plot	14,645						
12	Area under existing Green and water body	34,158						
13	Area under existing roads	52,760						
	Grand Total	**4,21,105**	**2.09**	**7,95,587**	**41,873**	**8,37,460**	**6,53,219**	**6,28,88,46,941**

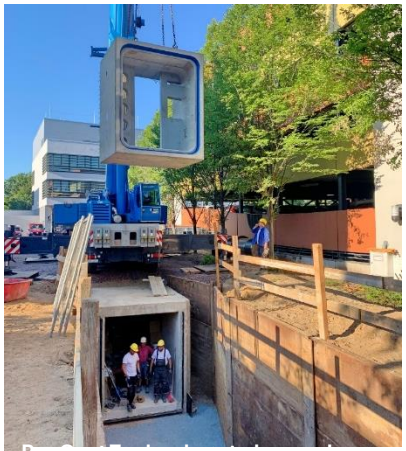
INTERNAL

Infrastructure Network

Multi-Utility Tunnel - Network





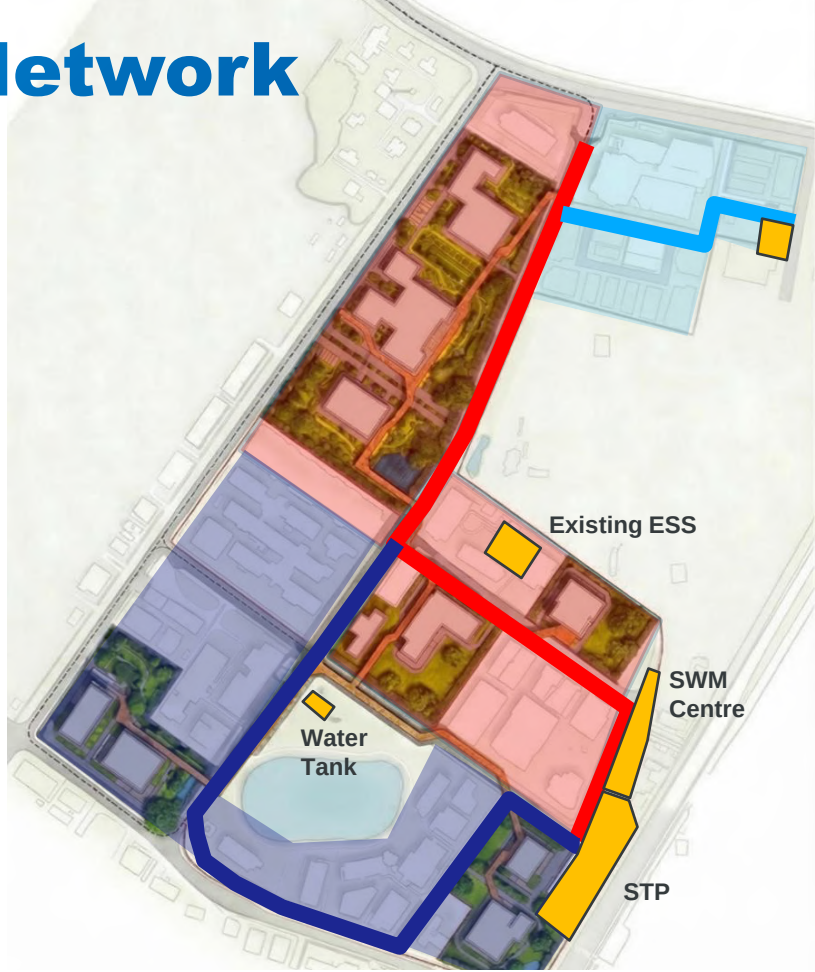


Branch 1 – 1.0 Kms

Branch 2 – 1.0 Kms

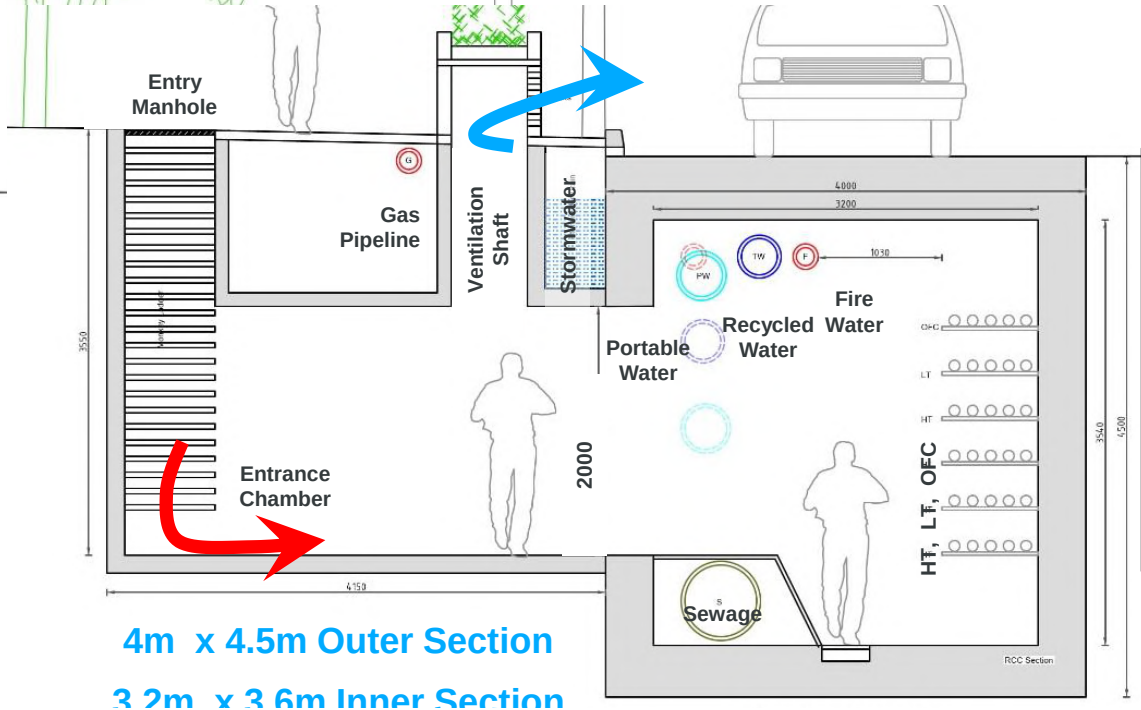
Branch 3 – 0.3 Kms

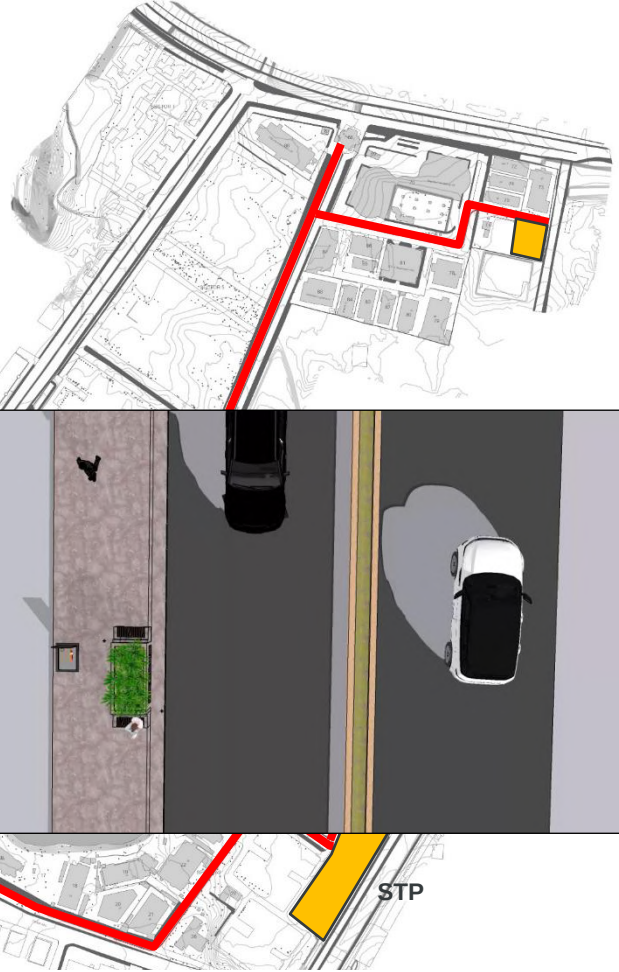
Total Network 2.3 Kms



INTERNAL

Multi-Utility Tunnel - Access





4m x 4.5m Outer Section

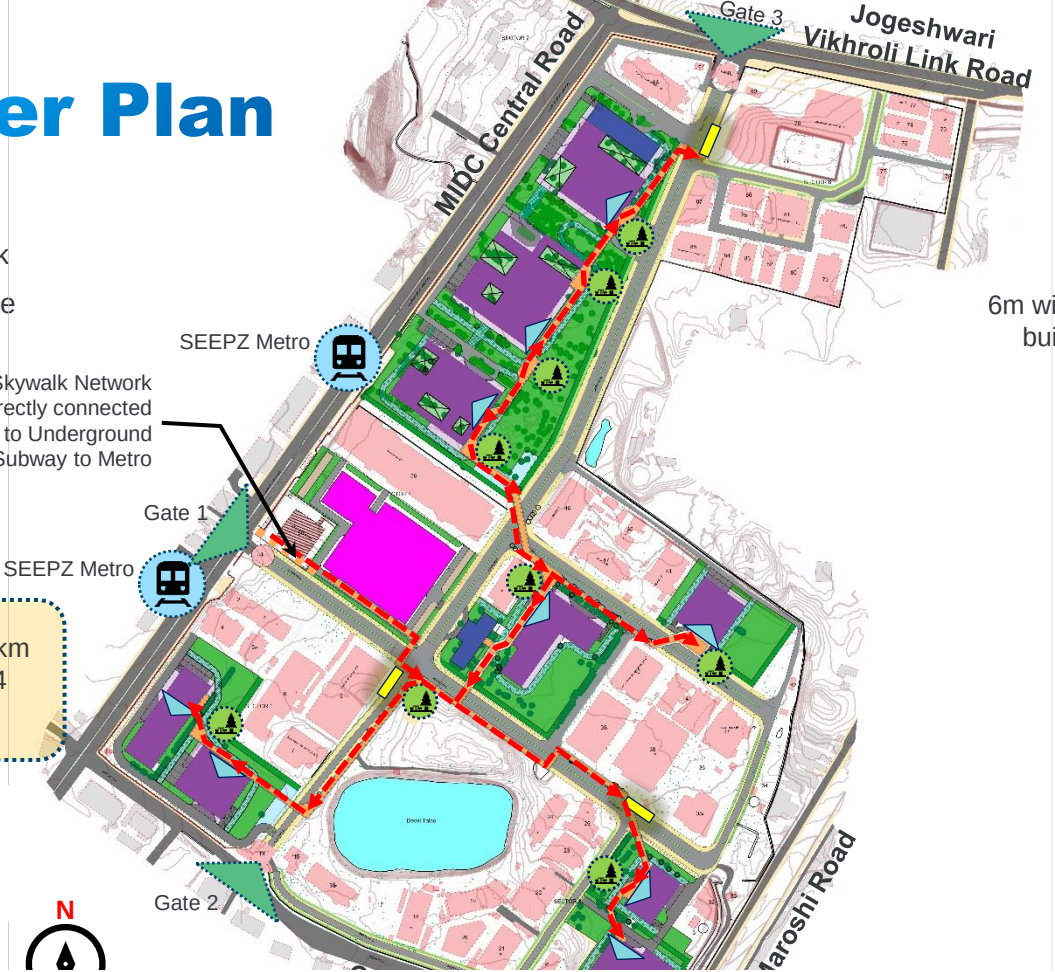
3.2m x 3.6m Inner Section

INTERNAL

Master Plan

Skywalk

- Skywalk Network
- Building Entrance
- Skywalk Access
- Rest Areas



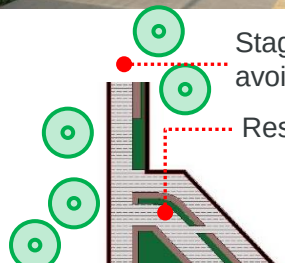
Skywalk Length: 1.9 km
Entry/ Exit Points: 4
Rest Areas: 6

Metro tunnel to be incorporated once finalised.



6m wide Skywalk connects to the 3rd Floor of the buildings to provide a shaded and segregated access for pedestrians.





INTERNAL



3D Perspective of the Proposed Skywalk Network

INTERNAL

Water Supply

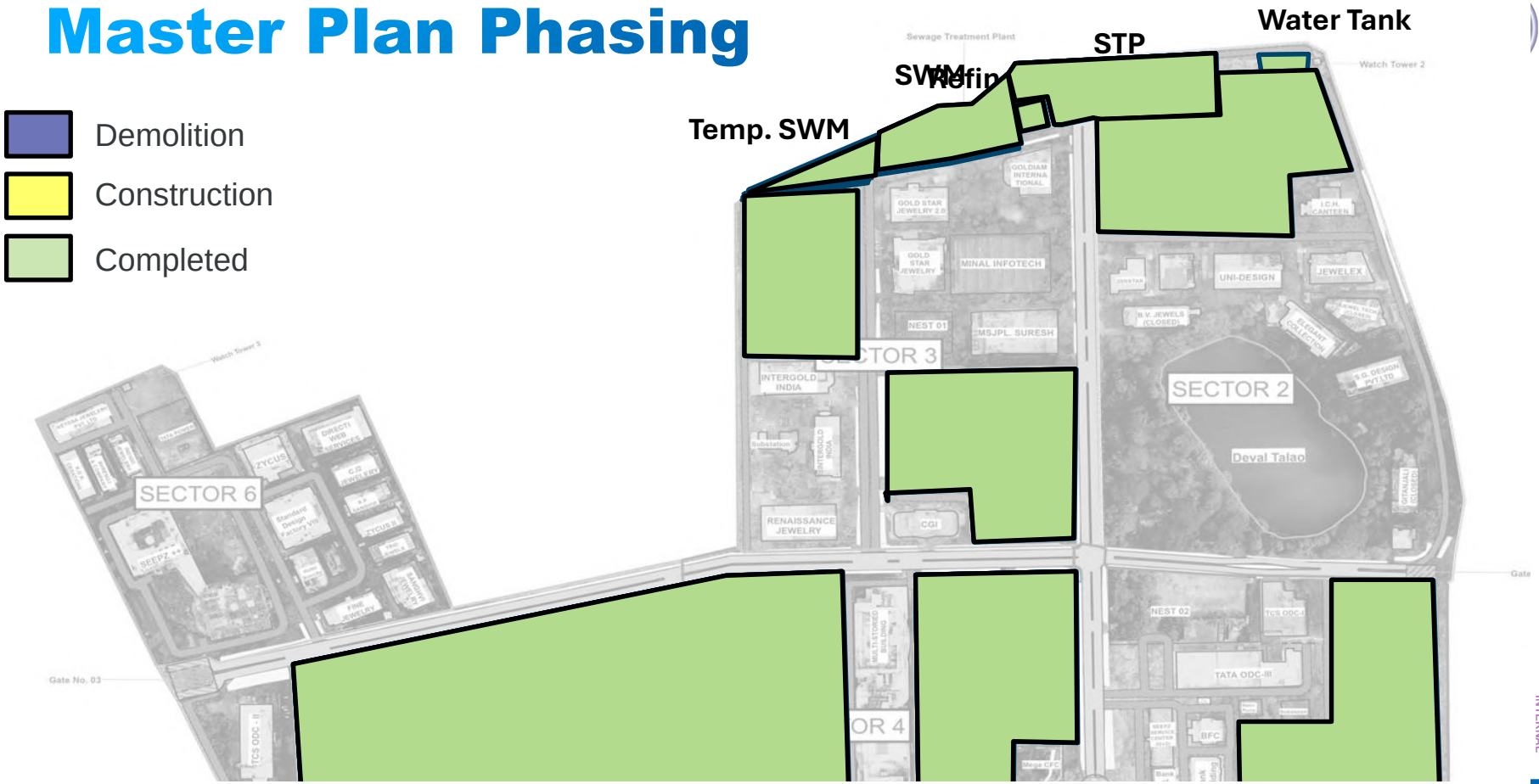
- SEEPZ currently receives about 3,600 cum per day of water supplied by MCGM and distributed by MIDC, which is inadequate for present and future demand.
- For the 30-year horizon, potable water demand is 5.09 MLD and recycled water demand is about 5.02 MLD, giving a total water demand of about **10.12 MLD**.
- In phase 1 **3 MLD water tank** and pump room shall be constructed to get 24x7 supply from MCGM.
- **Existing 3 MLD capacity tank** and Pump room located near to Dev Talav to be made functional later if and when required.



INTERNAL

Phasing & Implementation

Master Plan Phasing



INTERNAL

Cost Estimate

RCC ROADS & PRE CAST MULTI-UTILITY STRUCTURE WITH VACUUM SEWAGE SYSTEM				
Parameter	**Unit**	**Total Quantity**	**Rate**	**Amount**
Site Level Road Length (24m)	m	1917.46	₹ 12,876.51	₹ 6,11,86,871.00
Site Level Road Length (18m)	m	262.34		
Site Level Road Length (15m)	m	973.52		
Site Level Road Length (9m)	m	640.8		
Plot Level Road Length (6m)	m	516.66		
Plot Level Road Length (7.5m)	m	441.04		
Pre Cast Multi Utility Tunnel	m	2300	4,07,120	₹ 93,63,76,249.32
Electrical Cables & Cable Trays	m	2300	22,422	₹ 5,15,70,020.25
Fire Water	m	2300	3,360	₹ 77,28,000.00
Water Supply	m	2300	10,080	₹ 2,31,84,000.00
Vacuum Sewerage System	m	2300	31,739	₹ 7,30,00,000.00
Solid Waste Management	Ton	17.30	₹ 15,02,890.17	₹ 2,60,00,000.00
CCTV Surveillance	m	3,250.00	₹ 3,026.77	₹ 98,37,011.00
Potable Water Tank - 3MLD with Pump Room	MLD	3.00	₹ 2,30,00,000.00	₹ 6,90,00,000.00
STP - 5MLD with SPS	MLD	5.00	₹ 4,96,15,000.00	₹ 24,80,75,000.00
ESS - 30MVa	kVA	30,000.00	₹ 3,800.00	₹ 11,40,00,000.00
Fire Tender Pavement Area (6m Wide)	sqm.	11,581.85	₹ 2,270.05	₹ 2,62,91,373.00
Skywalk Area	sqm.	10,974.60	₹ 70,818.42	₹ 77,72,03,835.50
Paved Areas	sqm.	7,718.58	₹ 1,679.30	₹ 1,29,61,820.00
Green Areas (Site Development)	Acre	13.11	₹ 1,50,00,000.00	₹ 19,66,50,000.00
Bioswales Area (5m wide)	Rm	1,500.00	₹ 9,781.30	₹ 1,46,71,955.90
Retention Pond	sqm.	2,470.08	₹ 2,142.46	₹ 52,92,047.60
Rainwater Harvesting Tank	cum.	5,817.00	₹ 23,000.00	₹ 13,37,91,000.00
			TOTAL PROJECT COST	**₹ 2,78,68,19,183.57**

INTERNAL

Thank You



Preparation of

Detailed Master Plan for 30 years & Detailed Architectural Design for model building for SEEPZ-SEZ

Draft Master Plan Supplement Report

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DRAFT MASTER PLAN SUPPLEMENT REPORT

Our ref.: **Document No. W.004717-Z-10342-001 -Rev.00**

Imputation: Project No. W.004717

RESTRICTED

Client: **Development Commissioner, SEEPZ-SEZ, Mumbai**

Project: **Preparation of Detailed Master Plan for 30 years & Detailed Architectural Design for model building for SEEPZ-SEZ, Mumbai**

Subject: **Draft Master Plan Supplement Report**

Comments:

Revision No.	Date	Prepared / Revision By	Description
R0	01.04.2026	Amit Sarkar	

R0	2026.04.01		Project Team	Amit Sarkar	Mona Srivastava	Rahul Jotshi
REV.	YY/MM/DD	STAT.	WRITTEN	VERIFIED	APPROVED	VALIDATED

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ABBREVIATIONS

EPZ	:	Export Processing Zone
ESS	:	Electrical Sub Station
EWCD	:	Elderly Women Children Disabled
MIDC	:	Maharashtra Industrial Development Corporation
MUT	:	Multi-Utility Tunnel
SEEPZ	:	Santacruz Electronics Export Processing Zone
SEZ	:	Special Economic Zone

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1. DRAFT MASTER PLAN

1.1 Introduction

The Master Plan for SEEPZ presents a holistic redevelopment strategy designed to transform the campus into a modern, efficient, and environmentally responsive industrial ecosystem. The proposal identifies five plots for redevelopment, collectively covering 1,32,448 sqm within a total site area of 4,21,105 sqm. The remaining 2,69,628 sqm—which includes existing buildings, internal road infrastructure, and open spaces—will be retained to ensure functional continuity. As per the fourth quarter of 2025–2026, SEEPZ has an existing carpet area of 2,70,188.88 sqm, operating at a current FSI of 1. The guiding approach integrates land efficiency, environmental conservation, mobility enhancement, and future-ready infrastructure.

Three master plan options were presented earlier, each offering distinct development approaches for the SEEPZ campus. Following multiple rounds of discussions with clients and key stakeholders—and after carefully reviewing and incorporating their feedback—the current option has been refined and prepared to best align with the project's strategic objectives and expectations.

1.2 Site Analysis and Existing Conditions

The redevelopment plots possess significant natural assets and variations that have guided the planning approach. These plots contain about 1500 trees and exhibit natural ground levels between +21 m and +31.5 m ASL. Higher areas have been reserved for built development, while lower-lying areas are earmarked for **greens, bioswales**, and **blue-green interventions**. This strategy ensures that the Master Plan responds sensitively to existing terrain, ecological systems, and drainage patterns.

1.3 Concept Evolution and Planning Principles

Each of the five redevelopment plots is planned using a consistent methodology. A representative example shows how plot-level planning integrates natural terrain, existing trees, ground conditions, and circulation.

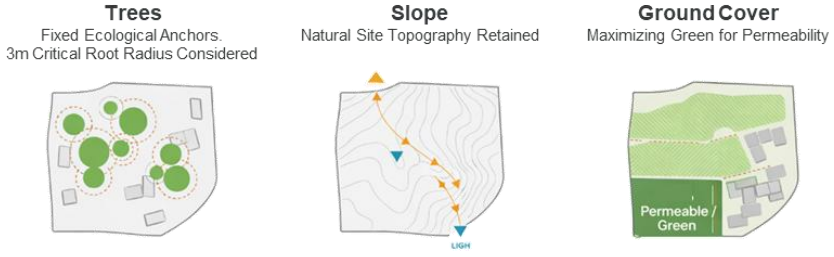
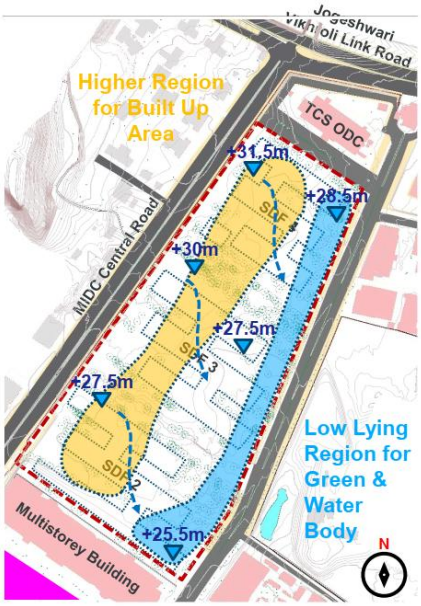


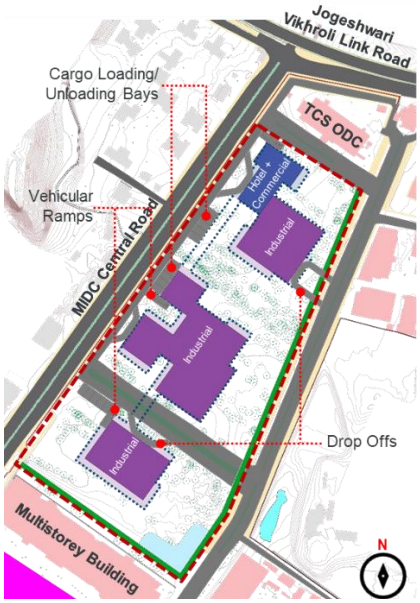
Figure 1.1 Planning Parameters

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Site Topography

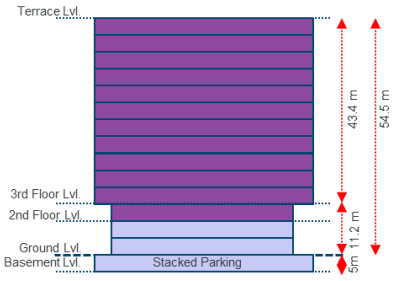
Ecological anchors such as large trees determine building placement, while slopes are preserved to facilitate natural drainage. Built-up areas are concentrated in higher zones, while low-lying areas accommodate green cover, water features, and blue-green systems.



Ground Cover & Heights

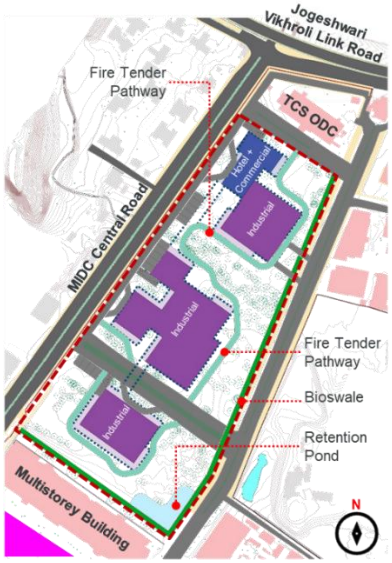
The industrial blocks have been planned with a ground cover of about 30%. This footprint if followed up to the 2nd Floor level with the ground and 2st floor serving as parking areas and the 2nd floor serving as the pedestrian entrance for the industrial block. After the 2nd Floor, i.e., from the 3rd floor all the way up to the 14th Floor, the building footprint has been expanded up to 35% to provide larger industrial footprints. The ground and 1st floor are 3.35 m in height while the rest of the floors are 3.95m in height adding up to a total height of 54.5m including the 0.6m high plinth.

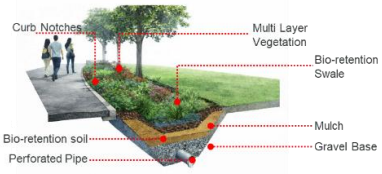
Drop-Offs, Loading, and Cargo Access



The plan incorporates designated loading/unloading bays, shaded drop-off points created through extended building footprints, and segregated vehicular ramps for basement access. Cargo movement is strategically separated from pedestrian pathways to ensure safety and operational fluency. The arrangement ensures seamless functioning of industrial units without disruption to commercial or pedestrian zones.

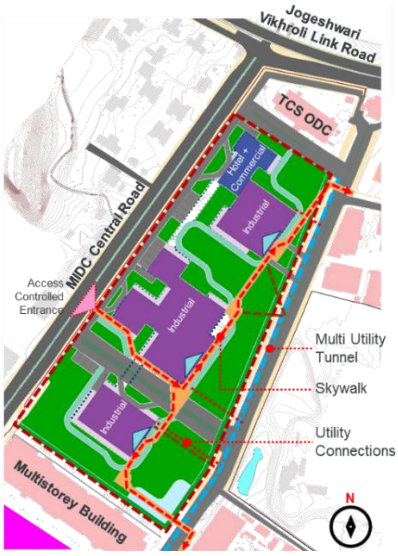
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Fire Tender approved Grass pavers to allow water percolation





Blue–Green Network

The master plan incorporates a network of bio-retention swales designed with engineered soil layers, gravel bases, mulch, and perforated pipes to slow, filter, and absorb stormwater. These bioswales work with site contours to channel runoff naturally, enhancing infiltration, reducing peak flows, and supporting groundwater recharge across the estate.

Stormwater Strategy

Strategically located low-lying pockets function as retention ponds that receive filtered runoff from bioswales and permeable surfaces. Water is slowed through cascades, stored in harvesting tanks, and reused for irrigation and non-potable needs. This integrated system strengthens stormwater resilience, mitigates flood risks, and ensures effective water management during Mumbai's intense monsoon cycles.

Semi Permeable Fire Tender Pathways

The master plan incorporates 6-metre-wide fire-tender pathways around all buildings, designed using fire-approved grass pavers. These semi-permeable pavers ensure safe emergency access while allowing rainwater to percolate into the soil, supporting natural groundwater recharge and contributing to the project's sustainable stormwater management strategy.

Multi-Utility Tunnel

The plan introduces a Multi-Utility Tunnel (MUT) framework across the redevelopment plots, enabling all underground services—including power, ICT networks, water supply, sewage lines, and future service corridors—to be housed within a single accessible conduit. This system enhances long-term maintainability, minimizes surface disruption, and prevents repeated road cutting for utility repairs or upgrades.

Elevated Skywalk and Pedestrian Connectivity

A 6 m-wide elevated skywalk network provides safe, shaded, and efficient pedestrian movement across buildings, connecting directly to the 2nd floor. The skywalk creates a segregated pedestrian realm and links directly to SEEPZ Metro station . Its alignment avoids trees, includes staggered rest points, and incorporates a colonnaded walkway below for enhanced comfort and accessibility.

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Community Greens

Generous community green spaces enhance permeability and enable near-complete stormwater percolation into the soil. These landscaped zones support natural recharge while offering accessible, vibrant outdoor environments for employees. Designed for interaction and well-being, the community greens unify ecological performance with social value, enriching daily life across the campus.

1.4 Master Plan

The master plan aims to optimize FSI utilization while responding sensitively to site conditions, planning parameters, and ecological constraints. Instead of imposing a uniform built form, each plot is assigned a customized building footprint tailored to its specific site geometry. These footprints are derived using the same column grid as the proposed Nest 3 model building, ensuring structural efficiency and design consistency across the redevelopment without compromising site responsiveness.

A key design principle is the preservation of the existing landscape. By shaping the built form around current green assets, the proposal minimizes the need for extensive tree cutting or transplantation and maintains high levels of site permeability. This approach allows for effective FSI optimization while retaining a relatively low ground coverage and ensuring a green, ecologically resilient campus.

1.4.1 Ground Coverage, Built Form, and Circulation

Across the redevelopment plots, the master plan achieves 30% ground coverage (39,485 sqm), 35% expanded floor area (46,026 sqm), and a 36% basement footprint (47,921 sqm). Building masses are arranged to maximize functionality while maintaining ample open space and ensuring environmental permeability. Vertical development predominantly follows a B+G+8 to B+G+13 structure, reaching heights of 32.6m to 54.1m, enabling capacity enhancement without excessive land occupation.

The proposal delivers a total Built-Up Area of 6,18,670 sqm, including an FSI area of 5,44,319 sqm, resulting in an achieved FSI of 4.1 across the five redevelopment plots. As per MIDC CDCPR 2023 norms, the parking requirement is 4,151 ECS, while the plan provides 4,661 ECS, ensuring full compliance with additional buffer capacity. The master plan thus ensures optimal built potential, efficient circulation networks, and future-ready infrastructure.

The skywalk network has been planned to enable safe, shaded, and efficient pedestrian movement between buildings, with direct access provided at the second-floor level. The total planned length of the skywalk is approximately 1.9 km. Should the alignment be modified to integrate with the proposed underground metro connection to the site, the overall length and area of the skywalk are expected to remain largely unchanged.

1.4.2 Built Up Area Distribution

The development program reinforces SEEPZ's industrial character while integrating essential complementary uses. Industrial functions constitute 75% of the overall built-up area, while

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commercial uses account for 20% and multi-storey parking structures for 5%. This balanced mix increases operational efficiency and positions SEEPZ as a robust, future-ready industrial ecosystem supported by appropriate commercial and service functions.

1.4.3 Key Indicators

The concept balances development capacity with environmental stewardship and operational efficiency. Key quantitative indicators of the proposed plan are summarized below.

Total FSI Area Achieved	8,71,097 sqm.
Toal Global FSI Achieved	2.2
Toal Carpet Area Achieved	6,80,000 sqm.
Premium to be paid for FSI (approx.)	INR 680 Cr.
Ground Coverage	30%
Maximum no. of Floors	B+G+13
Maximum Height	54.1m
Total Projected Working Population	1,61,314
Total Projected Floating Population	32,263
Total Community Green Area	53,272 sqm.
No. of Trees to be Transplanted	80
Total Pedestrian Network (Skywalk) Length/ Area	1.9 km/ 10,975 sqm.

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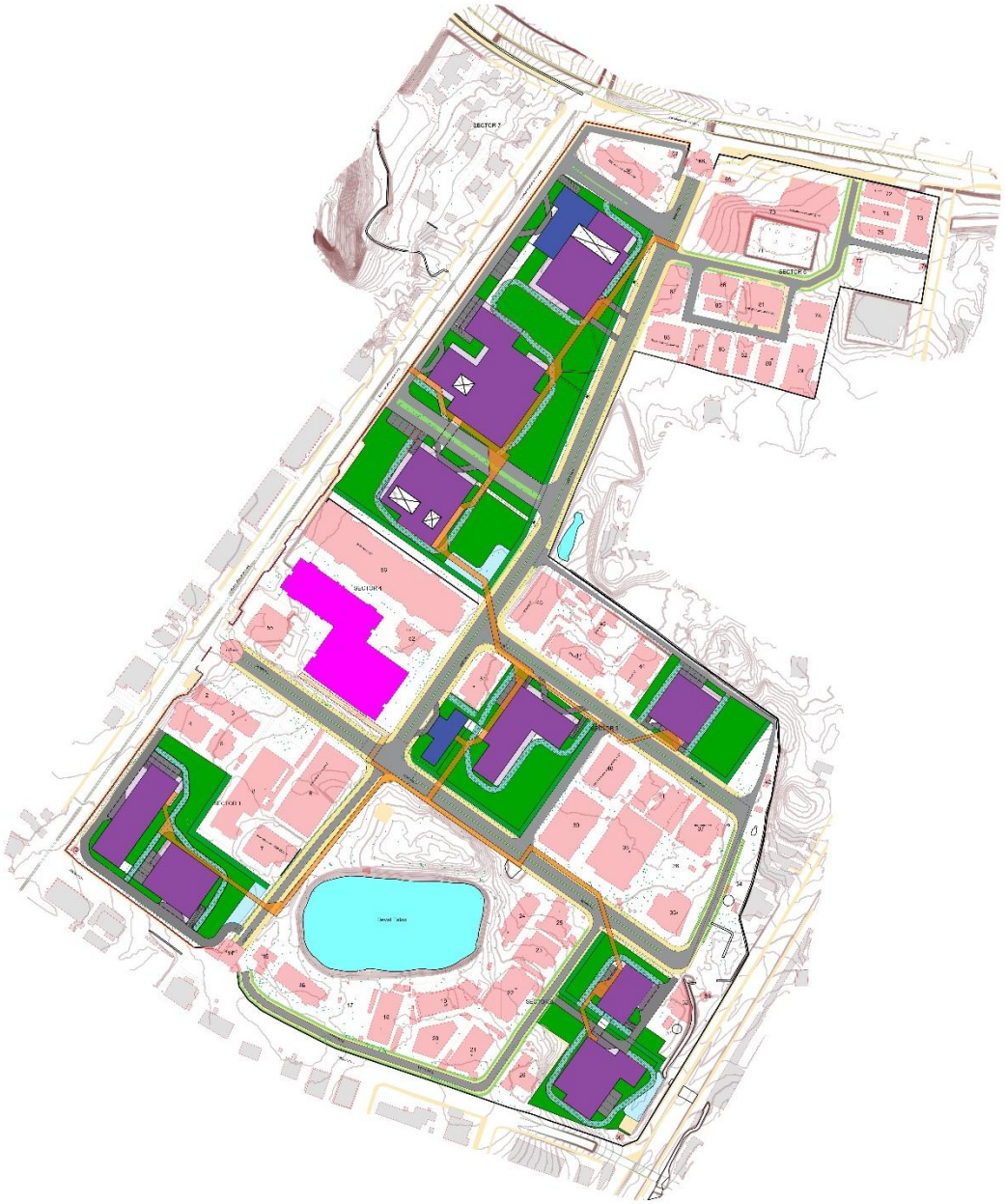


Figure 1.2 Master Plan

An alternate option was assessed wherein the Nest 3 model building footprint was replicated uniformly across all plots. However, this approach significantly increased ground coverage, reduced green open spaces, and negatively impacted surface runoff and groundwater recharge. Furthermore, the uniform-footprint option required the transplantation of an additional 205 trees. Given these ecological and environmental disadvantages, the option was not recommended for adoption.

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2. PHYSICAL INFRASTRUCTURE

2.1 EXISTING SCENARIO

The existing scenario reveals significant gaps across the water supply, sewage treatment, electricity, and solid waste management systems. Water is currently supplied by MCGM and distributed by MIDC at a rate of 3600 CUM per day, which is inadequate for the approximate working population of one lakh. The system relies on an existing 3 MLD water tank and pump room located near Dev Talav, which further highlights the need for capacity enhancement. The sewage treatment facility comprises a 2 MLD STP that is already overloaded by about 40% and is presently non-functional, resulting in sewage being diverted to septic tanks before reaching the plant. Electricity availability is also constrained, with the existing distribution sub-station offering a maximum capacity of 60 MVA, of which 35 MVA is already in use, limiting the potential for future load expansion. Solid waste management remains insufficient, as the bio-gas plant within SEEPZ is non-operational, and waste segregation continues to take place in a temporary shed rather than an integrated processing facility. Together, these issues underline the urgent need for systemic upgrades and a more resilient infrastructure framework.

2.2 PROPOSED SCENARIO

The proposed scenario outlines a comprehensive upgrade to SEEPZ's core infrastructure, addressing current deficiencies while creating capacity for future development. The water system is strengthened through the provision of a new **3 MLD potable water storage tank and pump room**, supported by a dedicated recycled water facility designed to meet the projected **5.09 MLD potable** and **5.02 MLD recycled** water demand. Sewage management will be significantly improved through the installation of a new **9 MLD STP,** with a **5 MLD STP** adjacent to the existing plant, along with **packaged STPs** of total **4 MLD** capacity integrated within the redeveloped plots. Once these systems become operational, the old STP will be dismantled. To efficiently serve low-lying areas, a new **sewage pumping station** is proposed near the SEEPZ++ zone, ensuring smoother conveyance and system reliability. The electrical network is future-proofed by maximizing the utilization of the existing **60 MVA ESS.** Additionally, solid waste handling is modernized through the creation of a **structured SWM Centre** on the site of the decommissioned old STP, enabling systematic and efficient waste processing within the campus. Overall, the proposed scenario establishes a robust, scalable, and resilient utility infrastructure framework that supports SEEPZ's long-term growth. The proposals are detailed in the following sections.

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Figure 2.1 Proposed Utilities

2.3 ROAD NETWORK

2.3.1 Rationale for Skywalk Integration

2.3.1.1 NEED FOR A GRADE SEPARATED PEDESTRIAN SYSTEM

ROW Constraints

SEEPZ's existing 15–24 m right-of-way cannot simultaneously accommodate standard traffic lanes, cycle tracks, utilities, drainage and IRC-compliant footpaths.

A skywalk system removes pedestrian movement from the ground plane, enabling full carriageway functionality and dedicated NMT corridors without ROW expansion.

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High Pedestrian Demand

Peak volumes observed during the 7-day survey include:

- Gate 3: 6,941 persons/hour (15 April 2025 — highest recorded)
- Gate 1: 6,570 persons/hour

No at-grade footpath within current ROW can safely accommodate these loads.

Operational Requirements of an Industrial SEZ

SEEPZ experiences continuous movement of freight vehicles, jewellery consignments, electronics and logistics vans.

Separating pedestrian flows via skywalks eliminates conflicts, reduces gate congestion, and improves logistics efficiency.

Monsoon Resilience

SEEPZ's low-lying zones experience routine waterlogging. An elevated system ensures uninterrupted, weather-proof pedestrian connectivity

Integration with Modern Mobility

By relocating pedestrian movement vertically, the ground level can host continuous cycle tracks, EV lanes and unobstructed carriageways.

The skywalk isolates workers from logistics leading to huge direct operational efficiency gain.

Table 2.1 Comparison of At-Grade vs Grade-Separated Pedestrian Network

Parameter	At-Grade Network (with sidewalks)	Skywalk Network
ROW suitability	Inadequate for IRC footpaths + cycle tracks + full carriageway	Completely bypasses ROW limitation
Pedestrian comfort	Highly compromised; narrow footpaths due to services and trees.	Comfortable, shaded, elevated
Traffic flow	Carriageway becomes narrow → bottlenecks for trucks, buses	Smooth surface-level traffic
NMT integration	No space left for cycle tracks	Cycle tracks fully accommodated on ground (as footpaths move to skywalk)
Pedestrian capacity	1.5–2 m footpaths cannot support 6,900 pph	Skywalk handles high volumes easily
Safety	Still pedestrian–vehicle mixing at crossings	Zero conflict
Monsoon performance	Flooding disrupts footpaths; ponding at edges	Elevated and weather-safe
Security	Gate congestion remains	Skywalk can have controlled access mid-air
Industrial operations	Delivery trucks block lanes due to narrowing	Entire ground-plane optimized for logistics
Metro connectivity	Long at-mix walking through traffic	Direct, grade-separated connection

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2.3.1.2 PEDESTRIAN VOLUME ANALYSIS

A gate-wise assessment (14–20 April 2025) indicates consistent weekday demand exceeding 13,000–14,000 persons/day, with Gate 3 carrying the highest hourly load. The maximum weekly peak is summarized below:

- **Gate 1:** 6,570 pph
- **Gate 2:** 1,999 pph
- **Gate 3:** 6,941 pph
- **Total:** 15,510 pph (all gates combined)

2055 Projections

Forecasted demand increases substantially, exceeding 38,000 persons/hour across the three gates.

2.3.1.3 COMPLIANCE WITH IRC FOOTPATH STANDARDS

As per IRC:103-2012, LOS-C (acceptable for constrained urban contexts) requires a 4.0 m wide footpath to handle 7,560 persons/hour (one direction).

Thus, Gate 3's peak of 6,941 pph can only be safely accommodated with a minimum 4 m footpath, which is not feasible within the existing ROW.

This reinforces the need for a grade-separated pedestrian network.

2.3.1.4 VEHICULAR TRAFFIC CONDITIONS

Using Indo-HCM 2017 (CRRI) methodology, Gate 3 currently operates at a V/C ratio of 0.25, corresponding to LOS-B, indicating free-flowing vehicular conditions.

Maintaining this performance requires ensuring that pedestrian flows do not encroach on the carriageway — another justification for a skywalk-based system.

2.3.1.5 CONCLUSION

The combined constraints of extremely high pedestrian volumes, limited ROW, industrial-grade logistics, and monsoon vulnerability make an elevated skywalk network the most feasible long-term mobility solution for SEEPZ.

It ensures safety, operational efficiency and future-ready multimodal integration while maintaining optimal traffic performance.

2.4 UTILITY NETWORK

2.4.1 Option 1 – Multi-Utility Tunnel

Multi-Utility Tunnels (MUTs) provide an efficient, safe, and future-ready solution for accommodating essential city infrastructure—such as power lines, water supply, ICT networks, and district cooling—within a single accessible underground corridor. This approach

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eliminates repeated road cutting, reduces service disruptions, and enables easier maintenance throughout the asset lifecycle.

In India, MUT systems have already been successfully implemented in **Connaught Place (Delhi)** and **GIFT City (Gandhinagar)**, where they have proven their value in improving urban reliability, minimizing surface-level clutter, and enabling rapid utility management. These precedents demonstrate the practicality and long-term benefits of adopting MUTs in dense urban environments.

For new developments, the use of **pre-cast concrete technology** offers significant advantages, including faster installation, improved quality control, reduced on-site disruption, and enhanced structural durability. Pre-cast modules can be rapidly assembled on-site, ensuring consistent workmanship and enabling phased expansion as city needs evolve.



Figure 2.2 Pre-cast Multi-utility Tunnel Construction

The proposed Multi-Utility Tunnel (MUT) network forms a **2.3-km**s interconnected underground corridor designed to safely route essential services such as power, ICT, water supply, and recycled water across the campus. The network comprises is strategically aligned to connect major utility nodes including the ESS, SWM Centre, Water Tank, and STP. This routing ensures seamless service distribution while minimizing future surface disturbances.

During construction, the MUT is integrated within existing road corridors of varying widths—**24 m ROW**, **18 m ROW**, and **15 m ROW**—with careful staging to keep existing utilities intact. The construction methodology ensures that one carriageway remains operational for traffic, while the adjacent lane is temporarily closed to facilitate MUT excavation and pre-cast tunnel installation. In narrower ROWs, alternative routing or phased traffic diversion is planned to maintain continuous accessibility. Across all sections, existing utilities are preserved in their current positions, ensuring uninterrupted functioning throughout the construction period.

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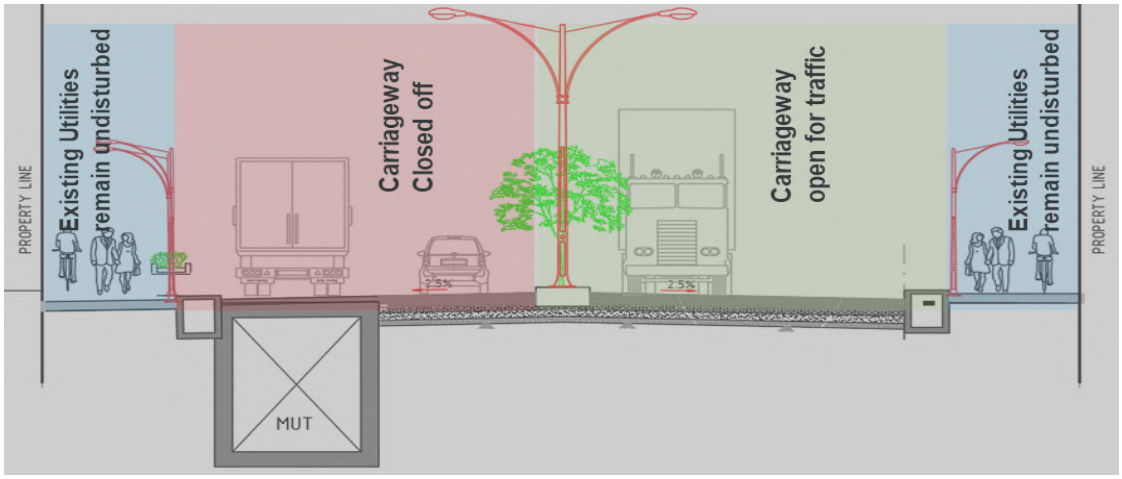


Figure 2.3 24m ROW Road Section with MUT

This approach enables the MUT to be executed efficiently with **minimal disruption**, while providing a long-term, maintainable, and future-ready underground utility backbone for the entire campus.



Figure 2.4 Pre-cast Multi-utility Tunnel Construction

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The proposed MUT section provides a well-organized, walkable utility corridor designed to safely accommodate all essential services within a single underground structure. With an outer dimension of **4.0 m × 4.5 m** and an inner clear section of **3.2 m × 3.6 m**, the tunnel allows for safe access and maintenance. Key utilities routed through the MUT include stormwater drainage, sewage, potable and recycled water lines, fire-fighting mains, and dedicated electrical and OFC cable banks. The arrangement ensures clear separation between wet and dry services, optimal maintainability, and long-term asset protection. The tunnel is equipped with a **gas-based fire protection system** and **jet fans** for efficient air circulation, ensuring safety and operational reliability throughout its length.

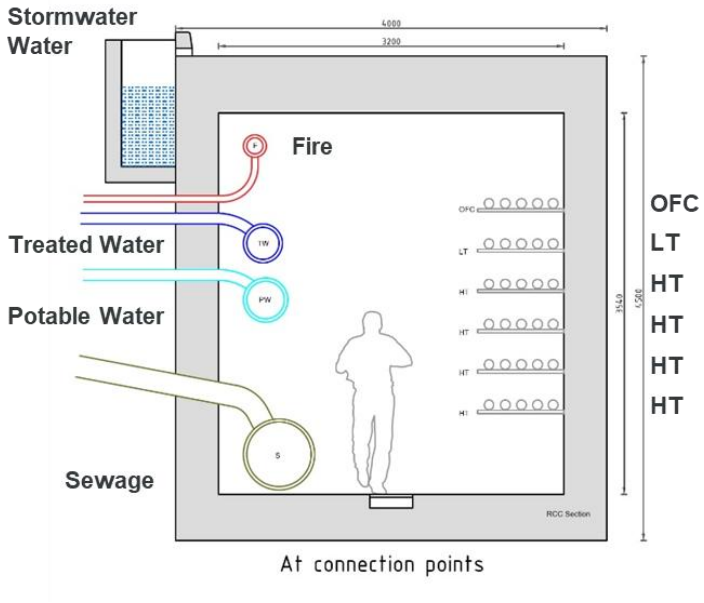


Figure 2.5 Proposed Multi Utility Tunnel Section

Access to the Multi-Utility Tunnel is planned through strategically spaced entry and exit points provided approximately every **60 meters** along the network. These access nodes consist of compact entrance chambers located on the footpath, featuring an entry manhole and a dedicated ventilation shaft to ensure safe passage and internal air movement. The chambers lead directly into the walkable MUT corridor, allowing maintenance personnel to navigate comfortably even around pressurised pipelines and cable racks. At specific locations, the design includes catwalks and adjusted pipe alignments for safe movement over sewage or low-level utilities. This arrangement ensures efficient, fully accessible maintenance without disturbing surface infrastructure or ongoing operations.

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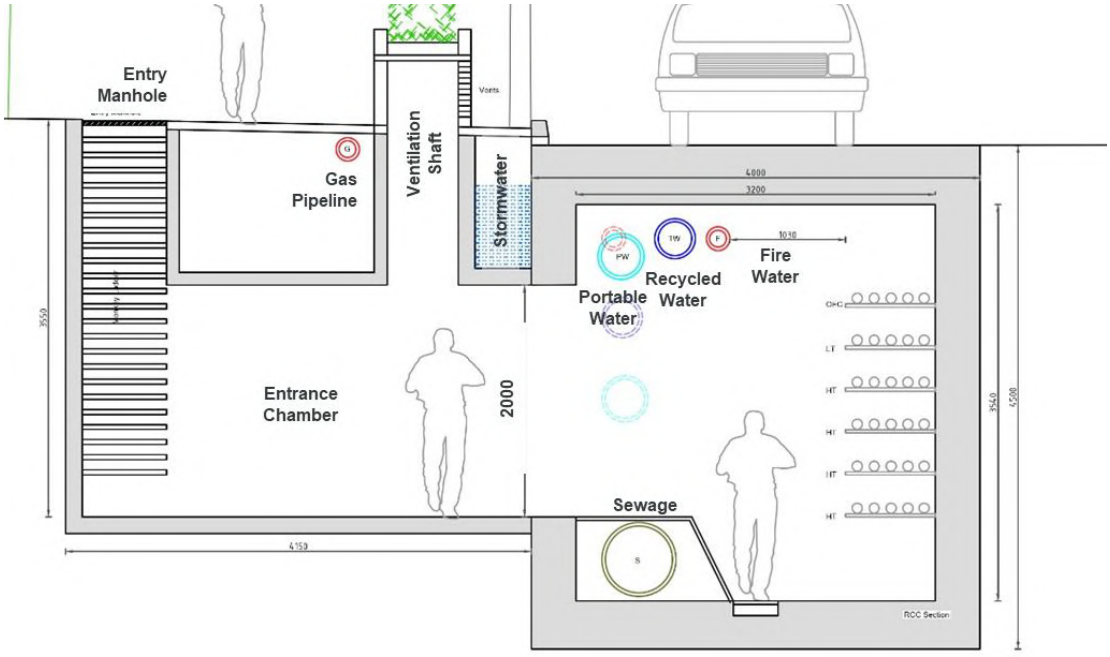


Figure 2.6 Proposed Multi Utility Tunnel Entrance Section



Figure 2.7 Proposed Multi Utility Tunnel Entrance Section

Connections from the Multi-Utility Tunnel to individual plots are planned through designated chambers placed at key intervals along the MUT network. These chambers serve as interface points where utility lines—such as power, ICT, water supply, recycled water, and fire-fighting services—branch off at the **plot level** without requiring surface excavation. At the master plan scale, each chamber is strategically located to ensure efficient distribution while keeping the main MUT corridor uninterrupted. This approach enables future buildings to connect seamlessly to the utility backbone, ensuring ease of maintenance, minimal disruption, and long-term flexibility for development across the campus.

2.4.2 Option 2 – Multi-Utility Tunnel (Periphery)

Option 2 proposes constructing the Multi-Utility Tunnel along the **peripheral roads** of the campus, with all technical specifications and design standards remaining identical to those described earlier—only the alignment differs. However, this alternative presents several challenges: the overall network length increases to **3 kms**, leading to higher construction and

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lifecycle costs; the peripheral roads predominantly have **narrow rights-of-way of only 7–9 m**, offering limited space for tunnel construction and staging; and these edges already contain dense layers of **existing utility infrastructure**, making diversion and construction significantly more complex. As a result, while feasible, the peripheral alignment is comparatively less efficient and more cost-intensive than the primary MUT option.



Figure 2.8 Proposed Multi Utility Tunnel (Peripheral) Network

2.4.3 Option 3 – Conventional Utility Ducts

The third option explores a conventional utility duct network, where all essential services are accommodated in smaller ducts laid beneath the road or footpath. Both alignment strategies—**major internal roads** and **peripheral roads**—were examined for feasibility. When aligned along secondary and peripheral roads, the network extends to **3 kms**, increasing the overall cost and complexity. Additionally, most peripheral edges have **restricted ROWs of only 7–9 m**, forcing the ducts beneath the carriageway and limiting working space during installation. These stretches also carry dense layers of **existing infrastructure**, making diversions difficult and raising construction risks. A refined version using major internal roads reduces the

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network to **2.3 km,** same as the main alignment of MUT, but still retains the fundamental limitations of a duct-based system.

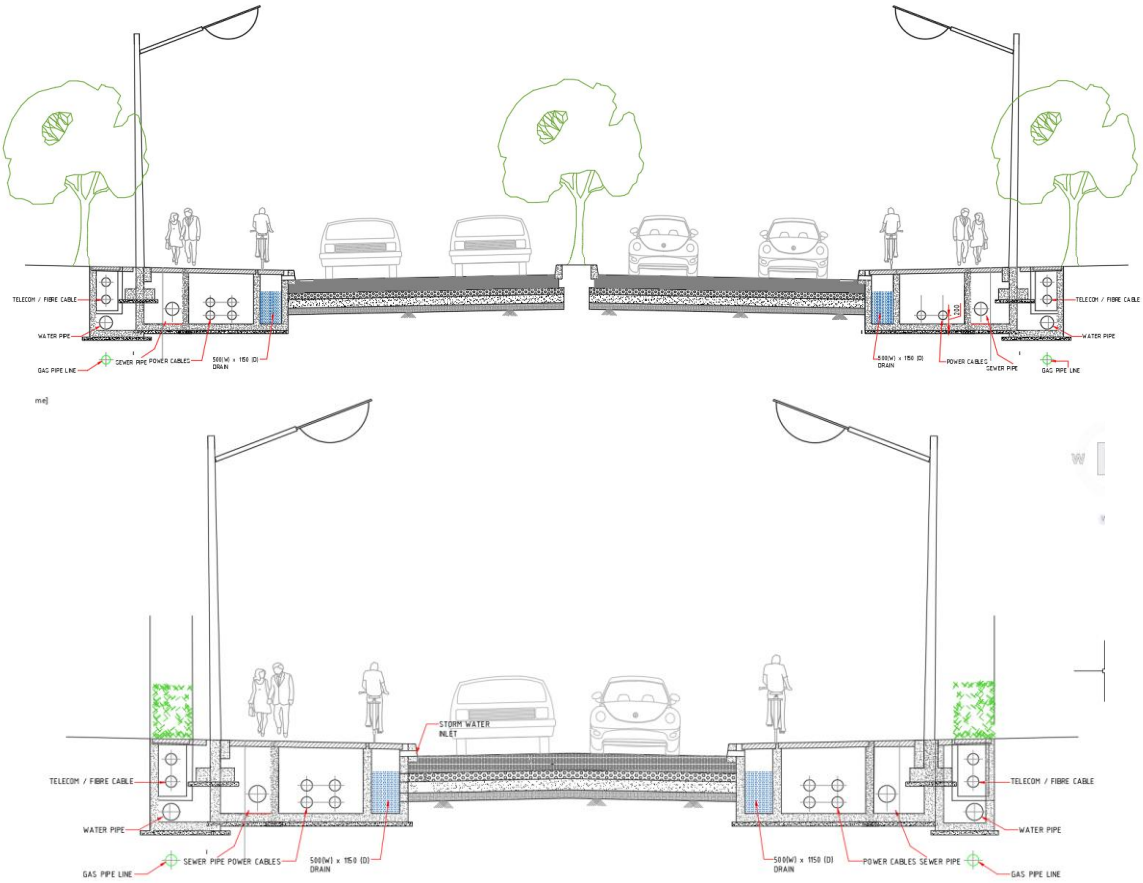


Figure 2.9 Proposed Road Sections of 24m ROW (above) and 18m ROW (below) integrating the conventional duct system.

2.4.4 Comparison

Aspect	Multi-Utility Tunnel (MUT) – Main Alignment	Multi-Utility Tunnel (MUT) – Peripheral Alignment	Conventional Utility Duct Network – Main Alignment
Integration with Existing Utilities	Existing utilities remain mostly undisturbed; new MUT carries consolidated utilities.	Higher interference with existing utilities due to dense networks on peripheral roads.	Existing networks replaced by new ducts; temporary networks required during construction.
Network Planning	Shorter (2.3 Km), efficient routing with direct connectivity between major nodes.	Network length increases to 3 km, making layout less efficient and costlier.	Utilities remain fragmented; coordination across ducts becomes complex.

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Aspect	Multi-Utility Tunnel (MUT) – Main Alignment	Multi-Utility Tunnel (MUT) – Peripheral Alignment	Conventional Utility Duct Network – Main Alignment
Road Cutting in Dense Areas	Once built, future maintenance stays inside the tunnel, avoiding road cuts.	Peripheral roads are narrow (7–9 m), increasing risk of traffic disruption during construction.	Frequent excavation required, especially under narrow lanes and built-up edges.
Traffic & Urban Disruption	Minimal long-term disruption; works stay underground.	Higher construction-phase disruption due to limited road width and surface constraints.	Repairs often create bottlenecks in congested streets.
Utility Conflict Management	Clear separation reduces clashes between utilities.	High conflict likelihood because peripheral roads already contain multiple utility lines.	High risk of utilities damaging one another during works.
Maintenance in Constrained Spaces	Walkable tunnel ensures safe access even in dense areas.	Maintenance access remains possible but more difficult due to alignment beneath narrow and busy edges.	Maintenance is difficult where ROW is small, and excavation is required.
Upgrading Aging Infrastructure	Upgrades can be done inside the tunnel without surface disturbance.	Upgrades feasible but less efficient due to longer network and constrained edges.	Upgrading requires repeat trenching in built-up areas.
Right-of-Way Optimization	Optimizes use of limited land; fits well into existing ROW.	Poor ROW availability along edges (7–9 m) creates major construction and staging constraints.	Ducts compete for limited underground space, causing congestion.
Service Reliability	Faster detection and repair improve reliability.	Reliability remains high but maintenance challenges increase with longer alignment.	Delayed repairs due to excavation logistics.
Urban Redevelopment Support	Supports smart-city upgrades like ICT, district cooling, and smart sensors.	Supports redevelopment but with higher cost and complexity.	Harder to integrate new technologies without reconstruction.
Lifecycle Cost in Dense Cities	Higher initial cost, but lower lifecycle cost due to minimized disruptions.	Higher initial and long-term cost due to longer length and ROW constraints.	Lower upfront cost but very high cumulative maintenance costs.
Cost Comparison (Roads + Utility Structure)	INR 100 Cr.	INR 134 Cr.	INR 41.78 Cr.

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2.5 WATER SUPPLY SYSTEM

2.5.1 Proposal for Water Supply

2.5.1.1 SOURCES OF WATER SUPPLY

SEEPZ SEZ Area is in Mumbai. Currently, the Water is supplied by MCGM and distributed at a rate of 3600 CUM per day by MIDC.

Currently, the SEEPZ SEZ area faces a water shortage and is unable to fulfil the daily water demand.

MCGM is the main source of water and can fulfil the future water demand as well.

An alternative water source also needs to be identified to meet the future water demand. The following water sources can be utilized for future water demand.

- Lake
- Rainwater Harvesting and Reuse
- Borewell
- STP Treated water for Flushing and Landscape/green area

2.5.1.2 WATER DISTRIBUTION

Water distribution shall be done based on the individual building or area water demand. Water supply distribution pumps' capacity shall be based on the future water demand of the entire area. Similarly, a water supply network shall be laid to supply water to individual buildings.

Valve and water meter chambers shall be provided before connection to the individual building. Valve chambers with isolation valves shall be provided at suitable locations in the distribution network. An air release valve shall be provided in the distribution network.

Water tank with approx. 3 MLD capacity and Pump room located near to Dev Talav to be made functional and potable water will be supplied with continuous pumping system in phase 1 and in phase 2 additional 3 MLD water tank and pump room shall be constructed at the south easter corner of the site abutting Marol Maroshi Road, to meet the future water demand.

Ring main is proposed in the potable water supply distribution line, so that the water can be supplied from other direction in case on maintenance of 1 line.

2.5.1.3 FUTURE DEMAND

To meet the Future water demand of next 30 years and the maximum permissible FSI, water supply requirements shall be calculated based on the future occupant load and the industry requirements.

Tentative water requirement calculation is given in the table below

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Table 2.2 SEEPZ Site water demand

SEEPZ Site water demand and Sewage Generation						
S.No.	**Description**	**No of Person or Area or No of Seat**	**Domestic Water Requirement per person or per sqm**	**Flushing Water Requirement per person or per sqm**	**Domestic Water demand in Liter**	**Flushing water Demand in Liter**
1	Staff	1,61,314	25	20	4032850	3226280
	Visitors	32263	10	5	322630	161315
2	Green Area	25000		6		150000
3	Washing Area	1000000		0.5		500000
4	Restaurant/ Commercial	5000	55	15	275000	75000
	Fire Fighting					454080
			Total water Demand		**4630480**	**4566675**
			Water Loss (10%)		463048	456668
					5093528	5023343
					5.09	5.02
			Total water Demand			**10116871**
					MLD	**10.12**

As per above calculations approx. 10.5 MLD of total water is required for the entire SEEPZ site including potable and recycle water.

Water demand calculation will be updated in later stage based on the final FSI and occupants. Domestic and Flushing both type of water supply is considered in the calculation.

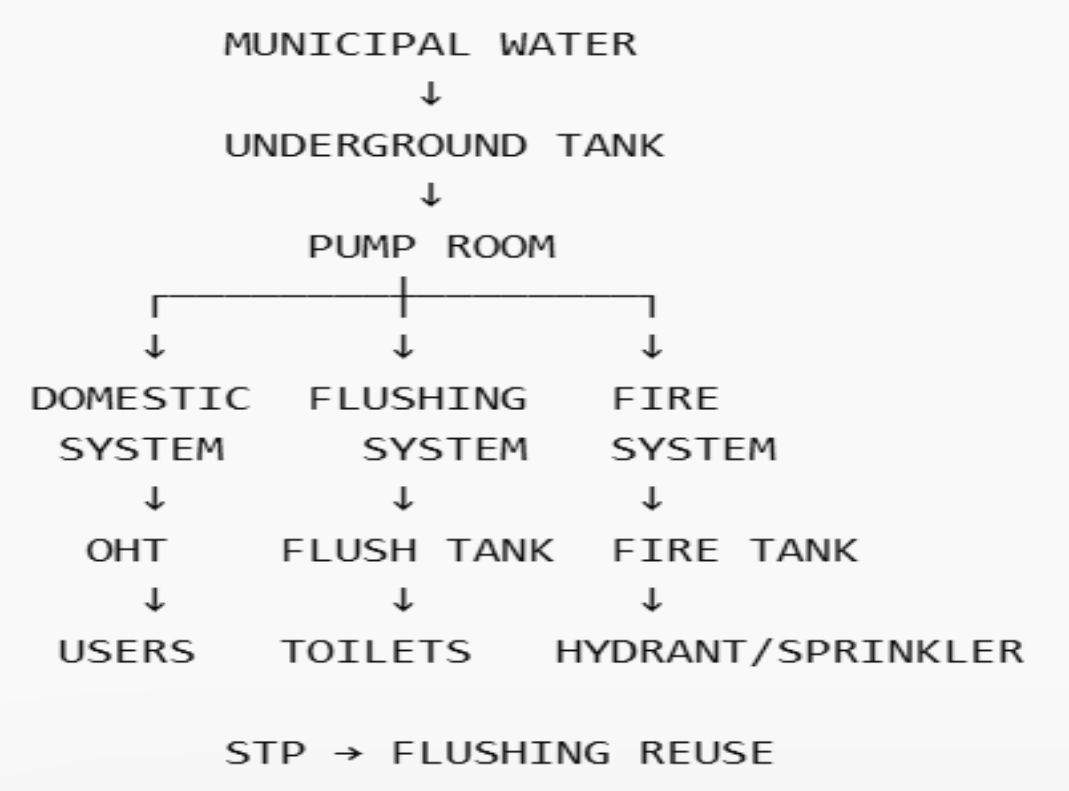
2.5.1.4 BASIC WATER SUPPLY & FIRE SYSTEM CONCEPT

The proposed water supply system is designed based on a total population of approximately 2 lakh with a total water demand of 10.5 MLD. Out of this, 3.6 MLD is supplied by the municipal authority, while the remaining demand is met through reuse of treated water from a 9 MLD Sewage Treatment Plant (STP). Considering the limited and intermittent municipal supply, an underground storage tank (UGT) is designed for 4-hour storage capacity to ensure continuous water availability. The stored water is then distributed through a centralized pumping system.

The system is divided into three main components: domestic water, flushing water, and fire water. Domestic water is supplied from the UGT to the overhead tank through dedicated domestic pumps and distributed by gravity to all fixtures such as washbasins, kitchens, and showers. Flushing water demand is met using treated water from the STP, which is stored in a separate flushing tank and pumped through an independent pipeline network to toilets and urinals, thereby reducing freshwater consumption.

In addition, a dedicated fire water storage tank is provided as per the guidelines of the National Building Code of India, ensuring adequate storage for firefighting requirements. The fire system is completely independent and includes a fire pump room equipped with main, standby, and jockey pumps to maintain constant pressure in the hydrant and sprinkler network. All systems are designed with separate pipelines, pumps, and controls to ensure reliability, efficiency, and compliance with standard engineering practices.

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2.6 SEWERAGE SYSTEM

2.6.1 Sewage Generation

All the Sewer generated in the SEEPZ SEZ area is handled by the sewer network and septic tanks.

Sewer generation shall be considered based on future projected population and water demand for the population and visitors.

Total Sewer generation shall be considered is 80 % of Total water demand as per CPHEEO manual.

Tentative Sewer Generation for the SEEPZ site is given in the below table.

Table 2.3 SEEPZ Site water demand and Sewage Generation

S. No.	Description	No of Person or Area or No of Seat	Domestic Water Requirement per person or per sqm	Flushing Water Requirement per person or per sqm	Domestic Water demand in Liter	Flushing water Demand in Liter
1	Staff	1,61,314	25	20	4032850	3226280
	Visitors	32263	10	5	322630	161315
2	Green Area	25000		6		150000
3	Washing Area	1000000		0.5		500000
4	Restaurant/ Commercial	5000	55	15	275000	75000
	Fire Fighting					454080

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S. No.	Description	No of Person or Area or No of Seat	Domestic Water Requirement per person or per sqm	Flushing Water Requirement per person or per sqm	Domestic Water demand in Liter	Flushing water Demand in Liter
			Total water Demand		**4630480**	**4566675**
			Water Loss (10%)		463048	456668
					5093528	5023343
					5.09	5.02
			Total water Demand			**10116871**
					MLD	**10.12**
			STP Capacity (80 % of water Demand) in Litre			**8093496.4**
			Infilteration 10 %			**809349.64**
					MLD	**8.9**
				Recycle/Reuse		**7.12**

As per the above Calculations approx. 9 MLD of STP capacity is required for the entire SEEPZ site for the future horizon of next 30 years. STP can be built in 2 phases with capacity of 4.5 MLD each. Suitable location for the Future STP is near to the existing STP.

2.6.2 Option 1 – Gravity Sewer System

Gravity sewer system works on the principle of natural flow, where sewage moves from higher to lower levels through pipelines laid at a proper slope. It is the most commonly used system due to its simple design, low cost, and minimal maintenance requirements

2.6.3 Option 2 – Vacuum Sewer System

The vacuum sewer system is centrally arranged within the multi utility tunnel, where sewage from multiple zones is collected through interface valves and transported via a common vacuum header to a centralized vacuum station connected to the STP.

Vacuum sewer system uses negative pressure to transport sewage through airtight pipelines. It is suitable for flat terrain, high groundwater areas, or locations where gravity flow is not possible, though it requires power and higher

Working Principle (Step-by-Step)

1. Sewage collects in chamber
2. Level reaches trigger point
3. Interface valve opens
4. Vacuum sucks sewage + air (slug flow)
5. Mixture reaches vacuum vessel
6. Air separated → vacuum pump removes air
7. Sewage collected → pumped to STP

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2.6.4 Comparison

Table 2.4 Gravity Sewer vs Vacuum Sewer Comparison

Gravity Sewer vs Vacuum Sewer (Comparison Table)			
S.No	**Parameter**	**Gravity Sewer System**	**Vacuum Sewer System**
1	Working Principle	Flow by **gravity (slope)**	Flow by **vacuum (suction)**
2	Energy Requirement	✗ Not required	☑ Required (vacuum pumps)
3	Pipe Slope	Required	Not required
4	Excavation Depth	Deep excavation	Shallow excavation
5	Installation Cost	Low	High
6	Maintenance	Easy	Complex
7	Operation	Simple	Requires control system
8	Suitability	Normal terrain	Flat / coastal / rocky areas
9	Groundwater Issue	Problematic in high water table	Works well in high water table
10	Leakage Risk	Higher (joints/manholes)	Very low (airtight system)
11	Manholes Required	Yes	No (uses valve chambers)
12	Reliability	High	Moderate (depends on power)
13	Common Usage	Widely used (standard system)	Special applications only
14	Cost (Main Alignment)	INR 0.74 Cr.	INR 7.3 Cr.
15	Cost (Peripheral Alignment)	INR 1 Cr.	INR 10 Cr.

2.7 POWER SUPPLY

2.7.1 Load Forecasting

The built-up area, along with projected growth and population density across various clusters, forms the basis for assessing power demand and planning the electrical infrastructure. The calculation of SEEPZ's total power requirement accounts for multiple load components, including lighting, power, lifts, HVAC systems, common areas and parking, utilities, and road network demands.

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Table 2.5 Load Forecasting

S. No.	PRODUCT MIX	POWER DEMAND NORMS	BASIS FOR NORMS ADOPTED
1	**LIGHTING LOAD**		
i)	Commercial	9.5 W/ Sq mtr.	ECBC-2017(Energy conservation building code)
ii)	Residential- Group & EWS housing	7.5W/ Sq mtr.	
iii)	Institutional	11.2 W/Sq mtr.	
iv)	Public / Semi Public	9.5 W/ Sq mtr.	
iii)	Mandatory areas (Green / Roads / open area / circulation)	3.0W/ Sq mtr.	
2	**COMMON AREA/PARKING LOAD**		
i)	Commercial	3.0W/ Sq mtr.	ECBC-2017(Energy conservation building code)
ii)	Residential- Group housing	3.0W/ Sq mtr.	
iii)	Institutional	3.0W/ Sq mtr.	
iv)	Public / Semi Public	3.0W/ Sq mtr.	
3	**HVAC LOAD**		
i)	Commercial	43.05 W/ Sq mtr.	As per power engineers hand book, Thumb rule for HVAC load calculation is 1Ton/200sqft or 1Ton/18.58sqmtr. Considering power consumption 0.8kW/ton, it will be 43.05W/ Sq mtr.
ii)	Institutional	43.05 W/ Sq mtr.	
iii)	Public / Semi Public	43.05 W/ Sq mtr.	
4	**LIFT LOAD**		
i)	Commercial	3 W/ Sq mtr.	For a Built-up Area of 16000 Sq mtr, 3 lifts are required. Gearless lift of rating 16kW/lift is considered, as per past project experience
ii)	Residential- Group housing	3 W/ Sq mtr.	
iii)	Institutional	3 W/ Sq mtr.	
iv)	Public / Semi Public	3 W/ Sq mtr.	
5	**TOTAL LOAD**		
i)	Residential- Multi-storey Building	50W/ Sq mtr.	As per Guidelines for Determination of Connected Load MahaVITARAN (Maharashtra Electricity Borad)
ii)	Non-Residential – Multi-storey Building	200 W/ Sq mtr.	

The built-up area for each land-use type and plot has been derived based on working population estimates, applicable FSI norms, and the provisions of NBC and ECBC. These parameters form the basis for estimating the total power demand for the project, with assessments carried out for each product mix to support the planning of the external electrical infrastructure.

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Tentative Ultimate Power demand of Entire SEEPZ Zone

TABLE A: ULTIMATE POWER DEMAND FOR SEEP-SEZ

Land Use	BUA(Sq.m.)	Occupancy factor	Lighting load (watt/Sqm) As per ECBC-2017			Power, Equipment & Workstation load (watt/Sqm) As per MVVNL guidelines			HVAC laod (watt/Sqm) with Power demand of 0.8 kW/ ton as per power engineers handbook			Lifts load (watt/Sqm)			Common area/Parking load (watt/Sqm) As per ECBC-2017			Total Demand load (a+b+c+d+e+f) (watt/Sqm)	CL (MW)	D.F	Ultimate Demand Load (MW)
			CL	LF	DL (a)	CL	LF	DL (b)	CL	LF	DL (d)	CL	LF	DL(e)	CL	LF	DL(f)				
Commercial	448619	100%	9.5	1.1	9	97.44	5	19.5	43.1	1.429	30.1	3.00	10	0.3	3.0	5	0.6	59.2	26.54	0.75	19.9
TOTAL	448619																		26.54		21
Ultimate Power Demand Load (MW) at 11kV level considering 0.75 Diversity factor																					16

Total new construction load = 16MVA

Existing load =35MVA

Total load = 51MVA

2.7.2 Existing Power Network Data

At present, the existing demand load on the substation is about 35 MVA. With the proposed new construction, an additional load of approximately 16 MVA is anticipated, bringing the total projected demand to around 51 MVA. Considering the installed capacity of 60 MVA, the substation will operate at approximately 84% loading under the projected scenario. This indicates that the existing infrastructure is adequately sized and capable of reliably catering to the future load requirements, while still maintaining a reasonable margin for operational flexibility and system stability.

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3. COST ESTIMATE

The project cost has been evaluated across multiple design options. These options include variations in the type of utility infrastructure, comparing a Conventional Utility Structure with a Multi-Utility Tunnel (MUT) system. Additionally, two alternative alignments for the utility network have been examined: one following the central road corridors and another aligned along the peripheral road network. Further, two sewage management approaches—gravity-based and vacuum-based systems—have also been assessed.

Based on the combined technical, operational, and financial analysis of all permutations, the recommended option is the construction of RCC roads with a centrally aligned Multi-Utility Tunnel network integrated with a vacuum-based sewage system.

RCC ROADS & PRE CAST MULTI-UTILITY STRUCTURE WITH VACUUM SEWAGE SYSTEM (CENTRAL ROAD)				
Parameter	**Unit**	**Total Quantity**	**Rate**	**Amount**
Site Level Road Length (24m)	m	1917.46	₹ 12,876.51	₹ 6,11,86,871.00
Site Level Road Length (18m)	m	262.34		
Site Level Road Length (15m)	m	973.52		
Site Level Road Length (9m)	m	640.8		
Plot Level Road Length (6m)	m	516.66		
Plot Level Road Length (7.5m)	m	441.04		
Pre Cast Multi Utility Tunnel	m	2300	4,07,120	₹ 93,63,76,249.32
Electrical Cables & Cable Trays	m	2300	22,422	₹ 5,15,70,020.25
Fire Water	m	2300	3,360	₹ 77,28,000.00
Water Supply	m	2300	10,080	₹ 2,31,84,000.00
Vacuum Sewerage System	m	2300	31,739	₹ 7,30,00,000.00
Solid Waste Management	Ton	17.30	₹ 15,02,890.17	₹ 2,60,00,000.00
CCTV Surveillance	m	3,250.00	₹ 3,026.77	₹ 98,37,011.00
Potable Water Tank - 3MLD with Pump Room	MLD	3.00	₹ 2,30,00,000.00	₹ 6,90,00,000.00
STP - 5MLD with SPS	MLD	5.00	₹ 4,96,15,000.00	₹ 24,80,75,000.00
ESS - 30MVa	kVA	30,000.00	₹ 3,800.00	₹ 11,40,00,000.00
Fire Tender Pavement Area (6m Wide)	sqm.	11,581.85	₹ 2,270.05	₹ 2,62,91,373.00
Skywalk Area	sqm.	10,974.60	₹ 70,818.42	₹ 77,72,03,835.50

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RCC ROADS & PRE CAST MULTI-UTILITY STRUCTURE WITH VACUUM SEWAGE SYSTEM (CENTRAL ROAD)				
Parameter	**Unit**	**Total Quantity**	**Rate**	**Amount**
Paved Areas	sqm.	7,718.58	₹ 1,679.30	₹ 1,29,61,820.00
Green Areas (Site Development)	Acre	13.11	₹ 1,50,00,000.00	₹ 19,66,50,000.00
Bioswales Area (5m wide)	Rm	1,500.00	₹ 9,781.30	₹ 1,46,71,955.90
Retention Pond	sqm.	2,470.08	₹ 2,142.46	₹ 52,92,047.60
Rainwater Harvesting Tank	cum.	5,817.00	₹ 23,000.00	₹ 13,37,91,000.00
			TOTAL PROJECT COST	**₹ 2,78,68,19,183.57**

4. DECISIONS REQUIRED FOR MASTER PLAN FINALISATION

Before proceeding with the finalization of the master plan and associated engineering strategies, certain key decisions are required to ensure alignment on the proposed development framework. These decisions will guide the refinement of the design, optimization of utilities, and overall project implementation approach.

1. Confirmation on the inclusion of the proposed skywalk.
2. Selection of the preferred utility infrastructure: Multi-Utility Tunnel (MUT) or Conventional Utility System.
3. Selection of the sewage system approach: Gravity-based system or Vacuum sewage system.
4. Confirmation of the preferred utility alignment: Central alignment or Peripheral alignment.
5. Approval of the final optimized FSI and carpet area achieved.
6. Confirmation regarding the metro tunnel connectivity and the proposed skywalk connection.

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NBCC
A Navratna CPSE
An IS/ISO 9001 : 2015
Certified Company

एनबीसीसी (इंडिया) लिमिटेड
(भारत सरकार का उद्यम)
NBCC (INDIA) LIMITED
(A Government of India Enterprise)

No.:ED-RBG(WEST)/NBCC/2026/ 254

Date: 18 August 2026

To,
The Development Commissioner,
Santacruz Electronics Export Processing Zone (SEEPZ-SEZ) Authority,
Andheri (East), Mumbai – 400 096.

Subject: **Submission of Zone-wise Detailed Estimate for "Renovation and Upgradation of Internal Roads with Pavement Quality Concrete (PQC) at SEEPZ, Andheri, Mumbai" – Request for Approval to Proceed with Calling of Tenders**

Reference: Drg. No. W.004717-Z-20906-104 & 123, Rev. R0, dated 17.07.2026 (Tractebel Engineering Pvt. Ltd. / Architect Reza Kabul) – "Preparation of Detailed Master Plan for 30 Years & Detailed Architectural Design for Model Building for SEEPZ-SEZ"

Dear Sir/Madam,

With reference to the above-captioned assignment, we are pleased to submit herewith the Zone-wise Detailed Estimate for the proposed renovation and upgradation of the internal road network at SEEPZ, Andheri, with Pavement Quality Concrete (PQC), for your kind review and approval. On receipt of your approval, we shall proceed to finalise the tender documents for calling of tenders.

The salient points covered in the enclosed estimate are summarised below for ease of reference:

1. Scope and Zoning

- The project covers upgradation of the entire internal road network of the SEEPZ campus, divided into five (5) zones for execution and estimation purposes: Zone 1 (SDF-VIII / TCS ODC-II / Hotel Sun City precinct), Zone 2 (SDF-I to SDF-IV & Multi-Storied Building precinct), Zone 3 (SDF-VI, VII, IX, TCS ODC-I & Service Centre precinct), Zone 4 (Gems & Jewellery Buildings 2 & 3 precinct) and Zone 5 (SDF-V, Gems & Jewellery Building 1 & Renaissance precinct).
- The estimate covers an aggregate internal road length of approximately 5.9 km, with carriageway Right-of-Way (ROW) varying between 9m, 15m, 18m and 24m depending on the stretch.

2. Pavement & Pathway Specification

- Proposed pavement composition (typical): 300mm Pavement Quality Concrete – PQC (M40) laid over a 125-micron polyethylene separation sheet, 150mm Dry Lean Concrete – DLC (M10), 200mm Wet Mix Macadam (WMM) and 150mm Granular Sub-Base (GSB).
- Dedicated pedestrian pathways are proposed on both sides of the carriageway using 80mm concrete paver blocks (M40) over bedding sand and 200mm granular sub-base, along with green verges/median plantation and street lighting.

3. Multi-Utility Tunnel (MUT) & Skywalk

- A Multi-Utility Tunnel is proposed along select stretches of Zones 1, 4 and 5 to house HT cables, treated/fire/potable water lines and sewerage, obviating repeated road cutting for future utility works. Two construction options have been estimated – cast-in-situ RCC MUT and Precast MUT – for the client's consideration.
- Provision for an elevated pedestrian Skywalk has also been factored in for a short stretch of 18m and 24m ROW roads.

4. Basis of Costing

- Rates are based on applicable DSR 2023 and DSR 2025 Schedule of Rates, with Cost Index of 15% (DSR 2023 items) and 13.59% (DSR 2025 items) applied, plus prevailing market rates for non-SOR items (road works and electrical works).
- Major cost components across the project are Reinforced Cement Concrete works, Road (PQC) works, dismantling/demolition of the existing pavement, structural steel, waterproofing and electrical works.

5. Zone-wise Estimated Cost

Zone	Coverage	Cost with cast-in-situ RCC MUT (₹)	Cost with Precast MUT (₹)
Zone 1	SDF-VIII, TCS ODC-II, Hotel Sun City & adjoining facilities	10,88,02,655.84	13,86,39,284.08
Zone 2	SDF-I to SDF-IV & Multi-Storied Building precinct	18,00,60,909.35	18,00,60,909.35
Zone 3	SDF-VI, SDF-VII, SDF-IX, TCS ODC-I & SEEPZ Service Centre	8,38,61,333.63	8,38,61,333.63
Zone 4	Gems & Jewellery Buildings 2 & 3 precinct	32,02,83,852.02	46,23,57,377.06
Zone 5	SDF-V, Gems & Jewellery Building 1 & Renaissance precinct	15,60,11,517.95	19,25,09,825.33
Total	**Project Cost (All 5 Zones)**	**84,90,20,268.79**	**1,05,74,28,729.45**

In view of the above, the total estimated project cost works out to ₹ 84,90,20,268.79 (Rupees Eighty-Four Crore Ninety Lakh Twenty Thousand Two Hundred Sixty-Eight and Paise Seventy-Nine only) with cast-in-situ RCC MUT, and ₹ 1,05,74,28,729.45 (Rupees One Hundred Five Crore Seventy-Four Lakh Twenty-Eight Thousand Seven Hundred Twenty-Nine and Paise Forty-Five only) with Precast MUT.

We request you to kindly peruse the enclosed detailed zone-wise estimate and accord your approval, along with your preference between the RCC MUT and Precast MUT options, so that we may proceed to finalise the Bill of Quantities and initiate the tendering process at the earliest.

The detailed zone-wise estimate, master plan drawings and typical road cross-sections are enclosed herewith for your ready reference.

We look forward to your early approval and remain available for any clarification or discussion in this regard.

Thanking you,

Yours sincerely,

18/8/26

(Dinesh Kumar Nagar)
GM(Engg), NBCC (I) Ltd.
O/o RBG (Maharashtra)

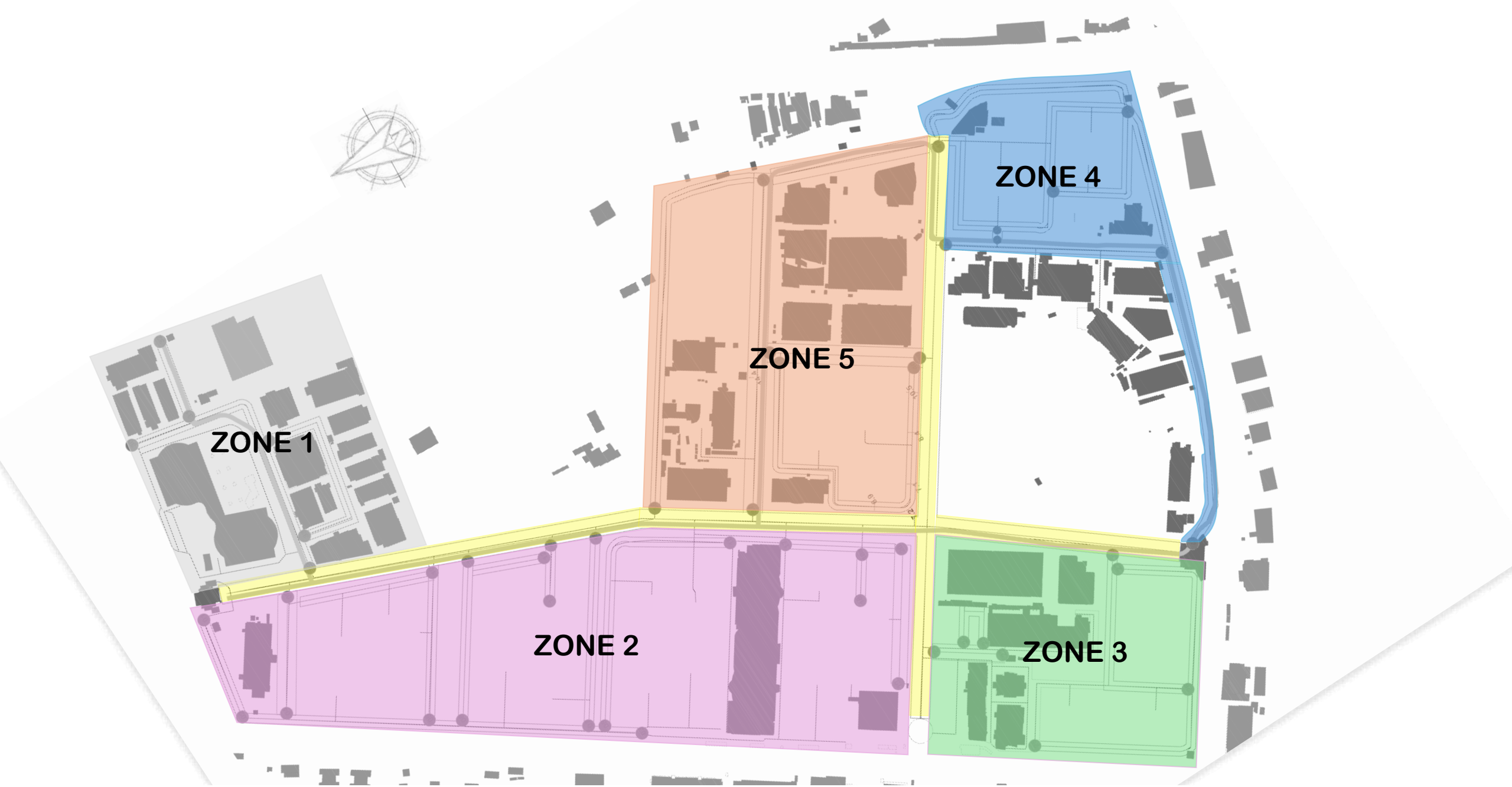
Encl:

- Zone-wise Detailed Estimate (General Abstract) – Zones 1 to 5
- Master Plan / Zone Layout Drawings
- Typical Road Cross-Sections (24m, 18m, 15m & 9m ROW) and Typical MUT Section

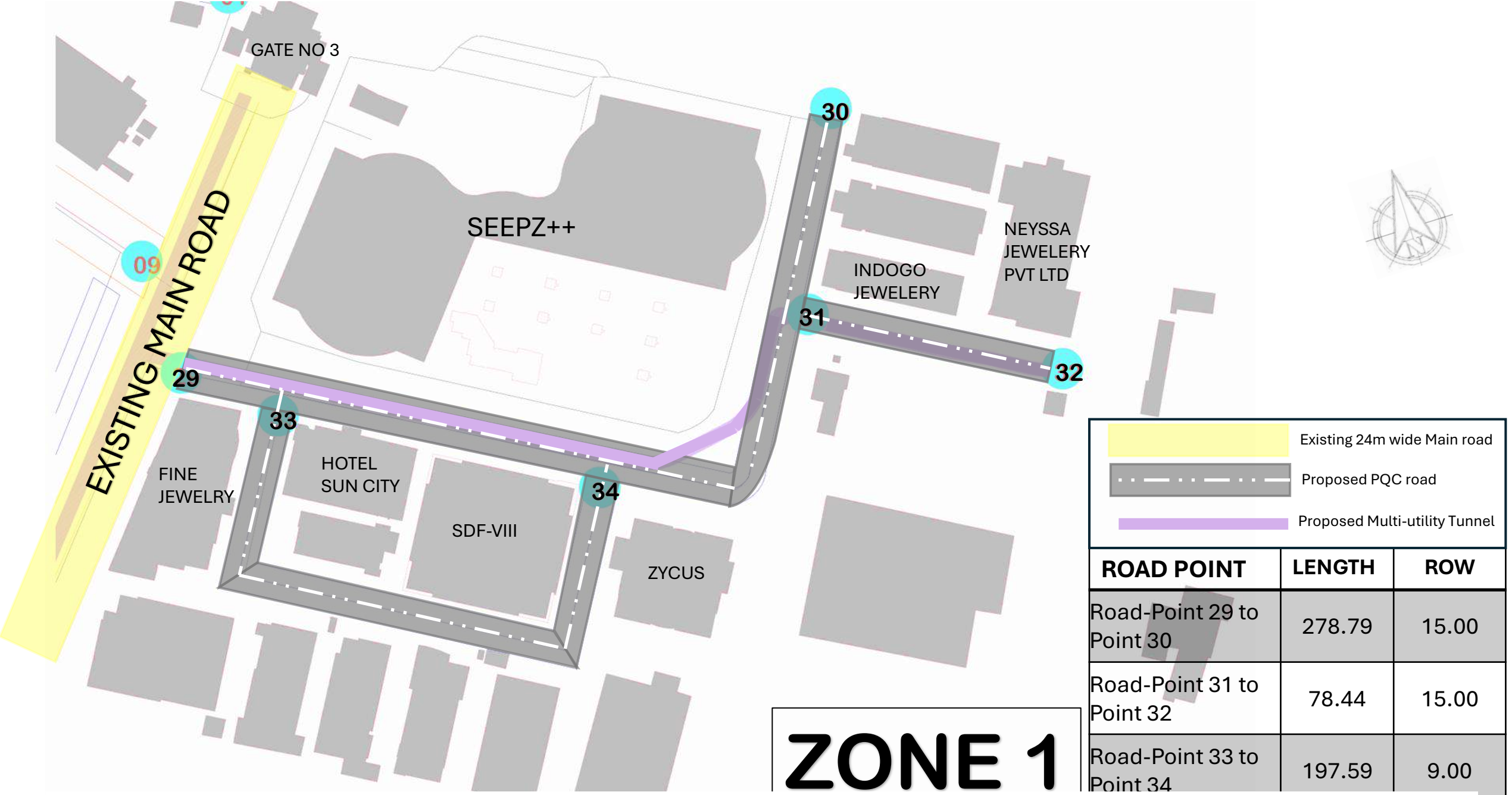
CC to:
RBG (Maharashtra) : for information please

01-

Detail Layout

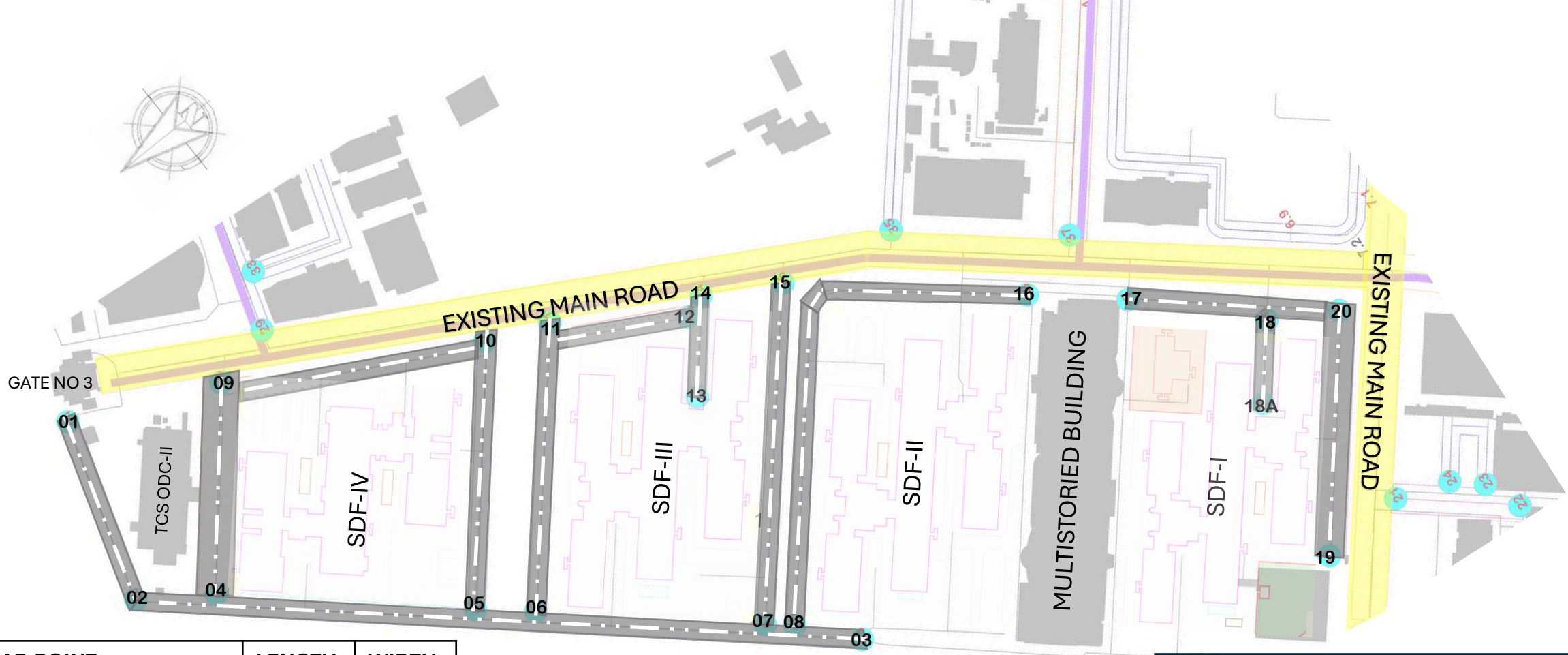

ZONE 1
ZONE 2
ZONE 3
ZONE 4
ZONE 5


ZONE 1
ZONE 2
ZONE 3
ZONE 4
ZONE 5



ZONE 1

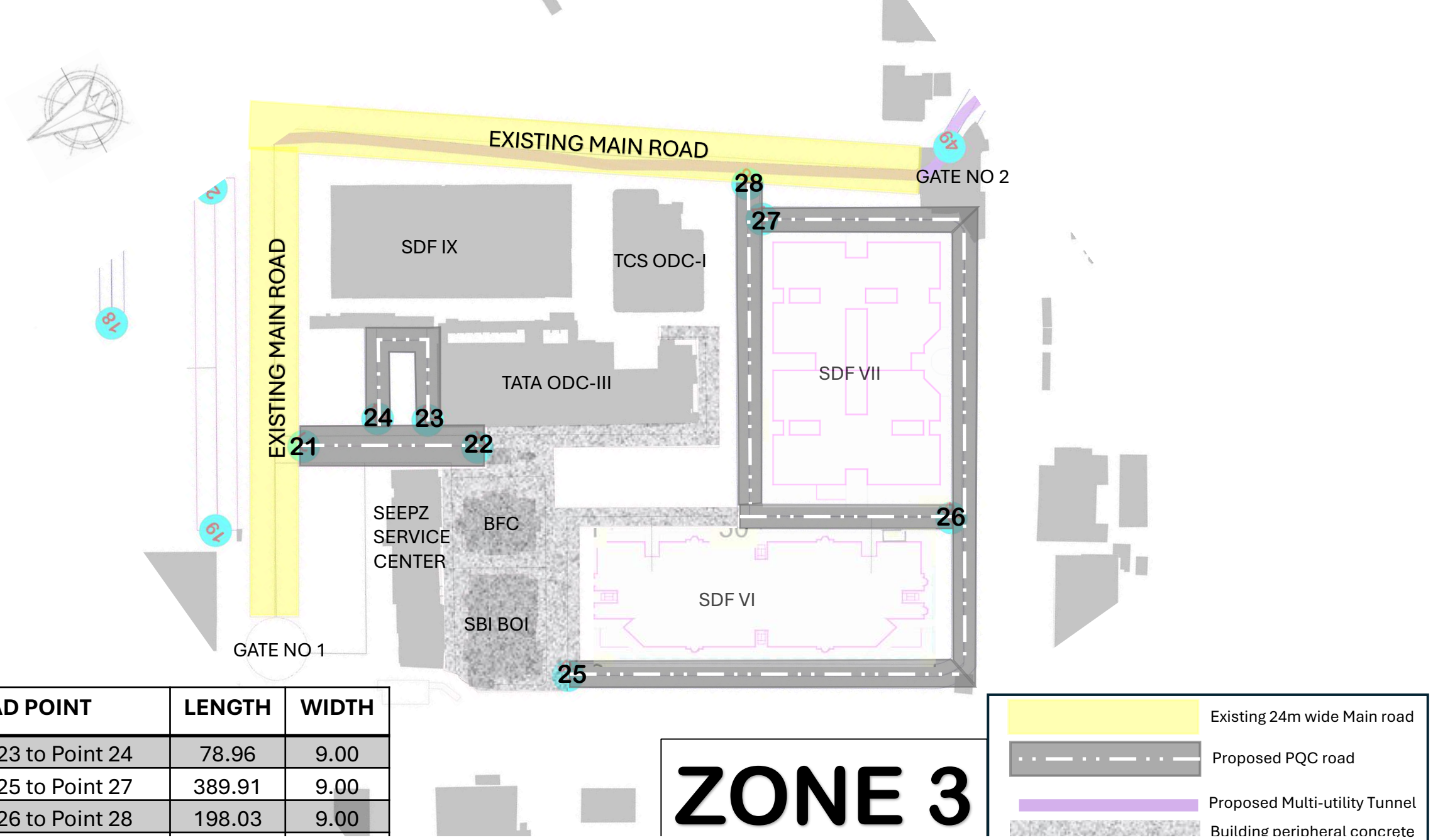
ROAD POINT	LENGTH	ROW
Road-Point 29 to Point 30	278.79	15.00
Road-Point 31 to Point 32	78.44	15.00
Road-Point 33 to Point 34	197.59	9.00



ROAD POINT	LENGTH	WIDTH
Road-Point 1 to Point 2	100.72	9.00
Road-Point 2 to Point 3	379.23	9.00
Road-Point 10 to Point 5	145	9.00
Road-Point 6 to Point 11	152.09	9.00
Road-Point 11 to Point 12	69.66	9.00
Road-Point 13 to Point 14	52.62	9.00
Road-Point 7 to Point 15	178.16	9.00

ROAD POINT	LENGTH	WIDTH
Road-Point 9 to Point 10	123.20	9.00
Road-Point 17 to Point 20	104.33	9.00
Road-Point 18 to Point 18a	46.25	9.00
Road-Point 19 to Point 20	130.6	15.00
Road-Point 4 to Point 9	115.06	18.00

ZONE 2



ROAD POINT	LENGTH	WIDTH
Road-Point 23 to Point 24	78.96	9.00
Road-Point 25 to Point 27	389.91	9.00
Road-Point 26 to Point 28	198.03	9.00

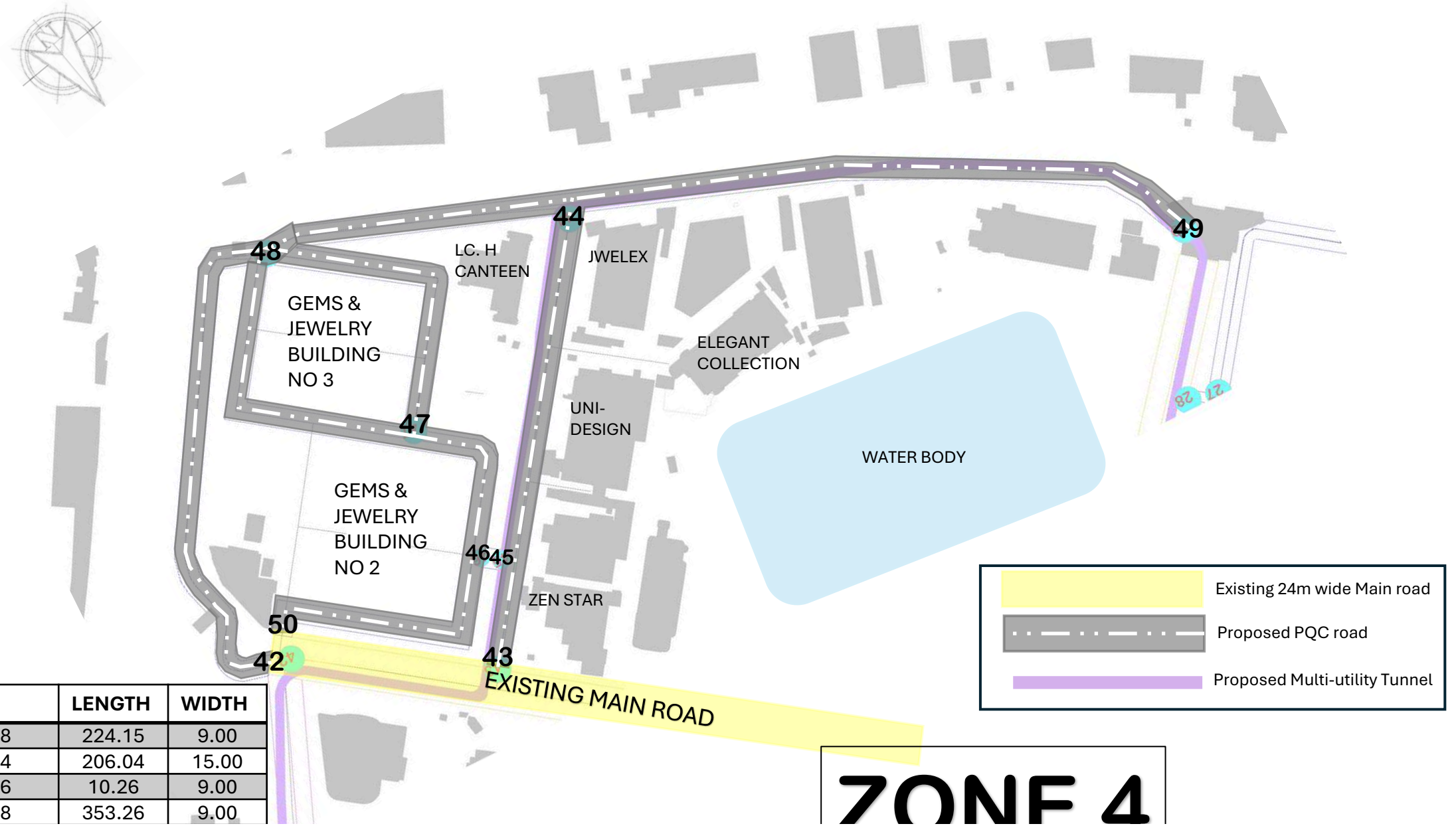
ZONE 3

Existing 24m wide Main road

Proposed PQC road

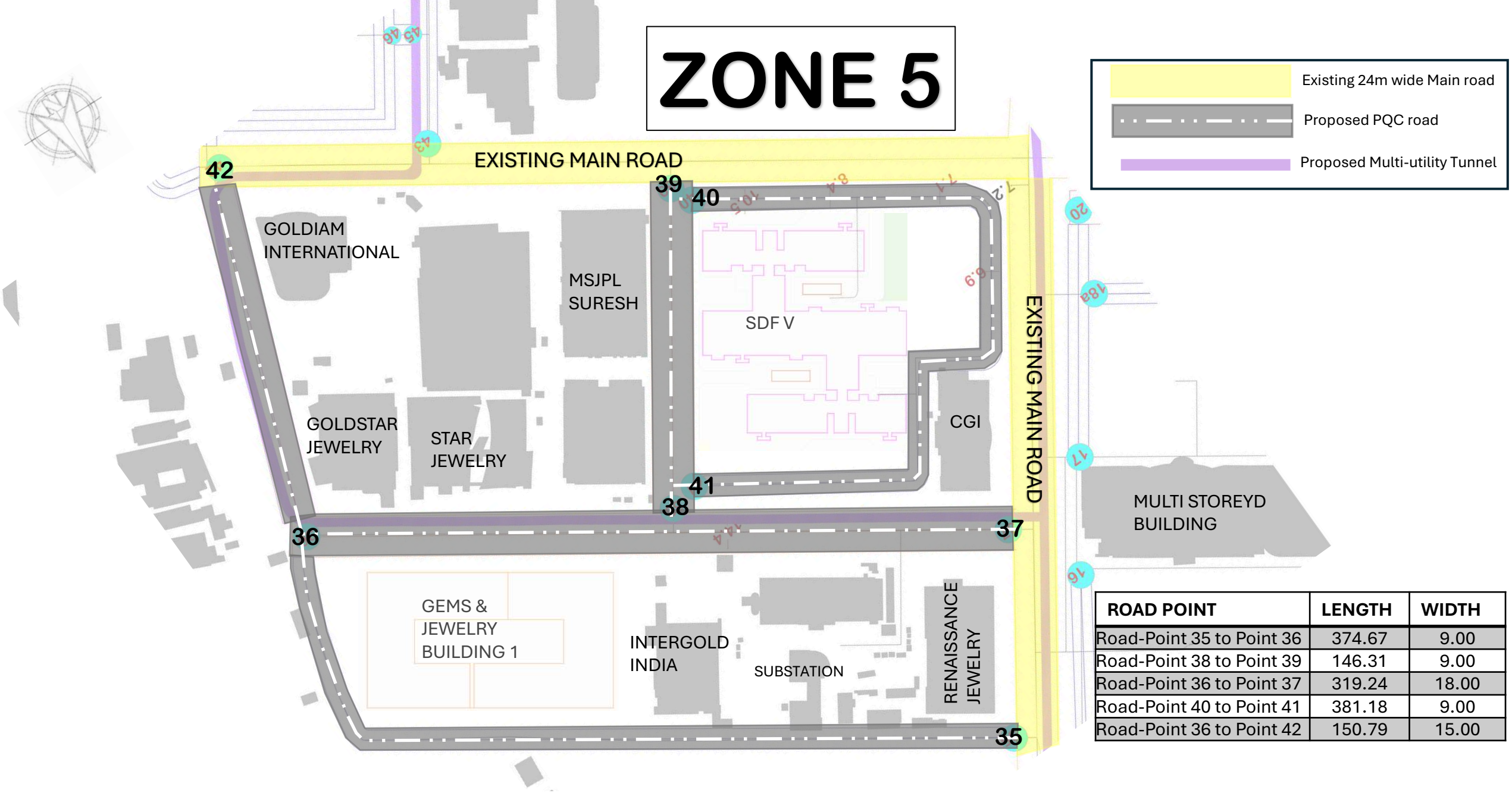
Proposed Multi-utility Tunnel

Building peripheral concrete

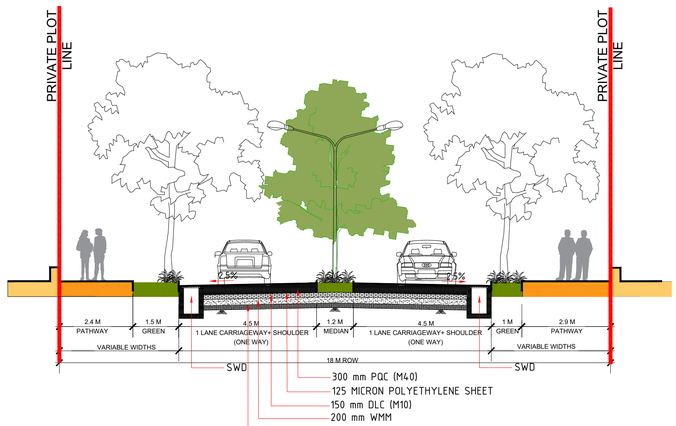


ROAD POINT	LENGTH	WIDTH
Road-Point 42 to Point 48	224.15	9.00
Road-Point 43 to Point 44	206.04	15.00
Road-Point 45 to Point 46	10.26	9.00
Road-Point 50 to Point 48	353.26	9.00
Ro		
Ro		

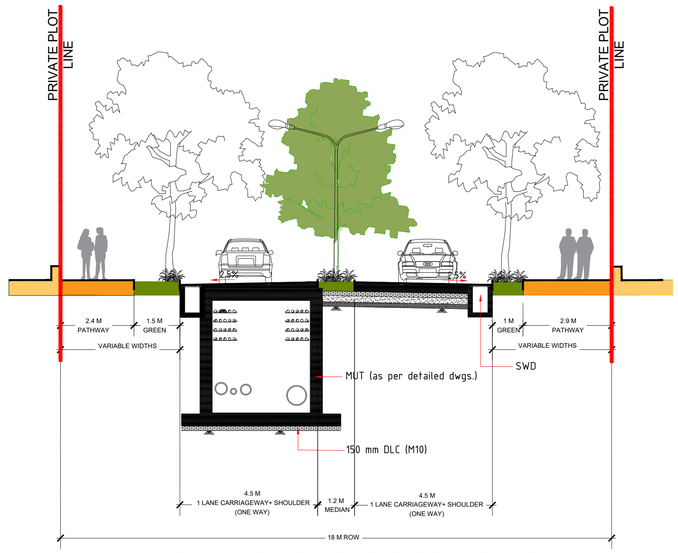
ZONE 5



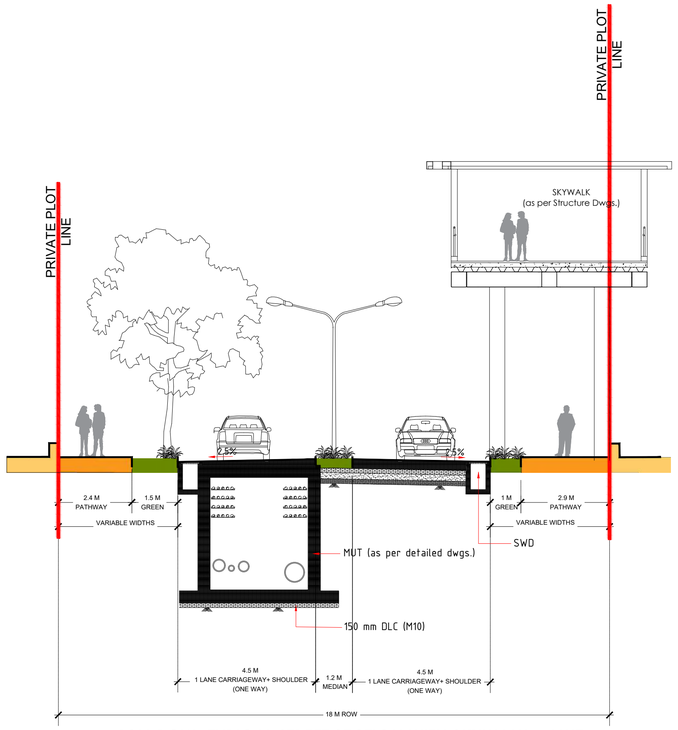
ROAD POINT	LENGTH	WIDTH
Road-Point 35 to Point 36	374.67	9.00
Road-Point 38 to Point 39	146.31	9.00
Road-Point 36 to Point 37	319.24	18.00
Road-Point 40 to Point 41	381.18	9.00
Road-Point 36 to Point 42	150.79	15.00



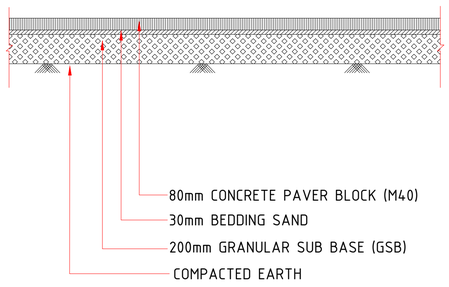
18M ROW -TYPICAL STREET SECTION
(4.5m CARRIAGEWAY)



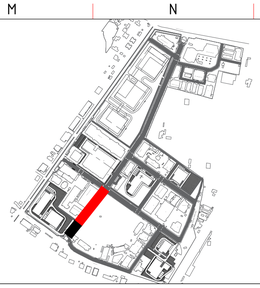
18M ROW -TYPICAL STREET SECTION WITH MUT
(4.5m CARRIAGEWAY)



18M ROW -TYPICAL STREET SECTION WITH SKYWALK & MUT
(4.5m CARRIAGEWAY)



TYPICAL CROSS SECTION OF PEDESTRIAN PATHWAY
(SCALE NTS)



KEY PLAN

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS AND ELEVATIONS IN METERS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT MEASURE DIMENSIONS ON THE DRAWING, ONLY WRITTEN DIMENSION SHOULD BE FOLLOWED.

BASED ON DRAWING / DOCUMENTS

DRG./DOCUMENT NO.	SUBJECT
	-

REFERENCE DRAWINGS

-DRG. NO.	SUBJECT
	-

SCALE 0 .01 0.25 0.5 1.0M

N W E S

STATUS OF DRAWING

FINAL MASTER PLAN

Rev.	Y	M	D	Modifications	Status	Drawn	Checked	Approved	Validated
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-	-			-	-	-	-	-	-
-	-			-	-	-	-	-	-
-	-			-	-	-	-	-	-
-	-			-	-	-	-	-	-

CLIENT

SANTACRUZ ELECTRONICS EXPORT PROCESSING ZONE AUTHORITY

CONSULTANTS

TRACTEBEL ENGINEERING PVT.
Initiac House, 37
Institutional Area, Sector 44
122002 Gurgaon—INDIA

ARCHITECT Reza Kabul
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PROJECT

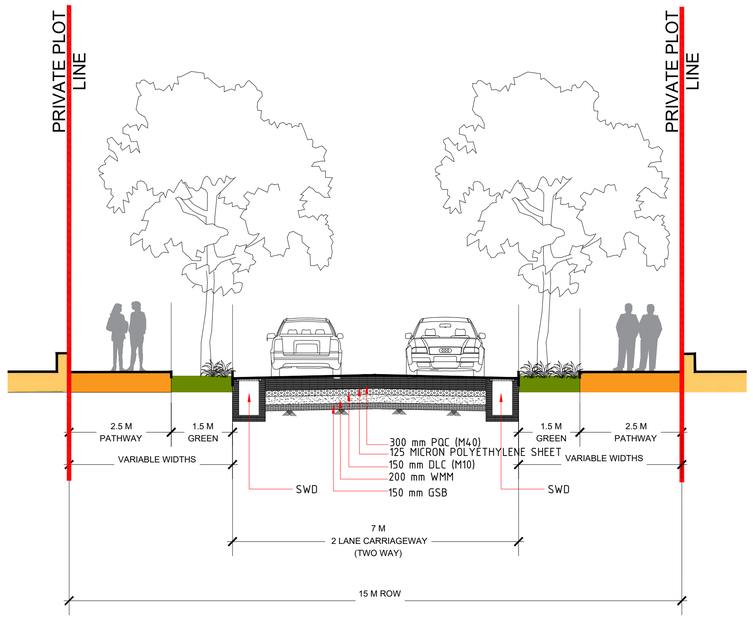
PREPARATION OF DETAILED MASTER PLAN FOR 30 YEARS & DETAILED ARCHITECTURAL DESIGN FOR MODEL BUILDING FOR SEEPZ-SEZ

	NAME	SIGN
DRAWN BY	ASR	
CHECKED BY	ASR	
APPROVED BY	MNS	
VALIDATED BY	RJT	

DRAWING TITLE
TYPICAL ROAD CROSS SECTION
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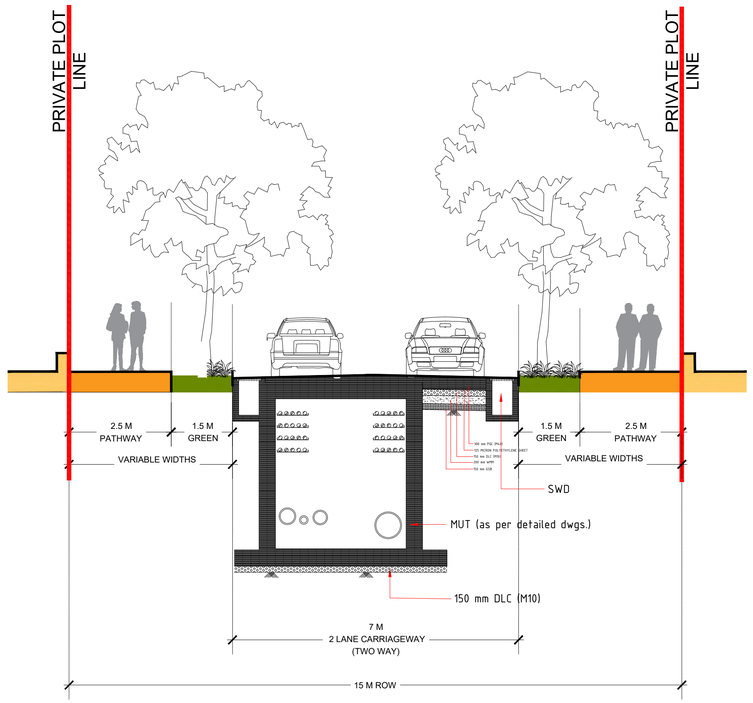
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DRG NO. W.004717-Z-20906-104 | REV. R0 | SHEET 2 OF 3



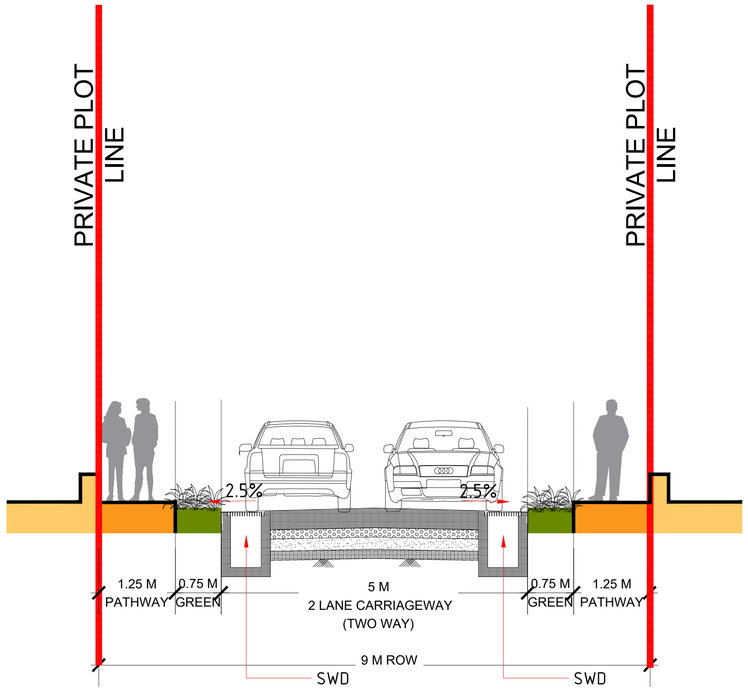
15M ROW -TYPICAL STREET SECTION (7m CARRIAGEWAY)

SCALE 1:75

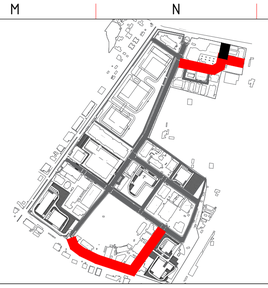


15M ROW -TYPICAL STREET SECTION WITH MUT (7m CARRIAGEWAY)

SCALE 1:75



9M ROW -TYPICAL STREET SECTION (5m CARRIAGEWAY)



KEY PLAN

NOTES

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DRG./DOCUMENT NO.	SUBJECT
	-

REFERENCE DRAWINGS

-DRG. NO.	SUBJECT
	-

N W E S

STATUS OF DRAWING

FINAL MASTER PLAN

Rev.	Y	M	D	Modifications	Status	Drawn	Checked	Approved	Validated
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-	-	-		-	-	-	-	-	-
-	-	-		-	-	-	-	-	-
-	-	-		-	-	-	-	-	-

CLIENT

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PROJECT

PREPARATION OF DETAILED MASTER PLAN FOR 30 YEARS & DETAILED ARCHITECTURAL DESIGN FOR MODEL BUILDING FOR SEEPZ-SEZ

	NAME	SIGN
DRAWN BY	ASR	
CHECKED BY	ASR	
APPROVED BY	MNS	
VALIDATED BY	RJT	

DRAWING TITLE

TYPICAL ROAD CROSS SECTION

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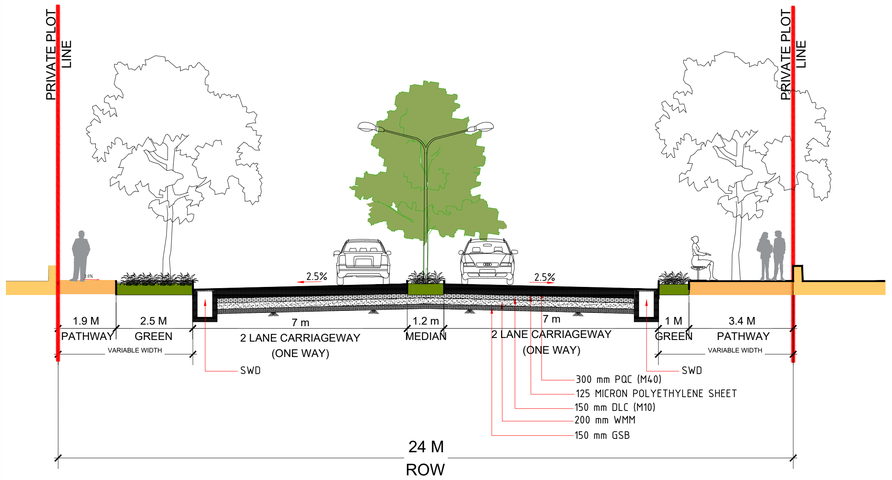
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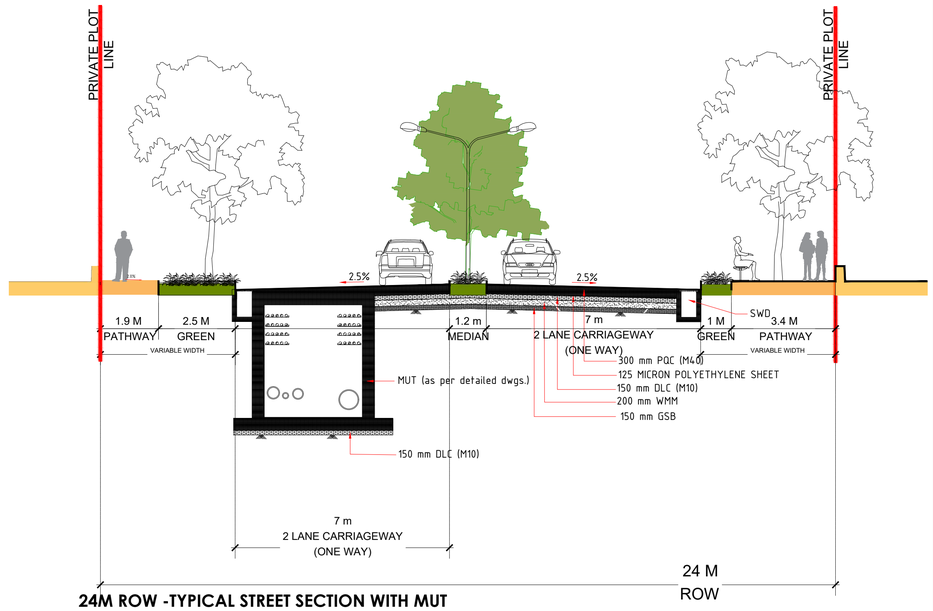
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REV. R0

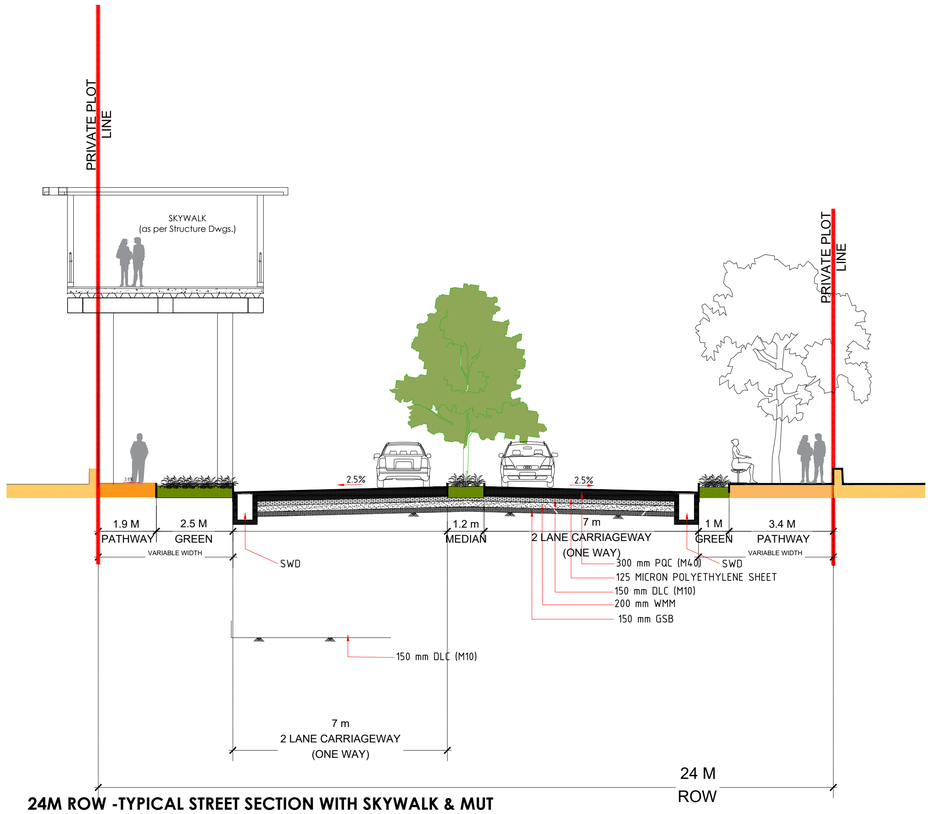
SHEET 3 OF 3



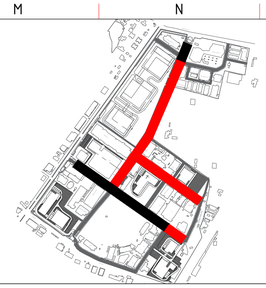
24M ROW -TYPICAL STREET SECTION (7m CARRIAGEWAY)



24M ROW -TYPICAL STREET SECTION WITH MUT (7m CARRIAGEWAY)



24M ROW -TYPICAL STREET SECTION WITH SKYWALK & MUT (7m CARRIAGEWAY)



TYPICAL 24M

With MUT 24M

With Skywalk 24M

KEY PLAN

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS AND ELEVATIONS IN METERS, UNLESS OTHERWISE SPECIFIED.
2. DO NOT MEASURE DIMENSIONS ON THE DRAWING, ONLY WRITTEN DIMENSION SHOULD BE FOLLOWED.

BASED ON DRAWING / DOCUMENTS

DRG./DOCUMENT NO.	SUBJECT
	-

REFERENCE DRAWINGS

-DRG. NO.	SUBJECT
	-

SCALE 0 .01 0.25 0.5 1.0M

N W E S

STATUS OF DRAWING

FINAL MASTER PLAN

Rev.	Y	M	D	Modifications	Status	Drawn	Checked	Approved	Validated
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-	-	-		-	-	-	-	-	-
-	-	-		-	-	-	-	-	-
-	-	-		-	-	-	-	-	-
-	-	-		-	-	-	-	-	-

CLIENT

SANTACRUZ ELECTRONICS EXPORT PROCESSING ZONE AUTHORITY

CONSULTANTS

TRACTEBEL ENGINEERING PVT. Ltd. 3rd Floor, Tractebel House, 37 Institutional Area, Sector 44 122002 Gurgaon-INDIA

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PROJECT

PREPARATION OF DETAILED MASTER PLAN FOR 30 YEARS & DETAILED ARCHITECTURAL DESIGN FOR MODEL BUILDING FOR SEEPZ-SEZ

	NAME	SIGN
DRAWN BY	ASR	
CHECKED BY	ASR	
APPROVED BY	MNS	
VALIDATED BY	RJT	

DRAWING TITLE

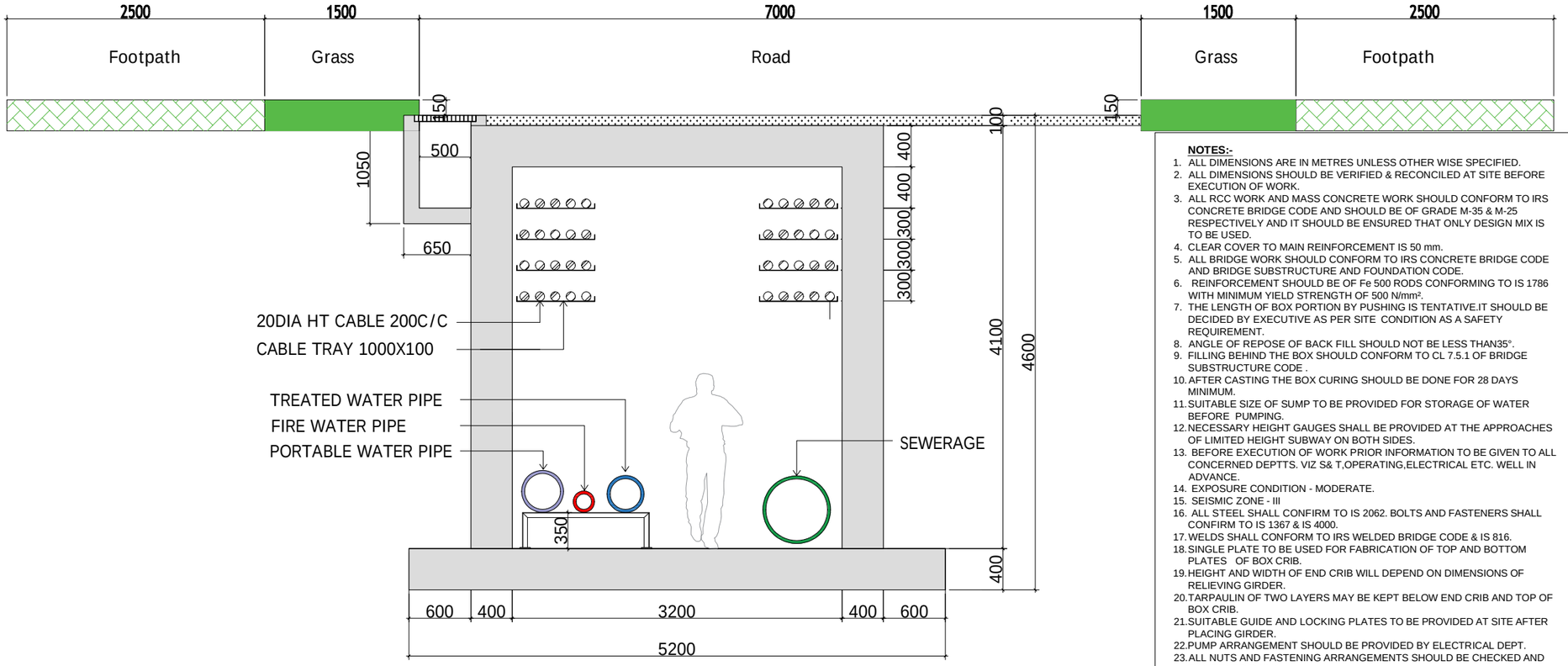
TYPICAL ROAD CROSS SECTION

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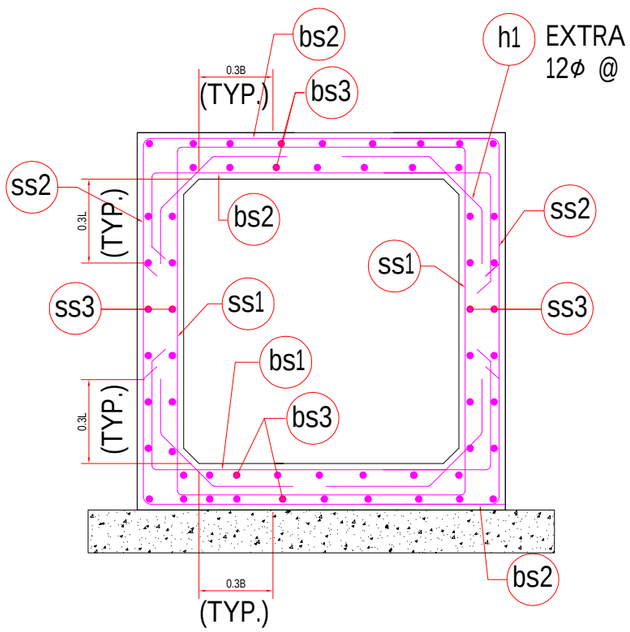
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DATE:-	17.07.26		
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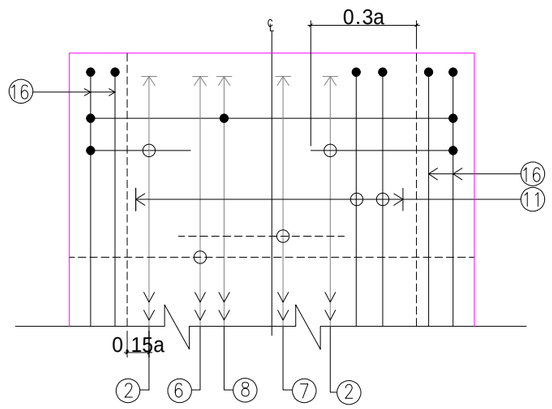
DRG NO. W.004717-Z-20906-104 | REV. R0 | SHEET 1 OF 3



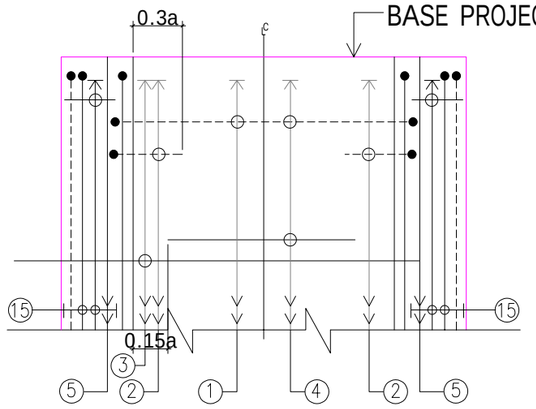
TYPICAL MUT SECTION



TYPICAL CULVERT REINFORCEMENT



TOP SLAB R/F PLAN

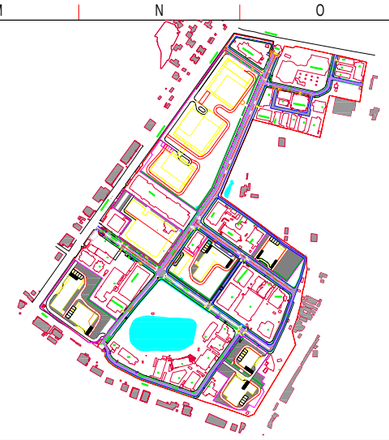


BOTTOM SLAB R/F PLAN

HAUNCH LINE NOT SHOWN IN PLAN

NOTES:-

1. ALL DIMENSIONS ARE IN METRES UNLESS OTHER WISE SPECIFIED.
2. ALL DIMENSIONS SHOULD BE VERIFIED & RECONCILED AT SITE BEFORE EXECUTION OF WORK.
3. ALL RCC WORK AND MASS CONCRETE WORK SHOULD CONFORM TO IRS CONCRETE BRIDGE CODE AND SHOULD BE OF GRADE M-35 & M-25 RESPECTIVELY AND IT SHOULD BE ENSURED THAT ONLY DESIGN MIX IS TO BE USED.
4. CLEAR COVER TO MAIN REINFORCEMENT IS 50 mm.
5. ALL BRIDGE WORK SHOULD CONFORM TO IRS CONCRETE BRIDGE CODE AND BRIDGE SUBSTRUCTURE AND FOUNDATION CODE.
6. REINFORCEMENT SHOULD BE OF Fe 500 RODS CONFORMING TO IS 1786 WITH MINIMUM YIELD STRENGTH OF 500 N/mm².
7. THE LENGTH OF BOX PORTION BY PUSHING IS TENTATIVE.IT SHOULD BE DECIDED BY EXECUTIVE AS PER SITE CONDITION AS A SAFETY REQUIREMENT.
8. ANGLE OF REPOSE OF BACK FILL SHOULD NOT BE LESS THAN35°.
9. FILLING BEHIND THE BOX SHOULD CONFORM TO CL 7.5.1 OF BRIDGE SUBSTRUCTURE CODE .
10. AFTER CASTING THE BOX CURING SHOULD BE DONE FOR 28 DAYS MINIMUM.
11. SUITABLE SIZE OF SUMP TO BE PROVIDED FOR STORAGE OF WATER BEFORE PUMPING.
12. NECESSARY HEIGHT GAUGES SHALL BE PROVIDED AT THE APPROACHES OF LIMITED HEIGHT SUBWAY ON BOTH SIDES.
13. BEFORE EXECUTION OF WORK PRIOR INFORMATION TO BE GIVEN TO ALL CONCERNED DEPTTS. VIZ S& T,OPERATING,ELECTRICAL ETC. WELL IN ADVANCE.
14. EXPOSURE CONDITION - MODERATE.
15. SEISMIC ZONE - III
16. ALL STEEL SHALL CONFIRM TO IS 2062. BOLTS AND FASTENERS SHALL CONFIRM TO IS 1367 & IS 4000.
17. WELDS SHALL CONFORM TO IRS WELDED BRIDGE CODE & IS 816.
18. SINGLE PLATE TO BE USED FOR FABRICATION OF TOP AND BOTTOM PLATES OF BOX CRIB.
19. HEIGHT AND WIDTH OF END CRIB WILL DEPEND ON DIMENSIONS OF RELIEVING GIRDER.
20. TARPAULIN OF TWO LAYERS MAY BE KEPT BELOW END CRIB AND TOP OF BOX CRIB.
21. SUITABLE GUIDE AND LOCKING PLATES TO BE PROVIDED AT SITE AFTER PLACING GIRDER.
22. PUMP ARRANGEMENT SHOULD BE PROVIDED BY ELECTRICAL DEPT.
23. ALL NUTS AND FASTENING ARRANGEMENTS SHOULD BE CHECKED AND TIGHTENED DAILY.
24. IT SHOULD BE ENSURED THAT THE SIZE OF SUMP AND CAPACITY OF PUMP IS ADEQUATE TO CATER THE EXPECTED RAINFALL INTENSITY OF THE CATCHMENT AREA.
25. PROPER SEALING OF CONSTRUCTION JOINTS, EXPANSION JOINTS SHOULD BE ENSURED TO PREVENT SEEPAGE IN RUB.
26. NO WEEP HOLES SHOULD BE PROVIDED IN THE RCC BOX AND THE RETAINING WALLS OF THE SUBWAY.
27. INSERT PLATES AND SHALL BE FABRICATED FROM STRUCTURAL STEEL CONFIRMING TO IS 2062 (LATEST REVISION) UNLESS NOTED OTHERWISE.
28. FABRICATION AND WELDING OF INSERTS SHALL COMPLY WITH THE REQUIRMENT OF IS 800.
29. ALL EXPOSED INSERT PLATES , EMBEDDED STEEL ITEMS PROJECTING FROM CONCRETE AND ASSOCIATED WELDS SHALL BE SURFACE PREPARED AND PROJECTED AGAINST CORROSION IN ACCORDANCE WITH IS 1477 (PART 1 & PART 2).
30. EMBEDED SURFACES WITHIN CONCRETE NEED NOT BE PAINTED UNESS SPECIFICALLY INDICATED OTHERWISE.



KEY PLAN

LEGEND

——— TOP FACE BARS/ OUTER FACE BARS

— — — — — BOTTOM FACE BARS/ INNER FACE BARS

BASED ON DRAWING / DOCUMENTS

DRG./DOCUMENT NO.	SUBJECT
	-

REFERENCE DRAWINGS

DRG. NO.	SUBJECT
	-

SCALE 0 2.0 5.0 10 20M

STATUS OF DRAWING

FINAL MASTER PLAN

Rev.	Y M D	Modifications	Status	Drawn	Checked	Approved
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-

CLIENT

SANTACRUZ ELECTRONICS EXPORT PROCESSING ZONE AUTHORITY

CONSULTANTS

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ARCHITECTS Reza Kabul

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PROJECT

PREPARATION OF DETAILED MASTER PLAN FOR 30 YEARS & DET
ARCHITECTURAL DESIGN FOR MODEL BUILDING FOR SEEPZ-SEZ

	NAME	SIGN
DRAWN BY	SHIVAM	
CHECKED BY	MKS	
APPROVED BY	MKS	
VALIDATED BY	RJT	

DRAWING TITLE

TYPICAL MUT SECTION DETAIL

-

-

DATE:-	17.07.26		
SHEET SIZE	A1	SCALE	1:25

DRG NO. W.004717-Z-20906-123

REV. 0

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GENERAL ABSTRACT

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI

Prepared by: A Square Consultant

S.No.	SH	DESCRIPTION	ZONE 1		ZONE 2	ZONE 3	ZONE 4		ZONE 5		TOTAL PROJECT COST	
			WITH RCC MUT	WITH PRECAST MUT			WITH RCC MUT	WITH PRECAST MUT	WITH RCC MUT	WITH PRECAST MUT	WITH RCC MUT	WITH PRECAST MUT
			a	b	c	d	e	f	g	h	..a+c+d+e+g	..b+c+d+f+h
1	A	EARTHWORK	28,35,959.07	28,35,959.07	30,47,469.35	14,04,392.11	1,03,26,686.14	1,03,26,686.14	38,63,376.27	38,63,376.27	2,14,77,882.94	2,14,77,882.94
2	B	PLAIN CEMENT CONCRETE	17,80,261.25	17,80,261.25	32,21,590.94	14,69,409.70	49,78,805.95	49,78,805.95	26,04,675.63	25,55,848.85	1,40,54,743.48	1,40,05,916.70
3	C	REINFORCED CEMENT CONCRETE	4,71,29,357.26	3,84,94,242.50	5,04,94,906.97	2,30,38,119.90	16,95,95,466.74	12,84,77,509.88	6,43,55,023.65	5,35,67,851.84	35,46,12,874.51	29,40,72,631.09
4	D	STRUCTURAL STEEL WORKS	28,39,283.81	28,39,283.81	74,01,736.98	33,03,564.00	56,54,914.51	56,54,914.51	44,16,972.08	44,16,972.08	2,36,16,471.38	2,36,16,471.38
5	E	ROAD WORKS	1,92,71,184.24	1,92,71,184.24	4,46,07,280.88	2,16,47,147.41	4,54,26,695.47	4,54,26,695.47	2,90,07,481.41	2,90,07,481.41	15,99,59,789.40	15,99,59,789.40
6	F	DISMANTLING AND DEMOLISHING WORKS	1,27,58,836.93	1,27,58,836.93	3,30,07,838.17	1,48,28,867.96	2,56,87,444.22	2,56,87,444.22	1,98,09,068.08	1,98,09,068.08	10,60,92,055.37	10,60,92,055.37
7	G	PRECAST WORKS	-	3,45,80,008.88	-	-	-	16,46,60,152.54	-	4,25,73,657.18	-	24,18,13,818.60
8	H	WATERPROOFING WORKS	16,07,824.44	16,07,824.44	-	-	76,56,001.99	76,56,001.99	19,79,495.34	19,79,495.34	1,12,43,321.77	1,12,43,321.77
9	I	LANDSCAPING WORKS	3,55,903.79	3,55,903.79	8,39,171.24	4,02,098.57	5,07,060.11	5,07,060.11	5,33,154.69	5,33,154.69	26,37,388.41	26,37,388.41
10	J	NON SOR ITEM-ROAD WORKS	2,61,515.42	2,61,515.42	6,38,011.93	2,98,181.90	3,65,033.57	3,65,033.57	3,99,743.47	3,99,743.47	19,62,486.28	19,62,486.28
10	K	NON SOR ITEM- ELECTRICAL WORKS	28,20,081.11	28,20,081.11	65,53,317.92	31,94,011.49	40,62,913.68	40,62,913.68	42,55,556.23	42,55,556.23	2,08,85,880.43	2,08,85,880.43
10	L	ELECTRICAL WORKS	7,28,449.64	7,28,449.64	15,76,839.19	8,18,401.30	10,52,892.09	10,52,892.09	10,79,547.08	10,79,547.08	52,56,129.31	52,56,129.31
		TOTAL =	9,23,88,656.96	11,83,33,551.08	15,13,88,163.56	7,04,04,194.34	27,53,13,914.48	39,88,56,110.16	13,23,04,093.93	16,40,41,752.52	72,17,99,023.28	90,30,23,771.68
Add Cost Index 15% on DSR2023 items ie, except on NS/ MR Items			1,32,33,406.05	1,71,25,140.17	2,12,67,123.49	98,53,725.16	4,03,98,902.25	5,89,30,231.61	1,89,05,413.87	2,36,66,062.66	10,36,58,570.83	13,08,42,283.09
Add Cost Index 13.59% on DSR2025 items ie, except on NS/ MR Items			98,996.31	98,996.31	2,14,292.45	1,11,220.74	1,43,088.04	1,43,088.04	1,46,710.45	1,46,710.45	7,14,307.97	7,14,307.97
Amount of market Rate			30,81,596.53	30,81,596.53	71,91,329.84	34,92,193.39	44,27,947.25	44,27,947.25	46,55,299.70	46,55,299.70	2,28,48,366.71	2,28,48,366.71
		TOTAL =	**10,88,02,655.84**	**13,86,39,284.08**	**18,00,60,909.35**	**8,38,61,333.63**	**32,02,83,852.02**	**46,23,57,377.06**	**15,60,11,517.95**	**19,25,09,825.33**	**84,90,20,268.79**	**1,05,74,28,729.45**

02 -

Detailed Estimate

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI
ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	130.6m						
		CPWD DSR 2023									
A		EARTHWORK									
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift									
2.0	2.2.1	All kinds of soil	Cum	1461.95	3265.52	4727.47	₹ 395.30	₹ 5,77,909.11	₹ 12,90,861.00	₹ 18,68,770.12	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:									
4.0	2.3.1	All kinds of soil	Cum	330.12	155.41	485.53	₹ 197.90	₹ 65,330.33	₹ 30,756.43	₹ 96,086.76	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.									
6.0	2.8.1	All kinds of soil.	Cum	110.96	26.12	137.08	₹ 260.30	₹ 28,883.93	₹ 6,799.04	₹ 35,682.97	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.									
8.0	2.9.1	Ordinary rock	Cum	405.02	95.34	500.36	₹ 632.95	₹ 2,56,356.52	₹ 60,344.19	₹ 3,16,700.71	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.									
10.0	2.26.1	All kinds of soil.	Cum	0.00	1136.22	1136.22	₹ 126.80	₹ 0.00	₹ 1,44,072.70	₹ 1,44,072.70	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	1647.52	1647.52	₹ 227.40	₹ 0.00	₹ 3,74,645.82	₹ 3,74,645.82	
	A	TOTAL OF EARTHWORK						₹ 9,28,479.90	₹ 19,07,479.18	₹ 28,35,959.07	
B		PLAIN CEMENT CONCRETE									
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.									
13.0	4.20.1	All works up to plinth level:									
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	110.96	82.28	193.24	₹ 9,212.60	₹ 10,22,266.95	₹ 7,57,994.30	₹ 17,80,261.25	
	B	TOTAL OF PLAIN CEMENT CONCRETE						₹ 10,22,266.95	₹ 7,57,994.30	₹ 17,80,261.25	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
C		REINFORCED CEMENT CONCRETE									
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :									
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	166.45	71.83	238.28	₹ 392.15	₹ 65,271.80	₹ 28,168.13	₹ 93,439.93	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	1997.35	2403.04	4400.39	₹ 842.50	₹ 16,82,769.06	₹ 20,24,561.20	₹ 37,07,330.26	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	554.82	483.22	1038.04	₹ 927.25	₹ 5,14,456.85	₹ 4,48,065.75	₹ 9,62,522.59	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.									
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	81065.86	175377.02	256442.88	₹ 107.85	₹ 87,42,952.98	₹ 1,89,14,411.58	₹ 2,76,57,364.56	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement									
24.0	5.33.1	All works upto plinth level									
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	519.31	109.70	629.02	₹ 9,655.70	₹ 50,14,316.24	₹ 10,59,268.91	₹ 60,73,585.16	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	867.18	867.18	₹ 9,957.65	₹ 0.00	₹ 86,35,114.76	₹ 86,35,114.76	
	C	TOTAL OF REINFORCED CEMENT CONCRETE						₹ 1,60,19,766.93	₹ 3,11,09,590.33	₹ 4,71,29,357.26	
D		STRUCTURAL STEEL WORKS									
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.									
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	13315.68	3134.40	16450.08	₹ 172.60	₹ 22,98,286.37	₹ 5,40,997.44	₹ 28,39,283.81	
	D	TOTAL OF STRUCTURAL STEEL WORKS						₹ 22,98,286.37	₹ 5,40,997.44	₹ 28,39,283.81	
E		ROAD WORKS									
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1109.64	261.20	1370.84	₹ 39.35	₹ 43,664.33	₹ 10,278.22	₹ 53,942.55	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	1664.46	391.80	2056.26	₹ 131.75	₹ 2,19,292.61	₹ 51,619.65	₹ 2,70,912.26	
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	1442.53	156.72	1599.25	₹ 218.90	₹ 3,15,770.25	₹ 34,306.01	₹ 3,50,076.26	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	432.76	47.02	479.78	₹ 24.85	₹ 10,754.08	₹ 1,168.35	₹ 11,922.42	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).									
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	432.76	223.33	656.09	₹ 11,520.81	₹ 49,85,740.96	₹ 25,72,896.33	₹ 75,58,637.29	
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	432.76	223.33	656.09	₹ 55.50	₹ 24,018.16	₹ 12,394.59	₹ 36,412.75	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	3606.33	1501.90	5108.23	₹ 5.30	₹ 19,113.55	₹ 7,960.07	₹ 27,073.62	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.									
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	5409.50	2252.85	7662.35	₹ 8.65	₹ 46,792.13	₹ 19,487.15	₹ 66,279.28	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	338.44	79.67	418.11	₹ 747.80	₹ 2,53,085.58	₹ 59,574.23	₹ 3,12,659.82	
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	224.70	52.89	277.60	₹ 10,177.60	₹ 22,86,928.09	₹ 5,38,323.80	₹ 28,25,251.89	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :									
46.0	13.61.1	Two or more coats on new work	Sqm	1220.60	287.32	1507.92	₹ 155.90	₹ 1,90,292.16	₹ 44,793.19	₹ 2,35,085.35	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.									
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	493.79	242.26	736.05	₹ 2,784.00	₹ 13,74,710.80	₹ 6,74,460.19	₹ 20,49,171.00	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	288.51	148.88	437.39	₹ 2,914.30	₹ 8,40,794.20	₹ 4,33,892.64	₹ 12,74,686.84	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge.	Cum	216.38	111.66	328.04	₹ 4,148.65	₹ 8,97,684.06	₹ 4,63,250.70	₹ 13,60,934.76	
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.									
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	1387.05	626.88	2013.93	₹ 1,091.50	₹ 15,13,965.08	₹ 6,84,239.52	₹ 21,98,204.60	
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..	Sqm	166.45	39.18	205.63	₹ 3,112.12	₹ 5,18,000.54	₹ 1,21,933.01	₹ 6,39,933.54	
	E	TOTAL OF ROAD WORKS						₹ 1,35,40,606.58	₹ 57,30,577.65	₹ 1,92,71,184.24	
F		DISMANTLING AND DEMOLISHING WORKS									
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	798.94	188.06	987.00	₹ 3,551.25	₹ 28,37,238.52	₹ 6,67,862.28	₹ 35,05,100.80	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	5326.27	1253.76	6580.03	₹ 1,147.20	₹ 61,10,299.24	₹ 14,38,313.47	₹ 75,48,612.71	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	1589.89	519.79	2109.68	₹ 420.80	₹ 6,69,026.63	₹ 2,18,726.79	₹ 8,87,753.42	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	2388.83	707.85	3096.68	₹ 263.95	₹ 6,30,532.47	₹ 1,86,837.54	₹ 8,17,370.00	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS						₹ 1,02,47,096.86	₹ 25,11,740.08	₹ 1,27,58,836.93	
G		PRECAST WORKS									
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	0.00	0.00	₹ 1,44,008.00	₹ 0.00	₹ 0.00	₹ 0.00	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.									
63.0	26.76.1	Lead within 15 km	MT	0.00	0.00	0.00	₹ 540.85	₹ 0.00	₹ 0.00	₹ 0.00	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	0.00	0.00	₹ 117.30	₹ 0.00	₹ 0.00	₹ 0.00	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.									
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	0.00	0.00	₹ 2,720.30	₹ 0.00	₹ 0.00	₹ 0.00	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.									
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	0.00	0.00	₹ 178.95	₹ 0.00	₹ 0.00	₹ 0.00	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)									
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	0.00	0.00	₹ 85.05	₹ 0.00	₹ 0.00	₹ 0.00	
	G	TOTAL OF PRECAST WORKS						₹ 0.00	₹ 0.00	₹ 0.00	
H		WATERPROOFING WORKS									

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	130.6m						
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.	Cum	0.00	0.00	0.00		₹ 0.00	₹ 0.00		
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	1070.92	1070.92	₹ 472.90	₹ 0.00	₹ 5,06,438.07	₹ 5,06,438.07	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	1384.36	1384.36	₹ 362.80	₹ 0.00	₹ 5,02,245.81	₹ 5,02,245.81	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	1044.80	1044.80	₹ 573.45	₹ 0.00	₹ 5,99,140.56	₹ 5,99,140.56	
	H	TOTAL OF WATERPROOFING WORKS						₹ 0.00	₹ 16,07,824.44	₹ 16,07,824.44	
		TOTAL COST OF CPWD DSR 2023						₹ 4,40,56,503.58	₹ 4,41,66,203.41	88222706.99	
		HORTICULTURE SOR 2025									
I		LANDSCAPING WORKS									
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	213.61	118.85	332.45	₹ 803.75	₹ 1,71,685.58	₹ 95,522.47	₹ 2,67,208.05	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	61.03	33.96	94.99	₹ 431.75	₹ 26,349.79	₹ 14,660.50	₹ 41,010.29	
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :									
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	30.52	16.98	47.49	₹ 447.05	₹ 13,641.78	₹ 7,590.01	₹ 21,231.79	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	305.15	169.78	474.93	₹ 55.70	₹ 16,996.91	₹ 9,456.75	₹ 26,453.66	
	I	TOTAL OF LANDSCAPING WORKS						₹ 2,28,674.06	₹ 1,27,229.74	₹ 3,55,903.79	
		TOTAL COST OF HORTICULTURE SOR 2025						₹ 2,28,674.06	₹ 1,27,229.74	₹ 3,55,903.79	
		NON SOR/MARKET RATE									
J		NON SOR ITEM-ROAD WORKS									
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	1803.17	744.42	2547.59	₹ 24.85	₹ 44,808.65	₹ 18,498.84	₹ 63,307.49	NIT NO. 10/EE&S M(C)/PPD /CPWD/2025-2026

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	1542.40	441.43	1983.83	₹ 87.70	₹ 1,35,268.44	₹ 38,713.24	₹ 1,73,981.68	NIT NO. 10/EE&S M(C)/PPD /CPWD/2 025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	222.00	52.24	274.24	₹ 87.70	₹ 19,644.80	₹ 4,581.45	₹ 24,226.25	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS						₹ 1,99,721.90	₹ 61,793.52	₹ 2,61,515.42	
K		NON SOR ITEM- ELECTRICAL WORKS									
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the										NITNo.:11 / EE(E)/MU MBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	56.00	26.12	82.12	₹ 30,958.00	₹ 17,33,648.00	₹ 8,08,622.96	₹ 25,42,270.96	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required									NITNo.:11 / EE(E)/MU MBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	56.00	26.12	82.12	₹ 2,784.00	₹ 1,55,904.00	₹ 72,718.08	₹ 2,28,622.08	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required									NITNo.:11 / EE(E)/MU MBAI-III/2026-27
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	55.48	143.66	199.14	₹ 247.00	₹ 13,704.05	₹ 35,484.02	₹ 49,188.07	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS						₹ 19,03,256.05	₹ 9,16,825.06	₹ 28,20,081.11	
		TOTAL COST OF NON SOR/MARKET RATE						₹ 21,02,977.95	₹ 9,78,618.58	₹ 30,81,596.53	
		DSR E & M 2025									
L		ELECTRICAL WORKS									
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.									
90.0	12.6.1	32 mm dia	Meter	84.00	195.90	279.90	₹ 559.00	₹ 46,956.00	₹ 1,09,508.10	₹ 1,56,464.10	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction										
92.0	8.20.1	45 watt	EACH	56.00	26.12	82.12	₹ 5,804.00	₹ 3,25,024.00	₹ 1,51,600.48	₹ 4,76,624.48	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.									
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	194.19	39.18	233.37	₹ 289.00	₹ 56,120.04	₹ 11,323.02	₹ 67,443.06	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.									
96.0	10.5.1	Upto 35 sq. mm	Rmt	554.82	39.18	594.00	₹ 47.00	₹ 26,076.54	₹ 1,841.46	₹ 27,918.00	
	L	TOTAL OF ELECTRICAL WORKS						₹ 4,54,176.58	₹ 2,74,273.06	₹ 7,28,449.64	
		TOTAL COST OF DSR E & M 2025						₹ 4,54,176.58	₹ 2,74,273.06	₹ 7,28,449.64	
		TOTAL PROJECT COST						**₹ 4,68,42,332.17**	**₹ 4,55,46,324.79**	**₹ 9,23,88,656.96**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI
ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	130.6m						
		CPWD DSR 2023									
A		EARTHWORK									
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift									
2.0	2.2.1	All kinds of soil	Cum	1461.95	3265.52	4727.47	₹ 395.30	₹ 5,77,909.11	₹ 12,90,861.00	₹ 18,68,770.12	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:									
4.0	2.3.1	All kinds of soil	Cum	330.12	155.41	485.53	₹ 197.90	₹ 65,330.33	₹ 30,756.43	₹ 96,086.76	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.									
6.0	2.8.1	All kinds of soil.	Cum	110.96	26.12	137.08	₹ 260.30	₹ 28,883.93	₹ 6,799.04	₹ 35,682.97	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.									
8.0	2.9.1	Ordinary rock	Cum	405.02	95.34	500.36	₹ 632.95	₹ 2,56,356.52	₹ 60,344.19	₹ 3,16,700.71	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.									
10.0	2.26.1	All kinds of soil.	Cum	0.00	1136.22	1136.22	₹ 126.80	₹ 0.00	₹ 1,44,072.70	₹ 1,44,072.70	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	1647.52	1647.52	₹ 227.40	₹ 0.00	₹ 3,74,645.82	₹ 3,74,645.82	
	A	TOTAL OF EARTHWORK						₹ 9,28,479.90	₹ 19,07,479.18	₹ 28,35,959.07	
B		PLAIN CEMENT CONCRETE									
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.									
13.0	4.20.1	All works up to plinth level:									
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	110.96	82.28	193.24	₹ 9,212.60	₹ 10,22,266.95	₹ 7,57,994.30	₹ 17,80,261.25	
	B	TOTAL OF PLAIN CEMENT CONCRETE						₹ 10,22,266.95	₹ 7,57,994.30	₹ 17,80,261.25	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
C		REINFORCED CEMENT CONCRETE									
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :									
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	166.45	71.83	238.28	₹ 392.15	₹ 65,271.80	₹ 28,168.13	₹ 93,439.93	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	1997.35	2403.04	4400.39	₹ 842.50	₹ 16,82,769.06	₹ 20,24,561.20	₹ 37,07,330.26	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	554.82	483.22	1038.04	₹ 927.25	₹ 5,14,456.85	₹ 4,48,065.75	₹ 9,62,522.59	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.									
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	81065.86	175377.02	256442.88	₹ 107.85	₹ 87,42,952.98	₹ 1,89,14,411.58	₹ 2,76,57,364.56	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement									
24.0	5.33.1	All works upto plinth level									
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	519.31	109.70	629.02	₹ 9,655.70	₹ 50,14,316.24	₹ 10,59,268.91	₹ 60,73,585.16	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	0.00	0.00	₹ 9,957.65	₹ 0.00	₹ 0.00	₹ 0.00	
	C	TOTAL OF REINFORCED CEMENT CONCRETE						₹ 1,60,19,766.93	₹ 2,24,74,475.57	₹ 3,84,94,242.50	
D		STRUCTURAL STEEL WORKS									
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.									
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	13315.68	3134.40	16450.08	₹ 172.60	₹ 22,98,286.37	₹ 5,40,997.44	₹ 28,39,283.81	
	D	TOTAL OF STRUCTURAL STEEL WORKS						₹ 22,98,286.37	₹ 5,40,997.44	₹ 28,39,283.81	
E		ROAD WORKS									
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1109.64	261.20	1370.84	₹ 39.35	₹ 43,664.33	₹ 10,278.22	₹ 53,942.55	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	1664.46	391.80	2056.26	₹ 131.75	₹ 2,19,292.61	₹ 51,619.65	₹ 2,70,912.26	
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	1442.53	156.72	1599.25	₹ 218.90	₹ 3,15,770.25	₹ 34,306.01	₹ 3,50,076.26	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	432.76	47.02	479.78	₹ 24.85	₹ 10,754.08	₹ 1,168.35	₹ 11,922.42	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).									
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	432.76	223.33	656.09	₹ 11,520.81	₹ 49,85,740.96	₹ 25,72,896.33	₹ 75,58,637.29	
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	432.76	223.33	656.09	₹ 55.50	₹ 24,018.16	₹ 12,394.59	₹ 36,412.75	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	3606.33	1501.90	5108.23	₹ 5.30	₹ 19,113.55	₹ 7,960.07	₹ 27,073.62	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.									
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	5409.50	2252.85	7662.35	₹ 8.65	₹ 46,792.13	₹ 19,487.15	₹ 66,279.28	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	338.44	79.67	418.11	₹ 747.80	₹ 2,53,085.58	₹ 59,574.23	₹ 3,12,659.82	
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	224.70	52.89	277.60	₹ 10,177.60	₹ 22,86,928.09	₹ 5,38,323.80	₹ 28,25,251.89	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :									
46.0	13.61.1	Two or more coats on new work	Sqm	1220.60	287.32	1507.92	₹ 155.90	₹ 1,90,292.16	₹ 44,793.19	₹ 2,35,085.35	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.									
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	493.79	242.26	736.05	₹ 2,784.00	₹ 13,74,710.80	₹ 6,74,460.19	₹ 20,49,171.00	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	288.51	148.88	437.39	₹ 2,914.30	₹ 8,40,794.20	₹ 4,33,892.64	₹ 12,74,686.84	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge.	Cum	216.38	111.66	328.04	₹ 4,148.65	₹ 8,97,684.06	₹ 4,63,250.70	₹ 13,60,934.76	
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.									
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	1387.05	626.88	2013.93	₹ 1,091.50	₹ 15,13,965.08	₹ 6,84,239.52	₹ 21,98,204.60	
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..	Sqm	166.45	39.18	205.63	₹ 3,112.12	₹ 5,18,000.54	₹ 1,21,933.01	₹ 6,39,933.54	
	E	TOTAL OF ROAD WORKS						₹ 1,35,40,606.58	₹ 57,30,577.65	₹ 1,92,71,184.24	
F		DISMANTLING AND DEMOLISHING WORKS									
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	798.94	188.06	987.00	₹ 3,551.25	₹ 28,37,238.52	₹ 6,67,862.28	₹ 35,05,100.80	

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				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	5326.27	1253.76	6580.03	₹ 1,147.20	₹ 61,10,299.24	₹ 14,38,313.47	₹ 75,48,612.71	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	1589.89	519.79	2109.68	₹ 420.80	₹ 6,69,026.63	₹ 2,18,726.79	₹ 8,87,753.42	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	2388.83	707.85	3096.68	₹ 263.95	₹ 6,30,532.47	₹ 1,86,837.54	₹ 8,17,370.00	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS						₹ 1,02,47,096.86	₹ 25,11,740.08	₹ 1,27,58,836.93	
G		PRECAST WORKS									
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	130.60	130.60	₹ 1,44,008.00	₹ 0.00	₹ 1,88,07,444.80	₹ 1,88,07,444.80	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.									
63.0	26.76.1	Lead within 15 km	MT	0.00	1671.68	1671.68	₹ 540.85	₹ 0.00	₹ 9,04,128.13	₹ 9,04,128.13	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	41792.00	41792.00	₹ 117.30	₹ 0.00	₹ 49,02,201.60	₹ 49,02,201.60	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.									
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	208.96	208.96	₹ 2,720.30	₹ 0.00	₹ 5,68,433.89	₹ 5,68,433.89	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.									
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	397.02	397.02	₹ 178.95	₹ 0.00	₹ 71,047.44	₹ 71,047.44	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)									
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	109662.00	109662.00	₹ 85.05	₹ 0.00	₹ 93,26,753.02	₹ 93,26,753.02	
	G	TOTAL OF PRECAST WORKS						₹ 0.00	₹ 3,45,80,008.88	₹ 3,45,80,008.88	
H		WATERPROOFING WORKS									

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.	Cum	0.00	0.00	0.00		₹ 0.00	₹ 0.00		
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	1070.92	1070.92	₹ 472.90	₹ 0.00	₹ 5,06,438.07	₹ 5,06,438.07	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	1384.36	1384.36	₹ 362.80	₹ 0.00	₹ 5,02,245.81	₹ 5,02,245.81	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	1044.80	1044.80	₹ 573.45	₹ 0.00	₹ 5,99,140.56	₹ 5,99,140.56	
	H	TOTAL OF WATERPROOFING WORKS						₹ 0.00	₹ 16,07,824.44	₹ 16,07,824.44	
		TOTAL COST OF CPWD DSR 2023						₹ 4,40,56,503.58	₹ 7,01,11,097.53	114167601.1	
		HORTICULTURE SOR 2025									
I		LANDSCAPING WORKS									
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	213.61	118.85	332.45	₹ 803.75	₹ 1,71,685.58	₹ 95,522.47	₹ 2,67,208.05	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	61.03	33.96	94.99	₹ 431.75	₹ 26,349.79	₹ 14,660.50	₹ 41,010.29	
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :									
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	30.52	16.98	47.49	₹ 447.05	₹ 13,641.78	₹ 7,590.01	₹ 21,231.79	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	305.15	169.78	474.93	₹ 55.70	₹ 16,996.91	₹ 9,456.75	₹ 26,453.66	
	I	TOTAL OF LANDSCAPING WORKS						₹ 2,28,674.06	₹ 1,27,229.74	₹ 3,55,903.79	
		TOTAL COST OF HORTICULTURE SOR 2025						₹ 2,28,674.06	₹ 1,27,229.74	₹ 3,55,903.79	
		NON SOR/MARKET RATE									
J		NON SOR ITEM-ROAD WORKS									
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	1803.17	744.42	2547.59	₹ 24.85	₹ 44,808.65	₹ 18,498.84	₹ 63,307.49	NIT NO. 10/EE&S M(C)/PPD /CPWD/2 025-2026

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	1542.40	441.43	1983.83	₹ 87.70	₹ 1,35,268.44	₹ 38,713.24	₹ 1,73,981.68	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	222.00	52.24	274.24	₹ 87.70	₹ 19,644.80	₹ 4,581.45	₹ 24,226.25	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS						₹ 1,99,721.90	₹ 61,793.52	₹ 2,61,515.42	
K		NON SOR ITEM- ELECTRICAL WORKS									
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the										NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	56.00	26.12	82.12	₹ 30,958.00	₹ 17,33,648.00	₹ 8,08,622.96	₹ 25,42,270.96	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	56.00	26.12	82.12	₹ 2,784.00	₹ 1,55,904.00	₹ 72,718.08	₹ 2,28,622.08	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	55.48	143.66	199.14	₹ 247.00	₹ 13,704.05	₹ 35,484.02	₹ 49,188.07	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS						₹ 19,03,256.05	₹ 9,16,825.06	₹ 28,20,081.11	
		TOTAL COST OF NON SOR/MARKET RATE						₹ 21,02,977.95	₹ 9,78,618.58	₹ 30,81,596.53	
		DSR E & M 2025									
L		ELECTRICAL WORKS									
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.									
90.0	12.6.1	32 mm dia	Meter	84.00	195.90	279.90	₹ 559.00	₹ 46,956.00	₹ 1,09,508.10	₹ 1,56,464.10	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				554.82m	**130.6m**						
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction										
92.0	8.20.1	45 watt	EACH	56.00	26.12	82.12	₹ 5,804.00	₹ 3,25,024.00	₹ 1,51,600.48	₹ 4,76,624.48	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.									
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	194.19	39.18	233.37	₹ 289.00	₹ 56,120.04	₹ 11,323.02	₹ 67,443.06	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.									
96.0	10.5.1	Upto 35 sq. mm	Rmt	554.82	39.18	594.00	₹ 47.00	₹ 26,076.54	₹ 1,841.46	₹ 27,918.00	
	L	TOTAL OF ELECTRICAL WORKS						₹ 4,54,176.58	₹ 2,74,273.06	₹ 7,28,449.64	
		TOTAL COST OF DSR E & M 2025						₹ 4,54,176.58	₹ 2,74,273.06	₹ 7,28,449.64	
		TOTAL PROJECT COST						**₹ 4,68,42,332.17**	**₹ 7,14,91,218.91**	**₹ 11,83,33,551.08**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI
ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	115.06m						
		CPWD DSR 2023									
A		EARTHWORK									
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift									
2.0	2.2.1	All kinds of soil	Cum	4304.04	545.73	4849.76	₹ 395.30	₹ 17,01,385.17	₹ 2,15,726.90	₹ 19,17,112.08	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:									
4.0	2.3.1	All kinds of soil	Cum	971.88	197.63	1169.51	₹ 197.90	₹ 1,92,334.84	₹ 39,110.39	₹ 2,31,445.24	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.									
6.0	2.8.1	All kinds of soil.	Cum	326.68	23.01	349.69	₹ 260.30	₹ 85,035.32	₹ 5,990.02	₹ 91,025.35	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.									
8.0	2.9.1	Ordinary rock	Cum	1192.39	83.99	1276.38	₹ 632.95	₹ 7,54,722.81	₹ 53,163.88	₹ 8,07,886.68	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.									
10.0	2.26.1	All kinds of soil.	Cum	0.00	0.00	0.00	₹ 126.80	₹ 0.00	₹ 0.00	₹ 0.00	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	0.00	0.00	₹ 227.40	₹ 0.00	₹ 0.00	₹ 0.00	
	A	TOTAL OF EARTHWORK						₹ 27,33,478.15	₹ 3,13,991.20	₹ 30,47,469.35	
B		PLAIN CEMENT CONCRETE									
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.									
13.0	4.20.1	All works up to plinth level:									
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	326.68	23.01	349.69	₹ 9,212.60	₹ 30,09,590.59	₹ 2,12,000.35	₹ 32,21,590.94	
	B	TOTAL OF PLAIN CEMENT CONCRETE						₹ 30,09,590.59	₹ 2,12,000.35	₹ 32,21,590.94	
C		REINFORCED CEMENT CONCRETE									

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	**115.06m**						
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :									
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	490.02	34.52	524.54	₹ 392.15	₹ 1,92,162.52	₹ 13,536.23	₹ 2,05,698.75	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	5880.28	414.22	6294.49	₹ 842.50	₹ 49,54,132.53	₹ 3,48,976.98	₹ 53,03,109.51	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	1633.41	115.06	1748.47	₹ 927.25	₹ 15,14,579.42	₹ 1,06,689.39	₹ 16,21,268.81	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.									
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	238660.80	16903.60	255564.40	₹ 107.85	₹ 2,57,39,567.49	₹ 18,23,053.55	₹ 2,75,62,621.04	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement									
24.0	5.33.1	All works upto plinth level									
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	1528.87	107.70	1636.57	₹ 9,655.70	₹ 1,47,62,327.05	₹ 10,39,881.81	₹ 1,58,02,208.87	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	0.00	0.00	₹ 9,957.65	₹ 0.00	₹ 0.00	₹ 0.00	
	C	TOTAL OF REINFORCED CEMENT CONCRETE						₹ 4,71,62,769.01	₹ 33,32,137.96	₹ 5,04,94,906.97	
D		STRUCTURAL STEEL WORKS									
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.									
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	39201.84	3681.92	42883.76	₹ 172.60	₹ 67,66,237.58	₹ 6,35,499.39	₹ 74,01,736.98	
	D	TOTAL OF STRUCTURAL STEEL WORKS						₹ 67,66,237.58	₹ 6,35,499.39	₹ 74,01,736.98	
E		ROAD WORKS									
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	3266.82	230.12	3496.94	₹ 39.35	₹ 1,28,549.37	₹ 9,055.22	₹ 1,37,604.59	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	4900.23	345.18	5245.41	₹ 131.75	₹ 6,45,605.30	₹ 45,477.47	₹ 6,91,082.77	
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	4246.87	483.25	4730.12	₹ 218.90	₹ 9,29,638.97	₹ 1,05,783.86	₹ 10,35,422.83	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	1274.06	144.98	1419.04	₹ 24.85	₹ 31,660.39	₹ 3,602.64	₹ 35,263.03	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	**115.06m**						
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).									
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	1274.06	144.98	1419.04	₹ 11,520.81	₹ 1,46,78,200.40	₹ 16,70,236.29	₹ 1,63,48,436.69	
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	1274.06	144.98	1419.04	₹ 55.50	₹ 70,710.32	₹ 8,046.15	₹ 78,756.46	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	10617.17	2646.38	13263.55	₹ 5.30	₹ 56,270.97	₹ 14,025.81	₹ 70,296.79	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.									
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	15925.75	3969.57	19895.32	₹ 8.65	₹ 1,37,757.72	₹ 34,336.78	₹ 1,72,094.50	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	996.38	172.59	1168.97	₹ 747.80	₹ 7,45,093.04	₹ 1,29,062.80	₹ 8,74,155.84	
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	661.53	77.67	739.20	₹ 10,177.60	₹ 67,32,798.41	₹ 7,90,448.39	₹ 75,23,246.81	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :									
46.0	13.61.1	Two or more coats on new work	Sqm	3593.50	437.23	4030.73	₹ 155.90	₹ 5,60,226.96	₹ 68,163.85	₹ 6,28,390.81	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	**115.06m**						
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.									
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	1453.73	187.55	1641.28	₹ 2,784.00	₹ 40,47,197.96	₹ 5,22,133.08	₹ 45,69,331.04	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	849.37	96.65	946.02	₹ 2,914.30	₹ 24,75,328.32	₹ 2,81,668.26	₹ 27,56,996.58	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge.	Cum	637.03	72.49	709.52	₹ 4,148.65	₹ 26,42,814.09	₹ 3,00,726.51	₹ 29,43,540.61	
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.									
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	4083.53	598.31	4681.84	₹ 1,091.50	₹ 44,57,167.54	₹ 6,53,057.55	₹ 51,10,225.09	
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..	Sqm	490.02	34.52	524.54	₹ 3,112.12	₹ 15,25,012.18	₹ 1,07,424.28	₹ 16,32,436.46	
	E	TOTAL OF ROAD WORKS						₹ 3,98,64,031.94	₹ 47,43,248.94	₹ 4,46,07,280.88	
F		DISMANTLING AND DEMOLISHING WORKS									
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	2352.11	165.69	2517.80	₹ 3,551.25	₹ 83,52,932.06	₹ 5,88,393.83	₹ 89,41,325.89	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	115.06m						
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	15680.74	1104.58	16785.31	₹ 1,147.20	₹ 1,79,88,940.34	₹ 12,67,169.59	₹ 1,92,56,109.93	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	4680.70	1373.82	6054.52	₹ 420.80	₹ 19,69,638.43	₹ 5,78,101.94	₹ 25,47,740.37	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	7032.81	1539.50	8572.31	₹ 263.95	₹ 18,56,310.22	₹ 4,06,351.76	₹ 22,62,661.99	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS						₹ 3,01,67,821.05	₹ 28,40,017.12	₹ 3,30,07,838.17	
G		PRECAST WORKS									
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	0.00	0.00	₹ 1,44,008.00	₹ 0.00	₹ 0.00	₹ 0.00	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.									
63.0	26.76.1	Lead within 15 km	MT	0.00	0.00	0.00	₹ 540.85	₹ 0.00	₹ 0.00	₹ 0.00	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	0.00	0.00	₹ 117.30	₹ 0.00	₹ 0.00	₹ 0.00	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.									
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	0.00	0.00	₹ 2,720.30	₹ 0.00	₹ 0.00	₹ 0.00	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.									
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	0.00	0.00	₹ 178.95	₹ 0.00	₹ 0.00	₹ 0.00	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)									
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	0.00	0.00	₹ 85.05	₹ 0.00	₹ 0.00	₹ 0.00	
	G	TOTAL OF PRECAST WORKS						₹ 0.00	₹ 0.00	₹ 0.00	
H		WATERPROOFING WORKS									

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	**115.06m**						
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.	Cum	0.00	0.00	0.00		₹ 0.00	₹ 0.00		
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	0.00	0.00	₹ 472.90	₹ 0.00	₹ 0.00	₹ 0.00	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	0.00	0.00	₹ 362.80	₹ 0.00	₹ 0.00	₹ 0.00	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	0.00	0.00	₹ 573.45	₹ 0.00	₹ 0.00	₹ 0.00	
	H	TOTAL OF WATERPROOFING WORKS						₹ 0.00	₹ 0.00	₹ 0.00	
		TOTAL COST OF CPWD DSR 2023						₹ 12,97,03,928.33	₹ 1,20,76,894.96	141780823.3	
		HORTICULTURE SOR 2025									
I		LANDSCAPING WORKS									
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	628.86	144.98	773.84	₹ 803.75	₹ 5,05,448.52	₹ 1,16,524.14	₹ 6,21,972.65	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	179.68	52.93	232.60	₹ 431.75	₹ 77,574.72	₹ 22,851.49	₹ 1,00,426.22	
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :									
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	89.84	26.46	116.30	₹ 447.05	₹ 40,161.88	₹ 11,830.64	₹ 51,992.52	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	898.38	264.64	1163.01	₹ 55.70	₹ 50,039.52	₹ 14,740.34	₹ 64,779.85	
	I	TOTAL OF LANDSCAPING WORKS						₹ 6,73,224.63	₹ 1,65,946.61	₹ 8,39,171.24	
		TOTAL COST OF HORTICULTURE SOR 2025						₹ 6,73,224.63	₹ 1,65,946.61	₹ 8,39,171.24	
		NON SOR/MARKET RATE									
J		NON SOR ITEM-ROAD WORKS									
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	5308.58	483.25	5791.83	₹ 24.85	₹ 1,31,918.28	₹ 12,008.81	₹ 1,43,927.09	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	**115.06m**						
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	4540.88	388.90	4929.78	₹ 87.70	₹ 3,98,235.16	₹ 34,106.78	₹ 4,32,341.93	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	658.00	46.02	704.02	₹ 87.70	₹ 57,706.60	₹ 4,036.30	₹ 61,742.90	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS						₹ 5,87,860.03	₹ 50,151.89	₹ 6,38,011.93	
K		NON SOR ITEM- ELECTRICAL WORKS									
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the										NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	169.00	23.01	192.01	₹ 30,958.00	₹ 52,31,902.00	₹ 7,12,405.50	₹ 59,44,307.50	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.									NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	169.00	23.01	192.01	₹ 2,784.00	₹ 4,70,496.00	₹ 64,065.41	₹ 5,34,561.41	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	163.34	138.07	301.41	₹ 247.00	₹ 40,345.23	₹ 34,103.78	₹ 74,449.01	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS						₹ 57,42,743.23	₹ 8,10,574.69	₹ 65,53,317.92	
		TOTAL COST OF NON SOR/MARKET RATE						₹ 63,30,603.26	₹ 8,60,726.58	₹ 71,91,329.84	
		DSR E & M 2025									
L		ELECTRICAL WORKS									
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.									
90.0	12.6.1	32 mm dia	Meter	249.00	92.05	341.05	₹ 559.00	₹ 1,39,191.00	₹ 51,454.83	₹ 1,90,645.83	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL		TOTAL 9m wide ROW	TOTAL 18m wide ROW	TOTAL AMOUNT	
				1633.41m	**115.06m**						
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction									
92.0	8.20.1	45 watt	EACH	169.00	23.01	192.01	₹ 5,804.00	₹ 9,80,876.00	₹ 1,33,561.65	₹ 11,14,437.65	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required									
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	571.69	80.54	652.24	₹ 289.00	₹ 1,65,219.42	₹ 23,276.64	₹ 1,88,496.06	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.									
96.0	10.5.1	Upto 35 sq. mm	Rmt	1633.41	138.07	1771.48	₹ 47.00	₹ 76,770.27	₹ 6,489.38	₹ 83,259.65	
	L	TOTAL OF ELECTRICAL WORKS						₹ 13,62,056.69	₹ 2,14,782.50	₹ 15,76,839.19	
		TOTAL COST OF DSR E & M 2025						₹ 13,62,056.69	₹ 2,14,782.50	₹ 15,76,839.19	
		TOTAL PROJECT COST						**₹ 13,80,69,812.91**	**₹ 1,33,18,350.65**	**₹ 15,13,88,163.56**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI

ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	130.6m								
		CPWD DSR 2023											
A		EARTHWORK											
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift											
2.0	2.2.1	All kinds of soil	Cum	1757.28	481.78	2138.57	4377.63	₹ 395.30	₹ 6,94,653.38	₹ 1,90,448.98	₹ 8,45,375.14	₹ 17,30,477.49	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:											
4.0	2.3.1	All kinds of soil	Cum	396.81	155.41	225.98	778.20	₹ 197.90	₹ 78,527.81	₹ 30,756.43	₹ 44,721.64	₹ 1,54,005.88	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.											
6.0	2.8.1	All kinds of soil.	Cum	133.38	26.12	60.00	219.50	₹ 260.30	₹ 34,718.81	₹ 6,799.04	₹ 15,618.00	₹ 57,135.85	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.											
8.0	2.9.1	Ordinary rock	Cum	486.84	95.34	219.00	801.18	₹ 632.95	₹ 3,08,143.48	₹ 60,344.19	₹ 1,38,616.05	₹ 5,07,103.72	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.											
10.0	2.26.1	All kinds of soil.	Cum	0.00	0.00	0.00	0.00	₹ 126.80	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	0.00	0.00	0.00	₹ 227.40	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
	A	TOTAL OF EARTHWORK							₹ 11,16,043.48	₹ 2,88,348.63	₹ 10,44,330.83	₹ 24,48,722.94	
B		PLAIN CEMENT CONCRETE											
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.											
13.0	4.20.1	All works up to plinth level:											
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	133.38	26.12	60.00	219.50	₹ 9,212.60	₹ 12,28,776.59	₹ 2,40,633.11	₹ 5,52,756.00	₹ 20,22,165.70	
	B	TOTAL OF PLAIN CEMENT CONCRETE							₹ 12,28,776.59	₹ 2,40,633.11	₹ 5,52,756.00	₹ 20,22,165.70	
C		REINFORCED CEMENT CONCRETE											
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :											
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	200.07	39.18	90.00	329.25	₹ 392.15	₹ 78,457.45	₹ 15,364.44	₹ 35,293.50	₹ 1,29,115.39	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	2400.84	470.16	1080.00	3951.00	₹ 842.50	₹ 20,22,707.70	₹ 3,96,109.80	₹ 9,09,900.00	₹ 33,28,717.50	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	666.90	130.60	300.00	1097.50	₹ 927.25	₹ 6,18,383.03	₹ 1,21,098.85	₹ 2,78,175.00	₹ 10,17,656.88	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.											
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	97442.09	19186.60	87081.12	203709.82	₹ 107.85	₹ 1,05,09,129.71	₹ 20,69,275.10	₹ 93,91,698.79	₹ 2,19,70,103.60	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	130.6m								
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement												
24.0	5.33.1	All works upto plinth level											
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	624.22	122.24	561.60	1308.06	₹ 9,655.70	₹ 60,27,265.60	₹ 11,80,328.22	₹ 54,22,641.12	₹ 1,26,30,234.94	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	0.00	0.00	0.00	₹ 9,957.65	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
	C	TOTAL OF REINFORCED CEMENT CONCRETE							₹ 1,92,55,943.49	₹ 37,82,176.41	₹ 1,60,37,708.41	₹ 3,90,75,828.31	
D		STRUCTURAL STEEL WORKS											
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.											
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	16005.60	3134.40	1200.00	20340.00	₹ 172.60	₹ 27,62,566.56	₹ 5,40,997.44	₹ 2,07,120.00	₹ 35,10,684.00	
	D	TOTAL OF STRUCTURAL STEEL WORKS							₹ 27,62,566.56	₹ 5,40,997.44	₹ 2,07,120.00	₹ 35,10,684.00	
E		ROAD WORKS											
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1333.80	261.20	1200.00	2795.00	₹ 39.35	₹ 52,485.03	₹ 10,278.22	₹ 47,220.00	₹ 1,09,983.25	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	2000.70	391.80	1800.00	4192.50	₹ 131.75	₹ 2,63,592.23	₹ 51,619.65	₹ 2,37,150.00	₹ 5,52,361.88	
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	1733.94	600.76	4058.00	6392.70	₹ 218.90	₹ 3,79,559.47	₹ 1,31,506.36	₹ 8,88,296.20	₹ 13,99,362.03	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	520.18	180.23	1217.40	1917.81	₹ 24.85	₹ 12,926.52	₹ 4,478.67	₹ 30,252.39	₹ 47,657.58	
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)												
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	520.18	203.74	1217.40	1941.32	₹ 11,520.81	₹ 59,92,917.79	₹ 23,47,203.67	₹ 1,40,25,433.63	₹ 2,23,65,555.09	
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	520.18	203.74	1217.40	1941.32	₹ 55.50	₹ 28,870.10	₹ 11,307.35	₹ 67,565.70	₹ 1,07,743.15	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripheri al area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	130.6m								
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	4334.85	1501.90	7000.00	12836.75	₹ 5.30	₹ 22,974.71	₹ 7,960.07	₹ 37,100.00	₹ 68,034.78	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.											
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	6502.28	2252.85	15750.00	24505.13	₹ 8.65	₹ 56,244.68	₹ 19,487.15	₹ 1,36,237.50	₹ 2,11,969.33	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	406.81	79.67	546.00	1032.47	₹ 747.80	₹ 3,04,211.77	₹ 59,574.23	₹ 4,08,298.80	₹ 7,72,084.80	
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	270.09	52.89	243.00	565.99	₹ 10,177.60	₹ 27,48,913.78	₹ 5,38,323.80	₹ 24,73,156.80	₹ 57,60,394.38	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :											
46.0	13.61.1	Two or more coats on new work	Sqm	1467.18	287.32	1320.00	3074.50	₹ 155.90	₹ 2,28,733.36	₹ 44,793.19	₹ 2,05,788.00	₹ 4,79,314.55	
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.											
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	593.54	220.71	968.70	1782.96	₹ 2,784.00	₹ 16,52,418.14	₹ 6,14,467.78	₹ 26,96,860.80	₹ 49,63,746.72	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	346.79	120.15	811.60	1278.54	₹ 2,914.30	₹ 10,10,644.27	₹ 3,50,158.97	₹ 23,65,245.88	₹ 37,26,049.12	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.	Cum	260.09	90.11	608.70	958.91	₹ 4,148.65	₹ 10,79,026.53	₹ 3,73,851.45	₹ 25,25,283.25	₹ 39,78,161.23	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	**130.6m**								
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.											
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	1667.25	626.88	1500.00	3794.13	₹ 1,091.50	₹ 18,19,803.38	₹ 6,84,239.52	₹ 16,37,250.00	₹ 41,41,292.90	
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge	Sqm	200.07	39.18	120.00	359.25	₹ 3,112.12	₹ 6,22,642.58	₹ 1,21,933.01	₹ 3,73,454.84	₹ 11,18,030.43	
	E	TOTAL OF ROAD WORKS							₹ 1,62,75,964.33	₹ 53,71,183.08	₹ 2,81,54,593.80	₹ 4,98,01,741.21	
F		DISMANTLING AND DEMOLISHING WORKS											
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	960.34	188.06	432.00	1580.40	₹ 3,551.25	₹ 34,10,393.22	₹ 6,67,862.28	₹ 15,34,140.00	₹ 56,12,395.50	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	6402.24	1253.76	2880.00	10536.00	₹ 1,147.20	₹ 73,44,649.73	₹ 14,38,313.47	₹ 33,03,936.00	₹ 1,20,86,899.20	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	1911.07	519.79	1615.08	4045.94	₹ 420.80	₹ 8,04,177.68	₹ 2,18,726.79	₹ 6,79,627.35	₹ 17,02,531.82	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	2871.40	707.85	2047.08	5626.34	₹ 263.95	₹ 7,57,907.25	₹ 1,86,837.54	₹ 5,40,327.82	₹ 14,85,072.61	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS							₹ 1,23,17,127.89	₹ 25,11,740.08	₹ 60,58,031.17	₹ 2,08,86,899.13	
G		PRECAST WORKS											
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	0.00	0.00	0.00	₹ 1,44,008.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.											
63.0	26.76.1	Lead within 15 km	MT	0.00	0.00	0.00	0.00	₹ 540.85	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	0.00	0.00	0.00	₹ 117.30	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.											
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	0.00	0.00	0.00	₹ 2,720.30	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	**130.6m**								
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.											
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	0.00	0.00	0.00	₹ 178.95	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)											
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	0.00	0.00	0.00	₹ 85.05	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
	G	TOTAL OF PRECAST WORKS							₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
H		WATERPROOFING WORKS											
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.											
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	0.00	0.00	0.00	₹ 472.90	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	0.00	0.00	0.00	₹ 362.80	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	0.00	0.00	0.00	₹ 573.45	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
	H	TOTAL OF WATERPROOFING WORKS							₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
		TOTAL COST OF CPWD DSR 2023							₹ 5,29,56,422.33	₹ 1,27,35,078.75	₹ 5,20,54,540.21	117746041.3	
		HORTICULTURE SOR 2025											
I		LANDSCAPING WORKS											
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	256.76	118.85	546.00	921.60	₹ 803.75	₹ 2,06,368.04	₹ 95,522.47	₹ 4,38,847.50	₹ 7,40,738.01	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	73.36	33.96	156.00	263.31	₹ 431.75	₹ 31,672.75	₹ 14,660.50	₹ 67,353.00	₹ 1,13,686.25	
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :											
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	36.68	16.98	78.00	131.66	₹ 447.05	₹ 16,397.57	₹ 7,590.01	₹ 34,869.90	₹ 58,857.49	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	366.80	169.78	780.00	1316.58	₹ 55.70	₹ 20,430.48	₹ 9,456.75	₹ 43,446.00	₹ 73,333.23	
	I	TOTAL OF LANDSCAPING WORKS							₹ 2,74,868.84	₹ 1,27,229.74	₹ 5,84,516.40	₹ 9,86,614.97	
		TOTAL COST OF HORTICULTURE SOR 2025							₹ 2,74,868.84	₹ 1,27,229.74	₹ 5,84,516.40	₹ 9,86,614.97	
		NON SOR/MARKET RATE											
J		NON SOR ITEM-ROAD WORKS											
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	2167.43	600.76	4058.00	6826.19	₹ 24.85	₹ 53,860.51	₹ 14,928.89	₹ 1,00,841.30	₹ 1,69,630.70	NIT NO. 10/EE&S M(C)/PPD /CPWD/2 025-2026

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	**130.6m**								
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	1853.98	441.43	3000.00	5295.41	₹ 87.70	₹ 1,62,594.22	₹ 38,713.24	₹ 2,63,100.00	₹ 4,64,407.46	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDENSOR-GW-3	Supplying and fixing items as mentioned below on site- Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	268.00	52.24	40.00	360.24	₹ 87.70	₹ 23,503.60	₹ 4,581.45	₹ 3,508.00	₹ 31,593.05	MCGM-GARDENSOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS							₹ 2,39,958.33	₹ 58,223.57	₹ 3,67,449.30	₹ 6,65,631.20	
K		NON SOR ITEM- ELECTRICAL WORKS											
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the												NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	67.00	26.12	60.00	153.12	₹ 30,958.00	₹ 20,74,186.00	₹ 8,08,622.96	₹ 18,57,480.00	₹ 47,40,288.96	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.											NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	67.00	26.12	60.00	153.12	₹ 2,784.00	₹ 1,86,528.00	₹ 72,718.08	₹ 1,67,040.00	₹ 4,26,286.08	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required											NITNo.:11/EE(E)/MUMBAI-III/2026-27
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	66.69	143.66	750.00	960.35	₹ 247.00	₹ 16,472.43	₹ 35,484.02	₹ 1,85,250.00	₹ 2,37,206.45	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS							₹ 22,77,186.43	₹ 9,16,825.06	₹ 22,09,770.00	₹ 54,03,781.49	
		TOTAL COST OF NON SOR/MARKET RATE							₹ 25,17,144.76	₹ 9,75,048.63	₹ 25,77,219.30	₹ 60,69,412.69	
		DSR E & M 2025											
L		ELECTRICAL WORKS											
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.											
90.0	12.6.1	32 mm dia	Meter	101.00	195.90	90.00	386.90	₹ 559.00	₹ 56,459.00	₹ 1,09,508.10	₹ 50,310.00	₹ 2,16,277.10	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW	Building peripherial area	TOTAL AMOUNT	
				666.9m	**130.6m**								
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium											
92.0	8.20.1	45 watt	EACH	67.00	26.12	60.00	153.12	₹ 5,804.00	₹ 3,88,868.00	₹ 1,51,600.48	₹ 3,48,240.00	₹ 8,88,708.48	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.											
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	233.42	39.18	450.00	722.60	₹ 289.00	₹ 67,456.94	₹ 11,323.02	₹ 1,30,050.00	₹ 2,08,829.96	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.											
96.0	10.5.1	Upto 35 sq. mm	Rmt	666.90	39.18	750.00	1456.08	₹ 47.00	₹ 31,344.30	₹ 1,841.46	₹ 35,250.00	₹ 68,435.76	
	L	TOTAL OF ELECTRICAL WORKS							₹ 5,44,128.24	₹ 2,74,273.06	₹ 5,63,850.00	₹ 13,82,251.30	
		TOTAL COST OF DSR E & M 2025							₹ 5,44,128.24	₹ 2,74,273.06	₹ 5,63,850.00	₹ 13,82,251.30	
		TOTAL PROJECT COST							**₹ 5,62,92,564.17**	**₹ 1,41,11,630.17**	**₹ 5,57,80,125.91**	**₹ 12,61,84,320.25**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI

ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	621.88m						
				74.325	62.188						
		CPWD DSR 2023									
A		EARTHWORK									
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift									
2.0	2.2.1	All kinds of soil	Cum	1958.46	15549.49	17507.95	₹ 395.30	₹ 7,74,180.72	₹ 61,46,712.42	₹ 69,20,893.14	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:									
4.0	2.3.1	All kinds of soil	Cum	442.23	740.04	1182.27	₹ 197.90	₹ 87,518.06	₹ 1,46,453.36	₹ 2,33,971.42	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.									
6.0	2.8.1	All kinds of soil.	Cum	148.65	124.38	273.03	₹ 260.30	₹ 38,693.60	₹ 32,375.07	₹ 71,068.67	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.									
8.0	2.9.1	Ordinary rock	Cum	542.57	453.97	996.54	₹ 632.95	₹ 3,43,421.26	₹ 2,87,341.83	₹ 6,30,763.09	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.									
10.0	2.26.1	All kinds of soil.	Cum	0.00	5410.36	5410.36	₹ 126.80	₹ 0.00	₹ 6,86,033.14	₹ 6,86,033.14	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	7845.02	7845.02	₹ 227.40	₹ 0.00	₹ 17,83,956.68	₹ 17,83,956.68	
	A	TOTAL OF EARTHWORK						₹ 12,43,813.64	₹ 90,82,872.51	₹ 1,03,26,686.14	
B		PLAIN CEMENT CONCRETE									
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.									
13.0	4.20.1	All works up to plinth level:									
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	148.65	391.78	540.43	₹ 9,212.60	₹ 13,69,452.99	₹ 36,09,352.96	₹ 49,78,805.95	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
	B	TOTAL OF PLAIN CEMENT CONCRETE						₹ 13,69,452.99	₹ 36,09,352.96	₹ 49,78,805.95	
C		REINFORCED CEMENT CONCRETE									
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :									
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	222.98	342.03	565.01	₹ 392.15	₹ 87,439.65	₹ 1,34,128.63	₹ 2,21,568.28	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	2675.70	11442.59	14118.29	₹ 842.50	₹ 22,54,277.25	₹ 96,40,383.76	₹ 1,18,94,661.01	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	743.25	2300.96	3044.21	₹ 927.25	₹ 6,89,178.56	₹ 21,33,561.45	₹ 28,22,740.01	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.									
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	108597.74	835095.41	943693.16	₹ 107.85	₹ 1,17,12,266.69	₹ 9,00,65,040.36	₹ 10,17,77,307.05	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement									
24.0	5.33.1	All works upto plinth level									
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	695.68	522.38	1218.06	₹ 9,655.70	₹ 67,17,296.69	₹ 50,43,936.84	₹ 1,17,61,233.53	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	4129.28	4129.28	₹ 9,957.65	₹ 0.00	₹ 4,11,17,956.86	₹ 4,11,17,956.86	
	C	TOTAL OF REINFORCED CEMENT CONCRETE						₹ 2,14,60,458.84	₹ 14,81,35,007.90	₹ 16,95,95,466.74	
D		STRUCTURAL STEEL WORKS									
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.									
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	17838.00	14925.12	32763.12	₹ 172.60	₹ 30,78,838.80	₹ 25,76,075.71	₹ 56,54,914.51	
	D	TOTAL OF STRUCTURAL STEEL WORKS						₹ 30,78,838.80	₹ 25,76,075.71	₹ 56,54,914.51	
E		ROAD WORKS									
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1486.50	1243.76	2730.26	₹ 39.35	₹ 58,493.78	₹ 48,941.96	₹ 1,07,435.73	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	2229.75	1865.64	4095.39	₹ 131.75	₹ 2,93,769.56	₹ 2,45,798.07	₹ 5,39,567.63	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	1932.45	746.26	2678.71	₹ 218.90	₹ 4,23,013.31	₹ 1,63,355.44	₹ 5,86,368.74	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	579.73	223.88	803.61	₹ 24.85	₹ 14,406.41	₹ 5,563.34	₹ 19,969.75	
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).									
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	579.73	1063.41	1643.15	₹ 11,520.81	₹ 66,79,016.57	₹ 1,22,51,399.46	₹ 1,89,30,416.02	
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	579.73	1063.41	1643.15	₹ 55.50	₹ 32,175.29	₹ 59,019.52	₹ 91,194.81	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	4831.13	7151.62	11982.75	₹ 5.30	₹ 25,604.96	₹ 37,903.59	₹ 63,508.55	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.									
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	7246.69	10727.43	17974.12	₹ 8.65	₹ 62,683.85	₹ 92,792.27	₹ 1,55,476.12	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	453.38	379.35	832.73	₹ 747.80	₹ 3,39,039.43	₹ 2,83,675.54	₹ 6,22,714.97	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	301.02	251.86	552.88	₹ 10,177.60	₹ 30,63,622.99	₹ 25,63,344.58	₹ 56,26,967.57	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :									
46.0	13.61.1	Two or more coats on new work	Sqm	1635.15	1368.14	3003.29	₹ 155.90	₹ 2,54,919.89	₹ 2,13,292.40	₹ 4,68,212.29	
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.									
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	661.49	1153.59	1815.08	₹ 2,784.00	₹ 18,41,595.12	₹ 32,11,587.32	₹ 50,53,182.44	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	386.49	708.94	1095.43	₹ 2,914.30	₹ 11,26,347.81	₹ 20,66,073.17	₹ 31,92,420.97	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.	Cum	289.87	531.71	821.57	₹ 4,148.65	₹ 12,02,558.80	₹ 22,05,867.91	₹ 34,08,426.71	
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.									
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	1858.13	2985.02	4843.15	₹ 1,091.50	₹ 20,28,143.44	₹ 32,58,153.70	₹ 52,86,297.13	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..	Sqm	222.98	186.56	409.54	₹ 3,112.12	₹ 6,93,925.78	₹ 5,80,610.24	₹ 12,74,536.02	
	E	TOTAL OF ROAD WORKS						₹ 1,81,39,316.97	₹ 2,72,87,378.49	₹ 4,54,26,695.47	
F		DISMANTLING AND DEMOLISHING WORKS									
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	1070.28	895.51	1965.79	₹ 3,551.25	₹ 38,00,831.85	₹ 31,80,169.94	₹ 69,81,001.79	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	7135.20	5970.05	13105.25	₹ 1,147.20	₹ 81,85,501.44	₹ 68,48,839.07	₹ 1,50,34,340.51	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	2129.86	2475.08	4604.94	₹ 420.80	₹ 8,96,243.91	₹ 10,41,514.67	₹ 19,37,758.58	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	3200.14	3370.59	6570.73	₹ 263.95	₹ 8,44,676.21	₹ 8,89,667.12	₹ 17,34,343.34	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS						₹ 1,37,27,253.41	₹ 1,19,60,190.81	₹ 2,56,87,444.22	
G		PRECAST WORKS									
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	0.00	0.00	₹ 1,44,008.00	₹ 0.00	₹ 0.00	₹ 0.00	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.									
63.0	26.76.1	Lead within 15 km	MT	0.00	0.00	0.00	₹ 540.85	₹ 0.00	₹ 0.00	₹ 0.00	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	0.00	0.00	₹ 117.30	₹ 0.00	₹ 0.00	₹ 0.00	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.									

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	0.00	0.00	₹ 2,720.30	₹ 0.00	₹ 0.00	₹ 0.00	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.									
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	0.00	0.00	₹ 178.95	₹ 0.00	₹ 0.00	₹ 0.00	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)									
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	0.00	0.00	₹ 85.05	₹ 0.00	₹ 0.00	₹ 0.00	
	G	TOTAL OF PRECAST WORKS						₹ 0.00	₹ 0.00	₹ 0.00	
H		WATERPROOFING WORKS									
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.									
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	5099.42	5099.42	₹ 472.90	₹ 0.00	₹ 24,11,513.83	₹ 24,11,513.83	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	6591.93	6591.93	₹ 362.80	₹ 0.00	₹ 23,91,551.48	₹ 23,91,551.48	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	4975.04	4975.04	₹ 573.45	₹ 0.00	₹ 28,52,936.69	₹ 28,52,936.69	
	H	TOTAL OF WATERPROOFING WORKS						₹ 0.00		₹ 76,56,001.99	
		TOTAL COST OF CPWD DSR 2023						₹ 5,90,19,134.65	₹ 20,64,78,879.38	269326015	
		HORTICULTURE SOR 2025									
I		LANDSCAPING WORKS									
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	286.15	565.91	852.06	₹ 803.75	₹ 2,29,994.07	₹ 1,50,700.23	₹ 3,80,694.30	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	81.76	161.69	243.45	₹ 431.75	₹ 35,298.80	₹ 23,129.02	₹ 58,427.82	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :									
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	40.88	80.84	121.72	₹ 447.05	₹ 18,274.85	₹ 11,974.32	₹ 30,249.17	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	408.79	808.44	1217.23	₹ 55.70	₹ 22,769.46	₹ 14,919.36	₹ 37,688.82	
	I	TOTAL OF LANDSCAPING WORKS						₹ 3,06,337.18	₹ 2,00,722.93	₹ 5,07,060.11	
		TOTAL COST OF HORTICULTURE SOR 2025						₹ 3,06,337.18	₹ 2,00,722.93	₹ 5,07,060.11	
		NON SOR/MARKET RATE									
J		NON SOR ITEM-ROAD WORKS									
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	2415.56	3544.72	5960.28	₹ 24.85	₹ 60,026.73	₹ 29,184.54	₹ 89,211.26	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	2066.24	2101.95	4168.19	₹ 87.70	₹ 1,81,208.81	₹ 61,075.61	₹ 2,42,284.42	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	300.00	248.75	548.75	₹ 87.70	₹ 26,310.00	₹ 7,227.88	₹ 33,537.88	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS						₹ 2,67,545.54	₹ 97,488.03	₹ 3,65,033.57	
K		NON SOR ITEM- ELECTRICAL WORKS									
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the										NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	77.00	124.38	201.38	₹ 30,958.00	₹ 23,83,766.00	₹ 12,75,717.26	₹ 36,59,483.26	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	77.00	124.38	201.38	₹ 2,784.00	₹ 2,14,368.00	₹ 1,14,723.07	₹ 3,29,091.07	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	74.33	684.07	758.39	₹ 247.00	₹ 18,358.28	₹ 55,981.07	₹ 74,339.34	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS						₹ 26,16,492.28	₹ 14,46,421.40	₹ 40,62,913.68	
		TOTAL COST OF NON SOR/MARKET RATE						₹ 28,84,037.81	₹ 15,43,909.44	₹ 44,27,947.25	
		DSR E & M 2025									
L		ELECTRICAL WORKS									
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.									
90.0	12.6.1	32 mm dia	Meter	113.00	932.82	1045.82	₹ 559.00	₹ 63,167.00	₹ 1,72,764.54	₹ 2,35,931.54	
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction									
92.0	8.20.1	45 watt	EACH	77.00	124.38	201.38	₹ 5,804.00	₹ 4,46,908.00	₹ 2,39,171.23	₹ 6,86,079.23	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.									
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	260.14	186.56	446.70	₹ 289.00	₹ 75,179.74	₹ 17,863.67	₹ 93,043.41	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.									
96.0	10.5.1	Upto 35 sq. mm	Rmt	743.25	186.56	929.81	₹ 47.00	₹ 34,932.75	₹ 2,905.16	₹ 37,837.91	
	L	TOTAL OF ELECTRICAL WORKS						₹ 6,20,187.49	₹ 4,32,704.60	₹ 10,52,892.09	
		TOTAL COST OF DSR E & M 2025						₹ 6,20,187.49	₹ 4,32,704.60	₹ 10,52,892.09	
		TOTAL PROJECT COST						**₹ 6,28,29,697.13**	**₹ 20,86,56,216.36**	**₹ 27,53,13,914.48**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI
ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
		CPWD DSR 2023									
A		EARTHWORK									
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift									
2.0	2.2.1	All kinds of soil	Cum	1958.46	15549.49	17507.95	₹ 395.30	₹ 7,74,180.72	₹ 61,46,712.42	₹ 69,20,893.14	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:									
4.0	2.3.1	All kinds of soil	Cum	442.23	740.04	1182.27	₹ 197.90	₹ 87,518.06	₹ 1,46,453.36	₹ 2,33,971.42	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.									
6.0	2.8.1	All kinds of soil.	Cum	148.65	124.38	273.03	₹ 260.30	₹ 38,693.60	₹ 32,375.07	₹ 71,068.67	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.									
8.0	2.9.1	Ordinary rock	Cum	542.57	453.97	996.54	₹ 632.95	₹ 3,43,421.26	₹ 2,87,341.83	₹ 6,30,763.09	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.									
10.0	2.26.1	All kinds of soil.	Cum	0.00	5410.36	5410.36	₹ 126.80	₹ 0.00	₹ 6,86,033.14	₹ 6,86,033.14	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	7845.02	7845.02	₹ 227.40	₹ 0.00	₹ 17,83,956.68	₹ 17,83,956.68	
	A	TOTAL OF EARTHWORK						₹ 12,43,813.64	₹ 90,82,872.51	₹ 1,03,26,686.14	
B		PLAIN CEMENT CONCRETE									
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.									
13.0	4.20.1	All works up to plinth level:									
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	148.65	391.78	540.43	₹ 9,212.60	₹ 13,69,452.99	₹ 36,09,352.96	₹ 49,78,805.95	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
	B	TOTAL OF PLAIN CEMENT CONCRETE						₹ 13,69,452.99	₹ 36,09,352.96	₹ 49,78,805.95	
C		REINFORCED CEMENT CONCRETE									
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :									
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	222.98	342.03	565.01	₹ 392.15	₹ 87,439.65	₹ 1,34,128.63	₹ 2,21,568.28	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	2675.70	11442.59	14118.29	₹ 842.50	₹ 22,54,277.25	₹ 96,40,383.76	₹ 1,18,94,661.01	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	743.25	2300.96	3044.21	₹ 927.25	₹ 6,89,178.56	₹ 21,33,561.45	₹ 28,22,740.01	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.									
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	108597.74	835095.41	943693.16	₹ 107.85	₹ 1,17,12,266.69	₹ 9,00,65,040.36	₹ 10,17,77,307.05	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement									
24.0	5.33.1	All works upto plinth level									
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	695.68	522.38	1218.06	₹ 9,655.70	₹ 67,17,296.69	₹ 50,43,936.84	₹ 1,17,61,233.53	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	0.00	0.00	₹ 9,957.65	₹ 0.00	₹ 0.00	₹ 0.00	
	C	TOTAL OF REINFORCED CEMENT CONCRETE						₹ 2,14,60,458.84	₹ 10,70,17,051.05	₹ 12,84,77,509.88	
D		STRUCTURAL STEEL WORKS									
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.									
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	17838.00	14925.12	32763.12	₹ 172.60	₹ 30,78,838.80	₹ 25,76,075.71	₹ 56,54,914.51	
	D	TOTAL OF STRUCTURAL STEEL WORKS						₹ 30,78,838.80	₹ 25,76,075.71	₹ 56,54,914.51	
E		ROAD WORKS									
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1486.50	1243.76	2730.26	₹ 39.35	₹ 58,493.78	₹ 48,941.96	₹ 1,07,435.73	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	2229.75	1865.64	4095.39	₹ 131.75	₹ 2,93,769.56	₹ 2,45,798.07	₹ 5,39,567.63	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	1932.45	746.26	2678.71	₹ 218.90	₹ 4,23,013.31	₹ 1,63,355.44	₹ 5,86,368.74	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	579.73	223.88	803.61	₹ 24.85	₹ 14,406.41	₹ 5,563.34	₹ 19,969.75	
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).									
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	579.73	1063.41	1643.15	₹ 11,520.81	₹ 66,79,016.57	₹ 1,22,51,399.46	₹ 1,89,30,416.02	
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	579.73	1063.41	1643.15	₹ 55.50	₹ 32,175.29	₹ 59,019.52	₹ 91,194.81	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	4831.13	7151.62	11982.75	₹ 5.30	₹ 25,604.96	₹ 37,903.59	₹ 63,508.55	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.									
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	7246.69	10727.43	17974.12	₹ 8.65	₹ 62,683.85	₹ 92,792.27	₹ 1,55,476.12	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	453.38	379.35	832.73	₹ 747.80	₹ 3,39,039.43	₹ 2,83,675.54	₹ 6,22,714.97	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	301.02	251.86	552.88	₹ 10,177.60	₹ 30,63,622.99	₹ 25,63,344.58	₹ 56,26,967.57	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :									
46.0	13.61.1	Two or more coats on new work	Sqm	1635.15	1368.14	3003.29	₹ 155.90	₹ 2,54,919.89	₹ 2,13,292.40	₹ 4,68,212.29	
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.									
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	661.49	1153.59	1815.08	₹ 2,784.00	₹ 18,41,595.12	₹ 32,11,587.32	₹ 50,53,182.44	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	386.49	708.94	1095.43	₹ 2,914.30	₹ 11,26,347.81	₹ 20,66,073.17	₹ 31,92,420.97	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.	Cum	289.87	531.71	821.57	₹ 4,148.65	₹ 12,02,558.80	₹ 22,05,867.91	₹ 34,08,426.71	
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.									
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	1858.13	2985.02	4843.15	₹ 1,091.50	₹ 20,28,143.44	₹ 32,58,153.70	₹ 52,86,297.13	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..	Sqm	222.98	186.56	409.54	₹ 3,112.12	₹ 6,93,925.78	₹ 5,80,610.24	₹ 12,74,536.02	
	E	TOTAL OF ROAD WORKS						₹ 1,81,39,316.97	₹ 2,72,87,378.49	₹ 4,54,26,695.47	
F		DISMANTLING AND DEMOLISHING WORKS									
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	1070.28	895.51	1965.79	₹ 3,551.25	₹ 38,00,831.85	₹ 31,80,169.94	₹ 69,81,001.79	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	7135.20	5970.05	13105.25	₹ 1,147.20	₹ 81,85,501.44	₹ 68,48,839.07	₹ 1,50,34,340.51	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	2129.86	2475.08	4604.94	₹ 420.80	₹ 8,96,243.91	₹ 10,41,514.67	₹ 19,37,758.58	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	3200.14	3370.59	6570.73	₹ 263.95	₹ 8,44,676.21	₹ 8,89,667.12	₹ 17,34,343.34	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS						₹ 1,37,27,253.41	₹ 1,19,60,190.81	₹ 2,56,87,444.22	
G		PRECAST WORKS									
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	621.88	621.88	₹ 1,44,008.00	₹ 0.00	₹ 8,95,55,695.04	₹ 8,95,55,695.04	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.									
63.0	26.76.1	Lead within 15 km	MT	0.00	7960.06	7960.06	₹ 540.85	₹ 0.00	₹ 43,05,200.61	₹ 43,05,200.61	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	199001.60	199001.60	₹ 117.30	₹ 0.00	₹ 2,33,42,887.68	₹ 2,33,42,887.68	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.									

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	995.01	995.01	₹ 2,720.30	₹ 0.00	₹ 27,06,720.26	₹ 27,06,720.26	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.									
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	1890.52	1890.52	₹ 178.95	₹ 0.00	₹ 3,38,307.70	₹ 3,38,307.70	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)									
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	522179.20	522179.20	₹ 85.05	₹ 0.00	₹ 4,44,11,341.25	₹ 4,44,11,341.25	
	G	TOTAL OF PRECAST WORKS						₹ 0.00	₹ 16,46,60,152.54	₹ 16,46,60,152.54	
H		WATERPROOFING WORKS									
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.									
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	5099.42	5099.42	₹ 472.90	₹ 0.00	₹ 24,11,513.83	₹ 24,11,513.83	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	6591.93	6591.93	₹ 362.80	₹ 0.00	₹ 23,91,551.48	₹ 23,91,551.48	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	4975.04	4975.04	₹ 573.45	₹ 0.00	₹ 28,52,936.69	₹ 28,52,936.69	
	H	TOTAL OF WATERPROOFING WORKS						₹ 0.00		₹ 76,56,001.99	
		TOTAL COST OF CPWD DSR 2023						₹ 5,90,19,134.65	₹ 33,00,21,075.07	392868210.7	
		HORTICULTURE SOR 2025									
I		LANDSCAPING WORKS									
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	286.15	565.91	852.06	₹ 803.75	₹ 2,29,994.07	₹ 1,50,700.23	₹ 3,80,694.30	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	81.76	161.69	243.45	₹ 431.75	₹ 35,298.80	₹ 23,129.02	₹ 58,427.82	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL AMOUNT	
				743.25m	**621.88m**						
				74.325	**62.188**						
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :									
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	40.88	80.84	121.72	₹ 447.05	₹ 18,274.85	₹ 11,974.32	₹ 30,249.17	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	408.79	808.44	1217.23	₹ 55.70	₹ 22,769.46	₹ 14,919.36	₹ 37,688.82	
	I	TOTAL OF LANDSCAPING WORKS						₹ 3,06,337.18	₹ 2,00,722.93	₹ 5,07,060.11	
		TOTAL COST OF HORTICULTURE SOR 2025						₹ 3,06,337.18	₹ 2,00,722.93	₹ 5,07,060.11	
		NON SOR/MARKET RATE									
J		NON SOR ITEM-ROAD WORKS									
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	2415.56	3544.72	5960.28	₹ 24.85	₹ 60,026.73	₹ 29,184.54	₹ 89,211.26	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	2066.24	2101.95	4168.19	₹ 87.70	₹ 1,81,208.81	₹ 61,075.61	₹ 2,42,284.42	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	300.00	248.75	548.75	₹ 87.70	₹ 26,310.00	₹ 7,227.88	₹ 33,537.88	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS						₹ 2,67,545.54	₹ 97,488.03	₹ 3,65,033.57	
K		NON SOR ITEM- ELECTRICAL WORKS									
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the										NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	77.00	124.38	201.38	₹ 30,958.00	₹ 23,83,766.00	₹ 12,75,717.26	₹ 36,59,483.26	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	77.00	124.38	201.38	₹ 2,784.00	₹ 2,14,368.00	₹ 1,14,723.07	₹ 3,29,091.07	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required									NITNo.:11/EE(E)/MUMBAI-III/2026-27

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY			RATE	AMOUNT			REMARK
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				743.25m	**621.88m**						
				74.325	**62.188**						
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	74.33	684.07	758.39	₹ 247.00	₹ 18,358.28	₹ 55,981.07	₹ 74,339.34	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS						₹ 26,16,492.28	₹ 14,46,421.40	₹ 40,62,913.68	
		TOTAL COST OF NON SOR/MARKET RATE						₹ 28,84,037.81	₹ 15,43,909.44	₹ 44,27,947.25	
		DSR E & M 2025									
L		ELECTRICAL WORKS									
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.									
90.0	12.6.1	32 mm dia	Meter	113.00	932.82	1045.82	₹ 559.00	₹ 63,167.00	₹ 1,72,764.54	₹ 2,35,931.54	
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction									
92.0	8.20.1	45 watt	EACH	77.00	124.38	201.38	₹ 5,804.00	₹ 4,46,908.00	₹ 2,39,171.23	₹ 6,86,079.23	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.									
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	260.14	186.56	446.70	₹ 289.00	₹ 75,179.74	₹ 17,863.67	₹ 93,043.41	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.									
96.0	10.5.1	Upto 35 sq. mm	Rmt	743.25	186.56	929.81	₹ 47.00	₹ 34,932.75	₹ 2,905.16	₹ 37,837.91	
	L	TOTAL OF ELECTRICAL WORKS						₹ 6,20,187.49	₹ 4,32,704.60	₹ 10,52,892.09	
		TOTAL COST OF DSR E & M 2025						₹ 6,20,187.49	₹ 4,32,704.60	₹ 10,52,892.09	
		TOTAL PROJECT COST						**₹ 6,28,29,697.13**	**₹ 33,21,98,412.04**	**₹ 39,88,56,110.16**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI

ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL 18m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
		CPWD DSR 2023											
A		EARTHWORK											
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift											
2.0	2.2.1	All kinds of soil	Cum	2377.19	3770.35	8318.76	6147.54	₹ 395.30	₹ 9,39,703.84	₹ 14,90,420.60	₹ 1,03,007.27	₹ 25,33,131.72	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:											
4.0	2.3.1	All kinds of soil	Cum	536.79	179.44	548.33	716.23	₹ 197.90	₹ 1,06,229.79	₹ 35,511.20	₹ 3,399.13	₹ 1,45,140.12	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.											
6.0	2.8.1	All kinds of soil.	Cum	180.43	30.16	63.85	210.59	₹ 260.30	₹ 46,966.45	₹ 7,850.13	₹ 520.60	₹ 55,337.18	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.											
8.0	2.9.1	Ordinary rock	Cum	658.58	110.08	233.05	768.65	₹ 632.95	₹ 4,16,846.19	₹ 69,673.05	₹ 4,620.53	₹ 4,91,139.77	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.											
10.0	2.26.1	All kinds of soil.	Cum	0.00	1311.87	2777.39	1311.87	₹ 126.80	₹ 0.00	₹ 1,66,345.50	₹ 11,031.60	₹ 1,77,377.10	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	1902.22	4027.21	1902.22	₹ 227.40	₹ 0.00	₹ 4,32,563.88	₹ 28,686.51	₹ 4,61,250.39	
	A	TOTAL OF EARTHWORK							₹ 15,09,746.27	₹ 22,02,364.36	₹ 1,51,265.65	₹ 38,63,376.27	
B		PLAIN CEMENT CONCRETE											
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.											
13.0	4.20.1	All works up to plinth level:											
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	180.43	95.00	233.05	275.43	₹ 9,212.60	₹ 16,62,247.84	₹ 8,75,175.81	₹ 67,251.98	₹ 26,04,675.63	
	B	TOTAL OF PLAIN CEMENT CONCRETE							₹ 16,62,247.84	₹ 8,75,175.81	₹ 67,251.98	₹ 26,04,675.63	
C		REINFORCED CEMENT CONCRETE											
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :											
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	270.65	82.93	223.47	353.58	₹ 392.15	₹ 1,06,134.61	₹ 32,522.76	₹ 2,745.05	₹ 1,41,402.43	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	3247.78	2774.54	5874.02	6022.31	₹ 842.50	₹ 27,36,251.28	₹ 23,37,546.58	₹ 1,55,020.00	₹ 52,28,817.86	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	902.16	557.92	1340.81	1460.08	₹ 927.25	₹ 8,36,527.86	₹ 5,17,334.10	₹ 38,944.50	₹ 13,92,806.46	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.											

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				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	131816.40	202489.29	428693.41	334305.69	₹ 107.85	₹ 1,42,16,398.95	₹ 2,18,38,469.54	₹ 14,48,270.41	₹ 3,75,03,138.90	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement											
24.0	5.33.1	All works upto plinth level											
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	844.42	126.66	268.16	971.09	₹ 9,655.70	₹ 81,53,483.19	₹ 12,23,025.72	₹ 81,107.88	₹ 94,57,616.79	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	1001.25	2119.75	1001.25	₹ 9,957.65	₹ 0.00	₹ 99,70,053.25	₹ 6,61,187.96	₹ 1,06,31,241.21	
	C	TOTAL OF REINFORCED CEMENT CONCRETE							₹ 2,60,48,795.89	₹ 3,59,18,951.96	₹ 23,87,275.80	₹ 6,43,55,023.65	
D		STRUCTURAL STEEL WORKS											
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.											
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	21651.84	3618.96	10215.68	25270.80	₹ 172.60	₹ 37,37,107.58	₹ 6,24,632.50	₹ 55,232.00	₹ 44,16,972.08	
	D	TOTAL OF STRUCTURAL STEEL WORKS							₹ 37,37,107.58	₹ 6,24,632.50	₹ 55,232.00	₹ 44,16,972.08	
E		ROAD WORKS											
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1804.32	301.58	638.48	2105.90	₹ 39.35	₹ 70,999.99	₹ 11,867.17	₹ 787.00	₹ 83,654.17	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	2706.48	452.37	957.72	3158.85	₹ 131.75	₹ 3,56,578.74	₹ 59,599.75	₹ 3,952.50	₹ 4,20,130.99	
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	2345.62	180.95	670.40	2526.56	₹ 218.90	₹ 5,13,455.34	₹ 39,609.52	₹ 4,596.90	₹ 5,57,661.76	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	703.68	54.28	201.12	757.97	₹ 24.85	₹ 17,486.57	₹ 1,348.97	₹ 156.55	₹ 18,992.09	
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)											
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	703.68	257.85	402.24	961.54	₹ 11,520.81	₹ 81,07,018.61	₹ 29,70,651.13	₹ 1,45,162.20	₹ 1,12,22,831.94	

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				902.16m	150.79m	319.24m							
				90.216	15.079	31.924							
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	703.68	257.85	402.24	961.54	₹ 55.50	₹ 39,054.51	₹ 14,310.72	₹ 699.30	₹ 54,064.53	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	5864.04	1734.09	7342.52	7598.13	₹ 5.30	₹ 31,079.41	₹ 9,190.65	₹ 1,219.00	₹ 41,489.06	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.											
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	8796.06	2601.13	11013.78	11397.19	₹ 8.65	₹ 76,085.92	₹ 22,499.75	₹ 2,984.25	₹ 1,01,569.92	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	550.32	91.98	478.86	642.30	₹ 747.80	₹ 4,11,527.50	₹ 68,784.06	₹ 11,217.00	₹ 4,91,528.57	
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	365.37	61.07	215.49	426.44	₹ 10,177.60	₹ 37,18,638.56	₹ 6,21,545.52	₹ 68,698.80	₹ 44,08,882.89	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :											
46.0	13.61.1	Two or more coats on new work	Sqm	1984.75	331.74	1213.11	2316.49	₹ 155.90	₹ 3,09,422.84	₹ 51,717.95	₹ 5,924.20	₹ 3,67,064.99	
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.											
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	802.92	279.72	419.80	1082.64	₹ 2,784.00	₹ 22,35,335.96	₹ 7,78,727.81	₹ 36,609.60	₹ 30,50,673.37	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	469.12	171.90	134.08	641.02	₹ 2,914.30	₹ 13,67,165.74	₹ 5,00,969.92	₹ 12,240.06	₹ 18,80,375.72	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.	Cum	351.84	128.93	100.56	480.77	₹ 4,148.65	₹ 14,59,670.97	₹ 5,34,866.57	₹ 13,068.25	₹ 20,07,605.79	

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				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.											
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	2255.40	723.79	1660.05	2979.19	₹ 1,091.50	₹ 24,61,769.10	₹ 7,90,018.97	₹ 56,758.00	₹ 33,08,546.07	
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge.	Sqm	270.65	45.24	95.77	315.89	₹ 3,112.12	₹ 8,42,290.05	₹ 1,40,783.14	₹ 9,336.37	₹ 9,92,409.56	
	E	TOTAL OF ROAD WORKS							₹ 2,20,17,579.82	₹ 66,16,491.61	₹ 3,73,409.98	₹ 2,90,07,481.41	
F		DISMANTLING AND DEMOLISHING WORKS											
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	1299.11	217.14	459.71	1516.25	₹ 3,551.25	₹ 46,13,465.81	₹ 7,71,109.90	₹ 51,138.00	₹ 54,35,713.71	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	8660.74	1447.58	3064.70	10108.32	₹ 1,147.20	₹ 99,35,596.34	₹ 16,60,668.36	₹ 1,10,131.20	₹ 1,17,06,395.90	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	2585.23	600.14	3811.73	3185.37	₹ 420.80	₹ 10,87,864.66	₹ 2,52,540.68	₹ 50,243.52	₹ 13,90,648.86	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	3884.34	817.28	4271.43	4701.62	₹ 263.95	₹ 10,25,271.57	₹ 2,15,721.53	₹ 35,316.51	₹ 12,76,309.61	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS							₹ 1,66,62,198.37	₹ 29,00,040.48	₹ 2,46,829.23	₹ 1,98,09,068.08	
G		PRECAST WORKS											
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	0.00	0.00	0.00	₹ 1,44,008.00	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.											
63.0	26.76.1	Lead within 15 km	MT	0.00	0.00	0.00	0.00	₹ 540.85	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	0.00	0.00	0.00	₹ 117.30	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	

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65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.											
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	0.00	0.00	0.00	₹ 2,720.30	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.											
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	0.00	0.00	0.00	₹ 178.95	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)											
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	0.00	0.00	0.00	₹ 85.05	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
	G	TOTAL OF PRECAST WORKS							₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
H		WATERPROOFING WORKS											
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.											
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	1236.48	2617.77	1236.48	₹ 472.90	₹ 0.00	₹ 5,84,730.45	₹ 38,777.80	₹ 6,23,508.25	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	1598.37	3383.94	1598.37	₹ 362.80	₹ 0.00	₹ 5,79,890.09	₹ 38,456.80	₹ 6,18,346.89	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	1206.32	2553.92	1206.32	₹ 573.45	₹ 0.00	₹ 6,91,764.20	₹ 45,876.00	₹ 7,37,640.20	
	H	TOTAL OF WATERPROOFING WORKS							₹ 0.00	₹ 18,56,384.74	₹ 1,23,110.60	₹ 19,79,495.34	
		TOTAL COST OF CPWD DSR 2023							₹ 7,16,37,675.77	₹ 5,09,94,041.44	₹ 34,04,375.25	₹ 12,60,36,092.46	
		HORTICULTURE SOR 2025											
I		LANDSCAPING WORKS											
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	347.33	137.22	402.24	484.55	₹ 803.75	₹ 2,79,167.77	₹ 1,10,289.69	₹ 10,127.25	₹ 3,99,584.71	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	99.24	39.21	146.85	138.44	₹ 431.75	₹ 42,845.83	₹ 16,926.93	₹ 1,986.05	₹ 61,758.82	
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :											

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL 18m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	49.62	19.60	73.43	69.22	₹ 447.05	₹ 22,182.08	₹ 8,763.39	₹ 1,028.21	₹ 31,973.69	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	496.19	196.03	734.25	692.22	₹ 55.70	₹ 27,637.67	₹ 10,918.70	₹ 1,281.10	₹ 39,837.48	
	I	TOTAL OF LANDSCAPING WORKS							₹ 3,71,833.36	₹ 1,46,898.71	₹ 14,422.62	₹ 5,33,154.69	
		TOTAL COST OF HORTICULTURE SOR 2025							₹ 3,71,833.36	₹ 1,46,898.71	₹ 14,422.62	₹ 5,33,154.69	
		NON SOR/MARKET RATE											
J		NON SOR ITEM-ROAD WORKS											
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	2932.02	859.50	670.40	3791.52	₹ 24.85	₹ 72,860.70	₹ 21,358.65	₹ 521.85	₹ 94,741.20	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	2508.00	509.67	1079.03	3017.68	₹ 87.70	₹ 2,19,952.02	₹ 44,698.08	₹ 2,964.26	₹ 2,67,614.36	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site- Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	362.00	60.32	127.70	422.32	₹ 87.70	₹ 31,747.40	₹ 5,289.71	₹ 350.80	₹ 37,387.91	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS							₹ 3,24,560.12	₹ 71,346.44	₹ 3,836.91	₹ 3,99,743.47	
K		NON SOR ITEM- ELECTRICAL WORKS											
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the												NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	92.00	30.16	63.85	122.16	₹ 30,958.00	₹ 28,48,136.00	₹ 9,33,631.36	₹ 61,916.00	₹ 38,43,683.36	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.											NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	92.00	30.16	63.85	122.16	₹ 2,784.00	₹ 2,56,128.00	₹ 83,959.87	₹ 5,568.00	₹ 3,45,655.87	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required											NITNo.:11/EE(E)/MUMBAI-III/2026-27
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	90.22	165.87	383.09	256.09	₹ 247.00	₹ 22,283.35	₹ 40,969.64	₹ 2,964.00	₹ 66,217.00	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS							₹ 31,26,547.35	₹ 10,58,560.88	₹ 70,448.00	₹ 42,55,556.23	
		TOTAL COST OF NON SOR/MARKET RATE							₹ 34,51,107.47	₹ 11,29,907.32	₹ 74,284.91	₹ 46,55,299.70	
		DSR E & M 2025											
L		ELECTRICAL WORKS											
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.											
90.0	12.6.1	32 mm dia	Meter	137.00	226.19	255.39	363.19	₹ 559.00	₹ 76,583.00	₹ 1,26,437.42	₹ 4,472.00	₹ 2,07,492.42	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	TOTAL 18m ROW+ RCC MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ RCC MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium											
92.0	8.20.1	45 watt	EACH	92.00	30.16	63.85	122.16	₹ 5,804.00	₹ 5,33,968.00	₹ 1,75,037.03	₹ 11,608.00	₹ 7,20,613.03	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.											
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	315.76	45.24	223.47	360.99	₹ 289.00	₹ 91,253.48	₹ 13,073.49	₹ 2,023.00	₹ 1,06,349.98	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.											
96.0	10.5.1	Upto 35 sq. mm	Rmt	902.16	45.24	383.09	947.40	₹ 47.00	₹ 42,401.52	₹ 2,126.14	₹ 564.00	₹ 45,091.66	
	L	TOTAL OF ELECTRICAL WORKS							₹ 7,44,206.00	₹ 3,16,674.08	₹ 18,667.00	₹ 10,79,547.08	
		TOTAL COST OF DSR E & M 2025							₹ 7,44,206.00	₹ 3,16,674.08	₹ 18,667.00	₹ 10,79,547.08	
		TOTAL PROJECT COST							**₹ 7,62,04,822.61**	**₹ 5,25,87,521.55**	**₹ 35,11,749.77**	**₹ 13,23,04,093.93**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT QUALITY CONCRETE (PQC) AT SEEPZ, ANDHERI, MUMBAI

ABSTRACT OF COST

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
		CPWD DSR 2023											
A		EARTHWORK											
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift											
2.0	2.2.1	All kinds of soil	Cum	2377.19	3770.35	8318.76	6147.54	₹ 395.30	₹ 9,39,703.84	₹ 14,90,420.60	₹ 1,03,007.27	₹ 25,33,131.72	
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:											
4.0	2.3.1	All kinds of soil	Cum	536.79	179.44	548.33	716.23	₹ 197.90	₹ 1,06,229.79	₹ 35,511.20	₹ 3,399.13	₹ 1,45,140.12	
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.											
6.0	2.8.1	All kinds of soil.	Cum	180.43	30.16	63.85	210.59	₹ 260.30	₹ 46,966.45	₹ 7,850.13	₹ 520.60	₹ 55,337.18	
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.											
8.0	2.9.1	Ordinary rock	Cum	658.58	110.08	233.05	768.65	₹ 632.95	₹ 4,16,846.19	₹ 69,673.05	₹ 4,620.53	₹ 4,91,139.77	
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.											
10.0	2.26.1	All kinds of soil.	Cum	0.00	1311.87	2777.39	1311.87	₹ 126.80	₹ 0.00	₹ 1,66,345.50	₹ 11,031.60	₹ 1,77,377.10	
11.0	2.26.2	Ordinary or hard rock.	Cum	0.00	1902.22	4027.21	1902.22	₹ 227.40	₹ 0.00	₹ 4,32,563.88	₹ 28,686.51	₹ 4,61,250.39	
	A	TOTAL OF EARTHWORK							₹ 15,09,746.27	₹ 22,02,364.36	₹ 1,51,265.65	₹ 38,63,376.27	
B		PLAIN CEMENT CONCRETE											
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.											
13.0	4.20.1	All works up to plinth level:											
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum	Cum	180.43	95.00	63.85	275.43	₹ 9,212.60	₹ 16,62,247.84	₹ 8,75,175.81	₹ 18,425.20	₹ 25,55,848.85	
	B	TOTAL OF PLAIN CEMENT CONCRETE							₹ 16,62,247.84	₹ 8,75,175.81	₹ 18,425.20	₹ 25,55,848.85	
C		REINFORCED CEMENT CONCRETE											
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :											
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete	Sqm	270.65	82.93	95.77	353.58	₹ 392.15	₹ 1,06,134.61	₹ 32,522.76	₹ 1,176.45	₹ 1,39,833.83	
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.	Sqm	3247.78	2774.54	1149.26	6022.31	₹ 842.50	₹ 27,36,251.28	₹ 23,37,546.58	₹ 30,330.00	₹ 51,04,127.86	
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform	Sqm	902.16	557.92	319.24	1460.08	₹ 927.25	₹ 8,36,527.86	₹ 5,17,334.10	₹ 9,272.50	₹ 13,63,134.46	
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.											

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.	Kg	131816.40	202489.29	428693.41	334305.69	₹ 107.85	₹ 1,42,16,398.95	₹ 2,18,38,469.54	₹ 14,48,270.41	₹ 3,75,03,138.90	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement											
24.0	5.33.1	All works upto plinth level											
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum	Cum	844.42	126.66	268.16	971.09	₹ 9,655.70	₹ 81,53,483.19	₹ 12,23,025.72	₹ 81,107.88	₹ 94,57,616.79	
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum	Cum	0.00	0.00	0.00	0.00	₹ 9,957.65	₹ 0.00	₹ 0.00	₹ 0.00	₹ 0.00	
	C	TOTAL OF REINFORCED CEMENT CONCRETE							₹ 2,60,48,795.89	₹ 2,59,48,898.71	₹ 15,70,157.24	₹ 5,35,67,851.84	
D		STRUCTURAL STEEL WORKS											
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.											
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w	Kg	21651.84	3618.96	10215.68	25270.80	₹ 172.60	₹ 37,37,107.58	₹ 6,24,632.50	₹ 55,232.00	₹ 44,16,972.08	
	D	TOTAL OF STRUCTURAL STEEL WORKS							₹ 37,37,107.58	₹ 6,24,632.50	₹ 55,232.00	₹ 44,16,972.08	
E		ROAD WORKS											
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	m	1804.32	301.58	638.48	2105.90	₹ 39.35	₹ 70,999.99	₹ 11,867.17	₹ 787.00	₹ 83,654.17	
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.	Sqm	2706.48	452.37	957.72	3158.85	₹ 131.75	₹ 3,56,578.74	₹ 59,599.75	₹ 3,952.50	₹ 4,20,130.99	
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re-olling the sub grade and disposal of surplus earthwith lead upto 50 metres.	Sqm	2345.62	180.95	670.40	2526.56	₹ 218.90	₹ 5,13,455.34	₹ 39,609.52	₹ 4,596.90	₹ 5,57,661.76	
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).	Cum	703.68	54.28	201.12	757.97	₹ 24.85	₹ 17,486.57	₹ 1,348.97	₹ 156.55	₹ 18,992.09	
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)											
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer	Cum	703.68	257.85	402.24	961.54	₹ 11,520.81	₹ 81,07,018.61	₹ 29,70,651.13	₹ 1,45,162.20	₹ 1,12,22,831.94	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	150.79m	319.24m							
				90.216	15.079	31.924							
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.	Ltr	703.68	257.85	402.24	961.54	₹ 55.50	₹ 39,054.51	₹ 14,310.72	₹ 699.30	₹ 54,064.53	
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)	per cm depth per cm width per metre length	5864.04	1734.09	7342.52	7598.13	₹ 5.30	₹ 31,079.41	₹ 9,190.65	₹ 1,219.00	₹ 41,489.06	
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.											
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.	per cm depth per cm width per metre length	8796.06	2601.13	11013.78	11397.19	₹ 8.65	₹ 76,085.92	₹ 22,499.75	₹ 2,984.25	₹ 1,01,569.92	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.	Sqm	550.32	91.98	478.86	642.30	₹ 747.80	₹ 4,11,527.50	₹ 68,784.06	₹ 11,217.00	₹ 4,91,528.57	
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).	Cum	365.37	61.07	215.49	426.44	₹ 10,177.60	₹ 37,18,638.56	₹ 6,21,545.52	₹ 68,698.80	₹ 44,08,882.89	
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :											
46.0	13.61.1	Two or more coats on new work	Sqm	1984.75	331.74	1213.11	2316.49	₹ 155.90	₹ 3,09,422.84	₹ 51,717.95	₹ 5,924.20	₹ 3,67,064.99	
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.											
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30	Cum	802.92	279.72	419.80	1082.64	₹ 2,784.00	₹ 22,35,335.96	₹ 7,78,727.81	₹ 36,609.60	₹ 30,50,673.37	
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.	Cum	469.12	171.90	134.08	641.02	₹ 2,914.30	₹ 13,67,165.74	₹ 5,00,969.92	₹ 12,240.06	₹ 18,80,375.72	
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.	Cum	351.84	128.93	100.56	480.77	₹ 4,148.65	₹ 14,59,670.97	₹ 5,34,866.57	₹ 13,068.25	₹ 20,07,605.79	

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.											
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.	Sqm	2255.40	723.79	1660.05	2979.19	₹ 1,091.50	₹ 24,61,769.10	₹ 7,90,018.97	₹ 56,758.00	₹ 33,08,546.07	
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge.	Sqm	270.65	45.24	95.77	315.89	₹ 3,112.12	₹ 8,42,290.05	₹ 1,40,783.14	₹ 9,336.37	₹ 9,92,409.56	
	E	TOTAL OF ROAD WORKS							₹ 2,20,17,579.82	₹ 66,16,491.61	₹ 3,73,409.98	₹ 2,90,07,481.41	
F		DISMANTLING AND DEMOLISHING WORKS											
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.	Cum	1299.11	217.14	459.71	1516.25	₹ 3,551.25	₹ 46,13,465.81	₹ 7,71,109.90	₹ 51,138.00	₹ 54,35,713.71	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.	Sqm	8660.74	1447.58	3064.70	10108.32	₹ 1,147.20	₹ 99,35,596.34	₹ 16,60,668.36	₹ 1,10,131.20	₹ 1,17,06,395.90	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.	Cum	2585.23	600.14	3811.73	3185.37	₹ 420.80	₹ 10,87,864.66	₹ 2,52,540.68	₹ 50,243.52	₹ 13,90,648.86	
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.	Cum	3884.34	817.28	4271.43	4701.62	₹ 263.95	₹ 10,25,271.57	₹ 2,15,721.53	₹ 35,316.51	₹ 12,76,309.61	
	F	TOTAL OF DISMANTLING AND DEMOLISHING WORKS							₹ 1,66,62,198.37	₹ 29,00,040.48	₹ 2,46,829.23	₹ 1,98,09,068.08	
G		PRECAST WORKS											
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).	Rmt	0.00	150.79	319.24	150.79	₹ 1,44,008.00	₹ 0.00	₹ 2,17,14,966.32	₹ 14,40,080.00	₹ 2,31,55,046.32	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.											
63.0	26.76.1	Lead within 15 km	MT	0.00	1930.11	4086.27	1930.11	₹ 540.85	₹ 0.00	₹ 10,43,901.08	₹ 69,228.80	₹ 11,13,129.88	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km	MT	0.00	48252.80	102156.80	48252.80	₹ 117.30	₹ 0.00	₹ 56,60,053.44	₹ 3,75,360.00	₹ 60,35,413.44	

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				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.											
66.0	26.77.3	Solid concrete wall elements	Cum	0.00	241.26	510.78	241.26	₹ 2,720.30	₹ 0.00	₹ 6,56,310.46	₹ 43,524.80	₹ 6,99,835.26	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.											
68.0	26.78.1	Sealant 25 mm x10 mm at joints	meter	0.00	458.40	970.49	458.40	₹ 178.95	₹ 0.00	₹ 82,030.97	₹ 5,440.08	₹ 87,471.05	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)											
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.	Kg	0.00	126615.11	268058.93	126615.11	₹ 85.05	₹ 0.00	₹ 1,07,68,614.76	₹ 7,14,146.48	₹ 1,14,82,761.24	
	G	TOTAL OF PRECAST WORKS							₹ 0.00	₹ 3,99,25,877.02	₹ 26,47,780.16	₹ 4,25,73,657.18	
H		WATERPROOFING WORKS											
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.											
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat	Sqm	0.00	1236.48	2617.77	1236.48	₹ 472.90	₹ 0.00	₹ 5,84,730.45	₹ 38,777.80	₹ 6,23,508.25	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.	Sqm	0.00	1598.37	3383.94	1598.37	₹ 362.80	₹ 0.00	₹ 5,79,890.09	₹ 38,456.80	₹ 6,18,346.89	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.	meter	0.00	1206.32	2553.92	1206.32	₹ 573.45	₹ 0.00	₹ 6,91,764.20	₹ 45,876.00	₹ 7,37,640.20	
	H	TOTAL OF WATERPROOFING WORKS							₹ 0.00	₹ 18,56,384.74	₹ 1,23,110.60	₹ 19,79,495.34	
		TOTAL COST OF CPWD DSR 2023							₹ 7,16,37,675.77	₹ 8,09,49,865.21	₹ 51,86,210.07	₹ 15,77,73,751.05	
		HORTICULTURE SOR 2025											
I		LANDSCAPING WORKS											
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).	Cum	347.33	137.22	402.24	484.55	₹ 803.75	₹ 2,79,167.77	₹ 1,10,289.69	₹ 10,127.25	₹ 3,99,584.71	
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)	Cum	99.24	39.21	146.85	138.44	₹ 431.75	₹ 42,845.83	₹ 16,926.93	₹ 1,986.05	₹ 61,758.82	
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :											

Sr No	SOR NO	DESCRIPTION	UNIT	QUANTITY				RATE	AMOUNT				REMARK
				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm	Cum	49.62	19.60	73.43	69.22	₹ 447.05	₹ 22,182.08	₹ 8,763.39	₹ 1,028.21	₹ 31,973.69	
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge	Cum	496.19	196.03	734.25	692.22	₹ 55.70	₹ 27,637.67	₹ 10,918.70	₹ 1,281.10	₹ 39,837.48	
	I	TOTAL OF LANDSCAPING WORKS							₹ 3,71,833.36	₹ 1,46,898.71	₹ 14,422.61	₹ 5,33,154.69	
		TOTAL COST OF HORTICULTURE SOR 2025							₹ 3,71,833.36	₹ 1,46,898.71	₹ 14,422.61	₹ 5,33,154.69	
		NON SOR/MARKET RATE											
J		NON SOR ITEM-ROAD WORKS											
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge	Sqm	2932.02	859.50	670.40	3791.52	₹ 24.85	₹ 72,860.70	₹ 21,358.65	₹ 521.85	₹ 94,741.20	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge	Rmt	2508.00	509.67	1079.03	3017.68	₹ 87.70	₹ 2,19,952.02	₹ 44,698.08	₹ 2,964.26	₹ 2,67,614.36	NIT NO. 10/EE&SM(C)/PPD/CPWD/2025-2026
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site- Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m	No	362.00	60.32	127.70	422.32	₹ 87.70	₹ 31,747.40	₹ 5,289.71	₹ 350.80	₹ 37,387.91	MCGM-GARDEN SOR 2023
	J	TOTAL OF NON SOR ITEM-ROAD WORKS							₹ 3,24,560.12	₹ 71,346.44	₹ 3,836.91	₹ 3,99,743.47	
K		NON SOR ITEM- ELECTRICAL WORKS											
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the												NITNo.:11/EE(E)/MUMBAI-III/2026-27
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)	Each	92.00	30.16	63.85	122.16	₹ 30,958.00	₹ 28,48,136.00	₹ 9,33,631.36	₹ 61,916.00	₹ 38,43,683.36	
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.											NITNo.:11/EE(E)/MUMBAI-III/2026-27
86.0	NSR-04.1	Single Arm	No	92.00	30.16	63.85	122.16	₹ 2,784.00	₹ 2,56,128.00	₹ 83,959.87	₹ 5,568.00	₹ 3,45,655.87	
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required											NITNo.:11/EE(E)/MUMBAI-III/2026-27
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable	Rmt	90.22	165.87	383.09	256.09	₹ 247.00	₹ 22,283.35	₹ 40,969.64	₹ 2,964.00	₹ 66,217.00	
	K	TOTAL OF NON SOR ITEM- ELECTRICAL WORKS							₹ 31,26,547.35	₹ 10,58,560.88	₹ 70,448.00	₹ 42,55,556.23	
		TOTAL COST OF NON SOR/MARKET RATE							₹ 34,51,107.47	₹ 11,29,907.32	₹ 74,284.91	₹ 46,55,299.70	
		DSR E & M 2025											
L		ELECTRICAL WORKS											
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.											
90.0	12.6.1	32 mm dia	Meter	137.00	226.19	255.39	363.19	₹ 559.00	₹ 76,583.00	₹ 1,26,437.42	₹ 4,472.00	₹ 2,07,492.42	

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				TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	TOTAL 18m ROW+ PRE MUT	TOTAL		TOTAL 9m wide ROW	TOTAL 15m ROW+ PRE MUT	Road-Point 36 to Point 37	TOTAL AMOUNT	
				902.16m	**150.79m**	**319.24m**							
				90.216	**15.079**	**31.924**							
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium												
92.0	8.20.1	45 watt	EACH	92.00	30.16	63.85	122.16	₹ 5,804.00	₹ 5,33,968.00	₹ 1,75,037.03	₹ 11,608.00	₹ 7,20,613.03	
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.											
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)	Rmt	315.76	45.24	223.47	360.99	₹ 289.00	₹ 91,253.48	₹ 13,073.49	₹ 2,023.00	₹ 1,06,349.98	
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.											
96.0	10.5.1	Upto 35 sq. mm	Rmt	902.16	45.24	383.09	947.40	₹ 47.00	₹ 42,401.52	₹ 2,126.14	₹ 564.00	₹ 45,091.66	
	L	TOTAL OF ELECTRICAL WORKS							₹ 7,44,206.00	₹ 3,16,674.08	₹ 18,667.00	₹ 10,79,547.08	
		TOTAL COST OF DSR E & M 2025							₹ 7,44,206.00	₹ 3,16,674.08	₹ 18,667.00	₹ 10,79,547.08	
		TOTAL PROJECT COST							**₹ 7,62,04,822.61**	**₹ 8,25,43,345.33**	**₹ 52,93,584.59**	**₹ 16,40,41,752.52**	

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	5.00	0.53	26.35			
							TOTAL	26.35		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		9m Wide ROW								
		Pathway	2	10.00	1.25	0.24	5.95			
							TOTAL	5.95		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		9m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		9m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
10.0	2.26.1	All kinds of soil.							Cum	
11.0	2.26.2	Ordinary or hard rock.							Cum	
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		9m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		9m Wide ROW								
		Storm water drain	2	10.00		0.15	3.00			
							TOTAL	3.00		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		9m Wide ROW								
		Storm water drain	4	10.00		0.90	36.00			
							TOTAL	36.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		9m Wide ROW								
		Storm water drain	2	10.00	0.50		10.00			
							TOTAL	10.00		
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		9m Wide ROW								
		Storm water drain								
		Raft foundation	1	2.40		100.00	240.00			
		RCC wall	1	5.46		180.00	982.80			
		RCC Slab	1	1.50		150.00	225.00			
		Reinforcement for PQC road jointing	1	13.32			13.32			
							TOTAL	1461.12		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement							0	
24.0	5.33.1	All works upto plinth level							0	
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.								
		Thermo-Mechanically Treated bars of grade Fe-500D or more.								
		Raft foundation	2	10.00	0.15	0.80	2.40			
		RCC wall	4	10.00	0.15	0.91	5.46			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	9.36		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	3	80.00			240.00			
							TOTAL	240.00		
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	2.60		26.00			
							TOTAL	26.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	2.60	0.30	7.80			
							TOTAL	7.80		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)							0	
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	2.60	0.30	7.80			
							TOTAL	7.80		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		9m Wide ROW				Lt/Sqm				
		5m Wide carriageway	1	10.00	2.60	0.30	7.80			
							TOTAL	7.80		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		9m Wide ROW								
		5m Wide carriageway	0.33	2.60	2.50	30.00	65.00			
							TOTAL	65.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		9m Wide ROW								
		5m Wide carriageway	10	2.60	1.50	2.50	97.50			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
							TOTAL	97.50		
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		9m Wide ROW								
		Road paint	2	10.00		0.15	3.00			
			1	10.00		0.15	1.50			
		Arrow	4	2.00		0.20	1.60			
							TOTAL	6.10		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		9m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	4.05		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		9m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
							TOTAL	22.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	2.60	0.15	3.90			
		Pathway	2	10.00	1.25	0.20	5.00			
							TOTAL	8.90		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	2.60	0.20	5.20			
							TOTAL	5.20		
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge							Cum	
		9m Wide ROW								
		5m Wide carriageway	1	10.00	2.60	0.15	3.90			
							TOTAL	3.90		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		9m Wide ROW								
		Pathway	2	10.00	1.25		25.00			
							TOTAL	25.00		
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		9m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		9m Wide ROW								
		Existing Bituminous Road	1	10.00	7.20	0.40	28.66			
							TOTAL	28.66		
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		Disposal	1	43.06			43.06			
							TOTAL	43.06		
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).					0.00		Rmt	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.					0.00		0	
63.0	26.76.1	Lead within 15 km					0.00		MT	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km					0.00		MT	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor					0.00		0	
66.0	26.77.3	Solid concrete wall elements					0.00		Cum	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.					0.00		0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints					0.00		meter	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)					0.00		0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.					0.00		Kg	
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.					0.00		Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat					0.00		Sqm	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		9m Wide ROW								
		Green belt	1.4	10.00	0.55	0.50	3.85			
							TOTAL	3.85		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		9m Wide ROW								
		Green belt	0.4	10.00	0.55	0.50	1.10			
							TOTAL	1.10		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		9m Wide ROW								
		Green belt	0.2	10.00	0.55	0.50	0.55			
							TOTAL	0.55		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		9m Wide ROW								
		Green belt	2	10.00	0.55	0.50	5.50			
							TOTAL	5.50		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		9m Wide ROW								
		5m Wide carriageway	1.25	10.00	2.60		32.50			
							TOTAL	32.50		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		9m Wide ROW								
		5m Wide carriageway	2	10.00			20.00			
			3	2.60			7.80			
							TOTAL	27.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		Road side								
		Bench	2	2.00			4.00			
							TOTAL	4.00		
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		9m Wide ROW								
		5m Wide carriageway	1	1.00			1.00			
							TOTAL	1.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		9m Wide ROW								
		5m Wide carriageway	1	1.00			1.00			
							TOTAL	1.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		9m Wide ROW								
		5m Wide carriageway	1	1.00			1.00			
							TOTAL	1.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		9m Wide ROW								
		5m Wide carriageway	1	1.50			1.50			
							TOTAL	1.50		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional control(							0	
92.0	8.20.1	45 watt							-STOREROOM'!$A$9	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		9m Wide ROW								
		5m Wide carriageway	1	1.00			1.00			
							TOTAL	1.00		
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							-STOREROOM'!$A$9	
		9m Wide ROW								
		5m Wide carriageway	1	3.50			3.50			
							TOTAL	3.50		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							-STOREROOM'!$A$9	
		9m Wide ROW								
		5m Wide carriageway	1	10.00			10.00			
							TOTAL	10.00		

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	7.00	0.53	36.89			
							TOTAL	36.89		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		15m Wide ROW								
		Pathway	2	10.00	2.50	0.24	11.90			
							TOTAL	11.90		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								
10.0	2.26.1	All kinds of soil.							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
11.0	2.26.2	Ordinary or hard rock.							Cum	
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		15m Wide ROW								
		Storm water drain	2	10.00		0.15	3.00			
							TOTAL	3.00		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		15m Wide ROW								
		Storm water drain	4	10.00		0.90	36.00			
							TOTAL	36.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		15m Wide ROW								
		Storm water drain	2	10.00	0.50		10.00			
							TOTAL	10.00		
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		15m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Storm water drain								
		Raft foundation	1	2.40		100.00	240.00			
		RCC wall	1	5.46		180.00	982.80			
		RCC Slab	1	1.50		150.00	225.00			
		Reinforcement for PQC road jointing	1	21.31			21.31			
							TOTAL	1469.11		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement							0	
24.0	5.33.1	All works upto plinth level							0	
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.								
		Thermo-Mechanically Treated bars of grade Fe-500D or more.								
		Raft foundation	2	10.00	0.15	0.80	2.40			
		RCC wall	4	10.00	0.15	0.91	5.46			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	9.36		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	3	80.00			240.00			
							TOTAL	240.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	4.60		46.00			
							TOTAL	46.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	4.60	0.30	13.80			
							TOTAL	13.80		
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.20	0.30	15.60			
							TOTAL	15.60		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		15m Wide ROW				Lt/Sqm				
		7m Wide carriageway	1	10.00	5.20	0.30	15.60			
							TOTAL	15.60		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		15m Wide ROW								
		7m Wide carriageway	0.33	4.60	2.50	30.00	115.00			
							TOTAL	115.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		15m Wide ROW								
		7m Wide carriageway	10	4.60	1.50	2.50	172.50			
							TOTAL	172.50		
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		15m Wide ROW								
		Road paint	2	10.00		0.15	3.00			
			1	10.00		0.15	1.50			
		Arrow	4	2.00		0.20	1.60			
							TOTAL	6.10		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		15m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	4.05		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		15m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
							TOTAL	22.00		
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	4.60	0.15	6.90			
		Pathway	2	10.00	2.50	0.20	10.00			
							TOTAL	16.90		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	4.60	0.20	9.20			
							TOTAL	9.20		
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	4.60	0.15	6.90			
							TOTAL	6.90		
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		15m Wide ROW								
		Pathway	2	10.00	2.40		48.00			
							TOTAL	48.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		15m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		15m Wide ROW								
		Existing Bituminous Road	1	10.00	10.00	0.40	39.80			
							TOTAL	39.80		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		15m Wide ROW								
		Disposal	1	54.20			54.20			
							TOTAL	54.20		
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	
63.0	26.76.1	Lead within 15 km							MT	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor							0	
66.0	26.77.3	Solid concrete wall elements							Cum	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.							Kg	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		15m Wide ROW								
		Green belt	1.4	10.00	1.30	0.50	9.10			
							TOTAL	9.10		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		15m Wide ROW								
		Green belt	0.4	10.00	1.30	0.50	2.60			
							TOTAL	2.60		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		15m Wide ROW								
		Green belt	0.2	10.00	1.30	0.50	1.30			
							TOTAL	1.30		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		15m Wide ROW								
		Green belt	2	10.00	1.30	0.50	13.00			
							TOTAL	13.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	4.60		46.00			
							TOTAL	46.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	10.00			20.00			
			3	4.60			13.80			
							TOTAL	33.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		7m Wide carriageway								
		Road side Bench	2	2.00			4.00			
							TOTAL	4.00		
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	5.50			11.00			
							TOTAL	11.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		15m Wide ROW								
		7m Wide carriageway	2	7.50			15.00			
							TOTAL	15.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional control(Status, Fault, Alarm,								0	
92.0	8.20.1	45 watt							EACH	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	1.50			3.00			
							TOTAL	3.00		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	1.50			3.00			
							TOTAL	3.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY CONCRETE

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	7.00	0.53	36.89			
		MUT	1	10.00	5.80	3.68	213.15			
							TOTAL	250.04		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		15m Wide ROW								
		Pathway	2	10.00	2.50	0.24	11.90			
							TOTAL	11.90		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m								
6.0	2.8.1	All kinds of soil.							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								
10.0	2.26.1	All kinds of soil.							Cum	
		15m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		MUT	1	10.00	5.80	1.50	87.00			
							TOTAL	87.00		
11.0	2.26.2	Ordinary or hard rock.							Cum	
		MUT	1	10.00	5.80	2.18	126.15			
							TOTAL	126.15		
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	1.00	0.10	1.00			
		MUT	1	10.00	5.30	0.10	5.30			
							TOTAL	6.30		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00		0.15	1.50			
		MUT	1	10.00		0.40	4.00			
							TOTAL	5.50		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		15m Wide ROW								
		7m Wide carriageway	4	10.00		0.90	36.00			
		MUT	4	10.00		3.70	148.00			
							TOTAL	184.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	0.50		5.00			
		MUT	1	10.00	3.20		32.00			
							TOTAL	37.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		15m Wide ROW								
		7m Wide carriageway								
		Raft foundation								
		SWD	1	2.18		100.00	217.50			
		MUT	1	20.80		150.00	3120.00			
		RCC wall								
		SWD	1	4.73		150.00	708.75			
		MUT	1	32.80		220.00	7216.00			
		RCC Slab	1	1.50		150.00	225.00			
			1	12.80		150.00	1920.00			
		Reinforcement for PQC road jointing	1	21.31			21.31			
							TOTAL	13428.56		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement								
24.0	5.33.1	All works upto plinth level								
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		15m Wide ROW								
		Storm water drain								
		Raft foundation	1	10.00	0.15	0.80	1.20			
			1	10.00	0.15	0.65	0.98			
		RCC wall	2	10.00	0.15	1.05	3.15			
			1	10.00	0.15	1.05	1.58			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	8.40		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		MUT								
		Raft foundation	1	10.00	5.20	0.40	20.80			
		RCC wall	2	10.00	4.10	0.40	32.80			
		RCC Slab	1	10.00	3.20	0.40	12.80			
							TOTAL	66.40		
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	3	80.00			240.00			
							TOTAL	240.00		
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	1.20		12.00			
							TOTAL	12.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	1.20	0.30	3.60			
							TOTAL	3.60		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)							0	
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.30	17.10			
							TOTAL	17.10		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		15m Wide ROW				Lt/Sqm				
		7m Wide carriageway	1	10.00	5.70	0.30	17.10			
							TOTAL	17.10		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		15m Wide ROW								
		7m Wide carriageway	0.33	4.60	2.50	30.00	115.00			
							TOTAL	115.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		15m Wide ROW								
		7m Wide carriageway	10	4.60	1.50	2.50	172.50			
							TOTAL	172.50		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		15m Wide ROW								
		Road paint	2	10.00		0.15	3.00			
			1	10.00		0.15	1.50			
		Arrow	4	2.00		0.20	1.60			
							TOTAL	6.10		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		15m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	4.05		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		15m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
							TOTAL	22.00		
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.15	8.55			
		Pathway	2	10.00	2.50	0.20	10.00			
							TOTAL	18.55		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.20	11.40			
							TOTAL	11.40		
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge.							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.15	8.55			
							TOTAL	8.55		
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		15m Wide ROW								
		Pathway	2	10.00	2.40		48.00			
							TOTAL	48.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		15m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		15m Wide ROW								
		Existing Bituminous Road	1	10.00	10.00	0.40	39.80			
							TOTAL	39.80		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		15m Wide ROW								
		Disposal	1	54.20			54.20			
							TOTAL	54.20		
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	
63.0	26.76.1	Lead within 15 km							MT	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor							0	
66.0	26.77.3	Solid concrete wall elements							Cum	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.							Kg	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	
		MUT					0.00			
		WALL SURFACE	2	10.00		4.10	82.00			
							TOTAL	82.00		
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	
		MUT					0.00			
		Raft	2	10.00	5.30		106.00			
							TOTAL	106.00		
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
		MUT					0.00			
		WALL joint	2	10.00		4.00	80.00			
							TOTAL	80.00		
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		15m Wide ROW								
		Green belt	1.4	10.00	1.30	0.50	9.10			
							TOTAL	9.10		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		15m Wide ROW								
		Green belt	0.4	10.00	1.30	0.50	2.60			
							TOTAL	2.60		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		15m Wide ROW								
		Green belt	0.2	10.00	1.30	0.50	1.30			
							TOTAL	1.30		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		15m Wide ROW								
		Green belt	2	10.00	1.30	0.50	13.00			
							TOTAL	13.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70		57.00			
							TOTAL	57.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	10.00			20.00			
			3	4.60			13.80			
							TOTAL	33.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		7m Wide carriageway								
		Road side Bench	2	2.00			4.00			
							TOTAL	4.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	5.50			11.00			
							TOTAL	11.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		15m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		7m Wide carriageway	2	7.50			15.00			
							TOTAL	15.00		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional								0	
92.0	8.20.1	45 watt							EACH	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	1.50			3.00			
							TOTAL	3.00		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	1.50			3.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
							TOTAL	3.00		

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY CONCRETE

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	7.00	0.53	36.89			
		MUT	1	10.00	5.80	3.68	213.15			
							TOTAL	250.04		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		15m Wide ROW								
		Pathway	2	10.00	2.50	0.24	11.90			
							TOTAL	11.90		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		15m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								
10.0	2.26.1	All kinds of soil.							Cum	
		15m Wide ROW								
		MUT	1	10.00	5.80	1.50	87.00			
							TOTAL	87.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
11.0	2.26.2	Ordinary or hard rock.							Cum	
		MUT	1	10.00	5.80	2.18	126.15			
							TOTAL	126.15		
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	1.00	0.10	1.00			
		MUT	1	10.00	5.30	0.10	5.30			
							TOTAL	6.30		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00		0.15	1.50			
		MUT	1	10.00		0.40	4.00			
							TOTAL	5.50		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		15m Wide ROW								
		7m Wide carriageway	4	10.00		0.90	36.00			
		MUT	4	10.00		3.70	148.00			
							TOTAL	184.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	0.50		5.00			
		MUT	1	10.00	3.20		32.00			
							TOTAL	37.00		
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		15m Wide ROW								
		7m Wide carriageway								
		Raft foundation								
		SWD	1	2.18		100.00	217.50			
		MUT	1	20.80		150.00	3120.00			
		RCC wall								
		SWD	1	4.73		150.00	708.75			
		MUT	1	32.80		220.00	7216.00			
		RCC Slab	1	1.50		150.00	225.00			
		MUT	1	12.80		150.00	1920.00			
		Reinforcement for PQC road jointing	1	21.31			21.31			
							TOTAL	13428.56		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement								
24.0	5.33.1	All works upto plinth level								
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		15m Wide ROW								
		Storm water drain								
		Raft foundation	1	10.00	0.15	0.80	1.20			
			1	10.00	0.15	0.65	0.98			
		RCC wall	2	10.00	0.15	1.05	3.15			
			1	10.00	0.15	1.05	1.58			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	8.40		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	3	80.00			240.00			
							TOTAL	240.00		
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	1.20		12.00			
							TOTAL	12.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	1.20	0.30	3.60			
							TOTAL	3.60		
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.30	17.10			
							TOTAL	17.10		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		15m Wide ROW				Lt/Sqm				
		7m Wide carriageway	1	10.00	5.70	0.30	17.10			
							TOTAL	17.10		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		15m Wide ROW								
		7m Wide carriageway	0.33	4.60	2.50	30.00	115.00			
							TOTAL	115.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		15m Wide ROW								
		7m Wide carriageway	10	4.60	1.50	2.50	172.50			
							TOTAL	172.50		
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		15m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Road paint	2	10.00		0.15	3.00			
			1	10.00		0.15	1.50			
		Arrow	4	2.00		0.20	1.60			
							TOTAL	6.10		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		15m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	4.05		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		15m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
							TOTAL	22.00		
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.15	8.55			
		Pathway	2	10.00	2.50	0.20	10.00			
							TOTAL	18.55		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.20	11.40			
							TOTAL	11.40		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge							Cum	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70	0.15	8.55			
							TOTAL	8.55		
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		15m Wide ROW								
		Pathway	2	10.00	2.40		48.00			
							TOTAL	48.00		
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		15m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		15m Wide ROW								
		Existing Bituminous Road	1	10.00	10.00	0.40	39.80			
							TOTAL	39.80		
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		15m Wide ROW								
		Disposal	1	54.20			54.20			
							TOTAL	54.20		
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	
		MUT	1	10.00			10.00			
							TOTAL	10.00		
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
63.0	26.76.1	Lead within 15 km							MT	
		MUT	1	128.00			128.00			
							TOTAL	128.00		
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
		MUT	1	128.00	25.00		3200.00			
							TOTAL	3200.00		
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor.							0	
66.0	26.77.3	Solid concrete wall elements							Cum	
		MUT	1	16.00			16.00			
							TOTAL	16.00		
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
		MUT	2	15.20			30.40			
							TOTAL	30.40		
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.				Kg/cum			Kg	
		Grout for Dowel	54	1.20	0.0589	2200.00	8396.78			
							TOTAL	8396.78		
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		MUT								
		WALL SURFACE	2	10.00		4.10	82.00			
							TOTAL	82.00		
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	
		MUT					0.00			
		Raft	2	10.00	5.30		106.00			
							TOTAL	106.00		
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
		MUT					0.00			
		WALL joint	2	10.00		4.00	80.00			
							TOTAL	80.00		
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		15m Wide ROW								
		Green belt	1.4	10.00	1.30	0.50	9.10			
							TOTAL	9.10		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		15m Wide ROW								
		Green belt	0.4	10.00	1.30	0.50	2.60			
							TOTAL	2.60		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		15m Wide ROW								
		Green belt	0.2	10.00	1.30	0.50	1.30			
							TOTAL	1.30		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		15m Wide ROW								
		Green belt	2	10.00	1.30	0.50	13.00			
							TOTAL	13.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		15m Wide ROW								
		7m Wide carriageway	1	10.00	5.70		57.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
							TOTAL	57.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	10.00			20.00			
			3	4.60			13.80			
							TOTAL	33.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		7m Wide carriageway								
		Road side Bench	2	2.00			4.00			
							TOTAL	4.00		
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
							TOTAL	2.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	5.50			11.00			
							TOTAL	11.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		15m Wide ROW								
		7m Wide carriageway	2	7.50			15.00			
							TOTAL	15.00		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional							0	
92.0	8.20.1	45 watt							EACH	
		15m Wide ROW								
		7m Wide carriageway	2	1.00			2.00			
							TOTAL	2.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	1.50			3.00			
							TOTAL	3.00		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		15m Wide ROW								
		7m Wide carriageway	2	1.50			3.00			
							TOTAL	3.00		

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	4.50	0.53	47.43			
							TOTAL	47.43		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		18m Wide ROW								
		Pathway	2	10.00	2.60	0.24	12.38			
		Median	1	10.00	1.20	0.40	4.80			
							TOTAL	17.18		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
10.0	2.26.1	All kinds of soil.							Cum	
11.0	2.26.2	Ordinary or hard rock.							Cum	
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		18m Wide ROW								
		Storm water drain	2	10.00		0.15	3.00			
							TOTAL	3.00		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		18m Wide ROW								
		Storm water drain	4	10.00		0.90	36.00			
							TOTAL	36.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		18m Wide ROW								
		Storm water drain	2	10.00	0.50		10.00			
							TOTAL	10.00		
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		18m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Storm water drain								
		Raft foundation	1	2.40		100.00	240.00			
		RCC wall	1	5.46		180.00	982.80			
		RCC Slab	1	1.50		150.00	225.00			
		Reinforcement for PQC road jointing	1	21.31			21.31			
							TOTAL	1469.11		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement							0	
24.0	5.33.1	All works upto plinth level							0	
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.								
		Thermo-Mechanically Treated bars of grade Fe-500D or more.								
		Raft foundation	2	10.00	0.15	0.80	2.40			
		RCC wall	4	10.00	0.15	0.91	5.46			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	9.36		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	4	80.00			320.00			
							TOTAL	320.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10		42.00			
							TOTAL	42.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)							0	
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		18m Wide ROW				Lt/Sqm				
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	0.67	4.60	2.50	30.00	230.00			
							TOTAL	230.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	20	4.60	1.50	2.50	345.00			
							TOTAL	345.00		
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		18m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Road paint	4	10.00		0.15	6.00			
			2	10.00		0.15	3.00			
		Arrow	15	2.00		0.20	6.00			
							TOTAL	15.00		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		18m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
		Median Kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	6.75		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		18m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
		Median Kerb	4	10.00		0.40	16.00			
							TOTAL	38.00		
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.15	6.30			
		Pathway	2	10.00	2.50	0.20	10.00			
							TOTAL	16.30		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		18m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.20	8.40			
							TOTAL	8.40		
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.15	6.30			
							TOTAL	6.30		
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		18m Wide ROW								
		Pathway	2	10.00	2.60		52.00			
							TOTAL	52.00		
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		18m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		18m Wide ROW								
		Existing Bituminous Road	2	10.00	15.00	0.40	119.40			
							TOTAL	119.40		
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		18m Wide ROW								
		Disposal	1	133.80			133.80			
							TOTAL	133.80		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	
63.0	26.76.1	Lead within 15 km							MT	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor							0	
66.0	26.77.3	Solid concrete wall elements							Cum	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.							Kg	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		18m Wide ROW								
		Green belt	1.4	10.00	1.30	0.50	9.10			
		Median	0.7	10.00	1.00	0.50	3.50			
							TOTAL	12.60		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		18m Wide ROW								
		Green belt	0.4	10.00	1.30	0.50	2.60			
		Median	0.4	10.00	1.00	0.50	2.00			
							TOTAL	4.60		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		18m Wide ROW								
		Green belt	0.2	10.00	1.30	0.50	1.30			
		Median	0.2	10.00	1.00	0.50	1.00			
							TOTAL	2.30		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		18m Wide ROW								
		Green belt	2	10.00	1.30	0.50	13.00			
		Median	2	10.00	1.00	0.50	10.00			
							TOTAL	23.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10		42.00			
							TOTAL	42.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00			20.00			
			3	4.60			13.80			
							TOTAL	33.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		4.5m Wide carriageway 2 Way								
		Road side bench	2	2.00			4.00			
							TOTAL	4.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	6.00			12.00			
							TOTAL	12.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	4.00			8.00			
							TOTAL	8.00		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional control(								0	
92.0	8.20.1	45 watt							EACH	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	3.50			7.00			
							TOTAL	7.00		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	6.00			12.00			
							TOTAL	12.00		

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	4.50	0.53	47.43			
		MUT	1	10.00	5.80	3.68	213.15			
							TOTAL	260.58		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		18m Wide ROW								
		Pathway	2	10.00	2.60	0.24	12.38			
		Median	1	10.00	1.20	0.40	4.80			
							TOTAL	17.18		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
10.0	2.26.1	All kinds of soil.							Cum	
		MUT	1	10.00	5.80	1.50	87.00			
							TOTAL	87.00		
11.0	2.26.2	Ordinary or hard rock.							Cum	
		MUT	1	10.00	5.80	2.18	126.15			
							TOTAL	126.15		
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
		MUT	1	10.00	5.30	0.10	5.30			
							TOTAL	7.30		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		18m Wide ROW								
		Storm water drain	2	10.00		0.15	3.00			
		MUT	1	10.00		0.40	4.00			
							TOTAL	7.00		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		18m Wide ROW								
		Storm water drain	4	10.00		0.90	36.00			
		MUT	4	10.00		3.70	148.00			
							TOTAL	184.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		18m Wide ROW								
		Storm water drain	2	10.00	0.50		10.00			
		MUT	1	10.00	3.20		32.00			
							TOTAL	42.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		18m Wide ROW								
		Raft foundation								
		SWD	1	2.18		100.00	217.50			
		MUT	1	20.80		150.00	3120.00			
		RCC wall								
		SWD	1	4.73		150.00	708.75			
		MUT	1	32.80		220.00	7216.00			
		RCC Slab	1	1.50		150.00	225.00			
			1	12.80		150.00	1920.00			
		Reinforcement for PQC road jointing	1	21.31			21.31			
							TOTAL	13428.56		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement							0	
24.0	5.33.1	All works upto plinth level							0	
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		18m Wide ROW								
		Storm water drain								
		Raft foundation	1	10.00	0.15	0.80	1.20			
			1	10.00	0.15	0.65	0.98			
		RCC wall	2	10.00	0.15	1.05	3.15			
			1	10.00	0.15	1.05	1.58			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	8.40		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		MUT								
		Raft foundation	1	10.00	5.20	0.40	20.80			
		RCC wall	2	10.00	4.10	0.40	32.80			
		RCC Slab	1	10.00	3.20	0.40	12.80			
							TOTAL	66.40		
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	4	80.00			320.00			
							TOTAL	320.00		
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10		21.00			
							TOTAL	21.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.30	6.30			
							TOTAL	6.30		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be							0	
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		18m Wide ROW				Lt/Sqm				
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	0.67	4.60	2.50	30.00	230.00			
							TOTAL	230.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	20	4.60	1.50	2.50	345.00			
							TOTAL	345.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		18m Wide ROW								
		Road paint	4	10.00		0.15	6.00			
			2	10.00		0.15	3.00			
		Arrow	15	2.00		0.20	6.00			
							TOTAL	15.00		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		18m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
		Median Kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	6.75		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		18m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
		Median Kerb	4	10.00		0.40	16.00			
							TOTAL	38.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.15	3.15			
		Pathway	2	10.00	2.50	0.20	10.00			
							TOTAL	13.15		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.20	4.20			
							TOTAL	4.20		
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.15	3.15			
							TOTAL	3.15		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		18m Wide ROW								
		Pathway	2	10.00	2.60		52.00			
							TOTAL	52.00		
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		18m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		18m Wide ROW								
		Existing Bituminous Road	2	10.00	15.00	0.40	119.40			
							TOTAL	119.40		
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		18m Wide ROW								
		Disposal	1	133.80			133.80			
							TOTAL	133.80		
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	
63.0	26.76.1	Lead within 15 km							MT	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor							0	
66.0	26.77.3	Solid concrete wall elements							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.							Kg	
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	
		MUT								
		WALL SURFACE	2	10.00		4.10	82.00			
							TOTAL	82.00		
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	
		MUT					0.00			
		Raft	2	10.00	5.30		106.00			
							TOTAL	106.00		
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
		MUT					0.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		WALL joint	2	10.00		4.00	80.00			
							TOTAL	80.00		
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		18m Wide ROW								
		Green belt	1.4	10.00	1.30	0.50	9.10			
		Median	0.7	10.00	1.00	0.50	3.50			
							TOTAL	12.60		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		18m Wide ROW								
		Green belt	0.4	10.00	1.30	0.50	2.60			
		Median	0.4	10.00	1.00	0.50	2.00			
							TOTAL	4.60		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		18m Wide ROW								
		Green belt	0.2	10.00	1.30	0.50	1.30			
		Median	0.2	10.00	1.00	0.50	1.00			
							TOTAL	2.30		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		18m Wide ROW								
		Green belt	2	10.00	1.30	0.50	13.00			
		Median	2	10.00	1.00	0.50	10.00			
							TOTAL	23.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10		21.00			
							TOTAL	21.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00			20.00			
			3	4.60			13.80			
							TOTAL	33.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		4.5m Wide carriageway 2 Way								
		Road side bench	2	2.00			4.00			
							TOTAL	4.00		
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	6.00			12.00			
							TOTAL	12.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	4.00			8.00			
							TOTAL	8.00		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional control(							0	
92.0	8.20.1	45 watt							EACH	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	3.50			7.00			
							TOTAL	7.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	6.00			12.00			
							TOTAL	12.00		

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY CONCRETE

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	4.50	0.53	47.43			
		MUT	1	10.00	5.80	3.68	213.15			
							TOTAL	260.58		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		18m Wide ROW								
		Pathway	2	10.00	2.60	0.24	12.38			
		Median	1	10.00	1.20	0.40	4.80			
							TOTAL	17.18		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.37	7.30			
							TOTAL	7.30		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								
10.0	2.26.1	All kinds of soil.							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		MUT	1	10.00	5.80	1.50	87.00			
							TOTAL	87.00		
11.0	2.26.2	Ordinary or hard rock.							Cum	
		MUT	1	10.00	5.80	2.18	126.15			
							TOTAL	126.15		
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		18m Wide ROW								
		Storm water drain	2	10.00	1.00	0.10	2.00			
							TOTAL	2.00		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		18m Wide ROW								
		Storm water drain	2	10.00		0.15	3.00			
							TOTAL	3.00		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		18m Wide ROW								
		Storm water drain	4	10.00		0.90	36.00			
							TOTAL	36.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		18m Wide ROW								
		Storm water drain	2	10.00	0.50		10.00			
							TOTAL	10.00		
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		18m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Raft foundation								
		SWD	1	2.18		100.00	217.50			
		MUT	1	20.80		150.00	3120.00			
		RCC wall								
		SWD	1	4.73		150.00	708.75			
		MUT	1	32.80		220.00	7216.00			
		RCC Slab	1	1.50		150.00	225.00			
			1	12.80		150.00	1920.00			
		Reinforcement for PQC road jointing	1	21.31			21.31			
							TOTAL	13428.56		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement							0	
24.0	5.33.1	All works upto plinth level							0	
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		18m Wide ROW								
		Storm water drain								
		Raft foundation	1	10.00	0.15	0.80	1.20			
			1	10.00	0.15	0.65	0.98			
		RCC wall	2	10.00	0.15	1.05	3.15			
			1	10.00	0.15	1.05	1.58			
		RCC slab	2	10.00	0.50	0.15	1.50			
							TOTAL	8.40		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	4	80.00			320.00			
							TOTAL	320.00		
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	10.00			20.00			
							TOTAL	20.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	10.00	1.50		30.00			
							TOTAL	30.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10		21.00			
							TOTAL	21.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.30	6.30			
							TOTAL	6.30		
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		18m Wide ROW				Lt/Sqm				
		4.5m Wide carriageway 2 Way	2	10.00	2.10	0.30	12.60			
							TOTAL	12.60		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	0.67	4.60	2.50	30.00	230.00			
							TOTAL	230.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	20	4.60	1.50	2.50	345.00			
							TOTAL	345.00		
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		18m Wide ROW								
		Road paint	4	10.00		0.15	6.00			
			2	10.00		0.15	3.00			
		Arrow	15	2.00		0.20	6.00			
							TOTAL	15.00		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		18m Wide ROW								
		Side kerb	2	10.00	0.15	0.45	1.35			
		Pathway kerb	4	10.00	0.15	0.45	2.70			
		Median Kerb	4	10.00	0.15	0.45	2.70			
							TOTAL	6.75		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		18m Wide ROW								
		Side kerb	2	10.00		0.30	6.00			
		Pathway kerb	4	10.00		0.40	16.00			
		Median Kerb	4	10.00		0.40	16.00			
							TOTAL	38.00		
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.15	3.15			
		Pathway	2	10.00	2.50	0.20	10.00			
							TOTAL	13.15		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		18m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.20	4.20			
							TOTAL	4.20		
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer-in-charge.							Cum	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10	0.15	3.15			
							TOTAL	3.15		
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		18m Wide ROW								
		Pathway	2	10.00	2.60		52.00			
							TOTAL	52.00		
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		18m Wide ROW								
		Drain cover	5	1.20	0.50		3.00			
							TOTAL	3.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00	0.15	1.50	4.50			
		RCC raft	2	10.00	0.15	1.80	5.40			
		RCC Slab	2	10.00	0.15	1.50	4.50			
							TOTAL	14.40		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	10.00		1.50	30.00			
		RCC raft	2	10.00		1.80	36.00			
		RCC Slab	2	10.00		1.50	30.00			
							TOTAL	96.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		18m Wide ROW								
		Existing Bituminous Road	2	10.00	15.00	0.40	119.40			
							TOTAL	119.40		
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		18m Wide ROW								
		Disposal	1	133.80			133.80			
							TOTAL	133.80		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	
		MUT	1	10.00			10.00			
							TOTAL	10.00		
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	
63.0	26.76.1	Lead within 15 km							MT	
		MUT	1	128.00			128.00			
							TOTAL	128.00		
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
		MUT	1	128.00	25.00		3200.00			
							TOTAL	3200.00		
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor							0	
66.0	26.77.3	Solid concrete wall elements							Cum	
		MUT	1	16.00			16.00			
							TOTAL	16.00		
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
		MUT	2	15.20			30.40			
							TOTAL	30.40		
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.							Kg	
		Grout for Dowel	54	1.20	0.0589	2200.00	8396.78			
							TOTAL	8396.78		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	
		MUT								
		WALL SURFACE	2	10.00		4.10	82.00			
							TOTAL	82.00		
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	
		MUT					0.00			
		Raft	2	10.00	5.30		106.00			
							TOTAL	106.00		
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
		MUT					0.00			
		WALL joint	2	10.00		4.00	80.00			
							TOTAL	80.00		
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		18m Wide ROW								
		Green belt	1.4	10.00	1.30	0.50	9.10			
		Median	0.7	10.00	1.00	0.50	3.50			
							TOTAL	12.60		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		18m Wide ROW								
		Green belt	0.4	10.00	1.30	0.50	2.60			
		Median	0.4	10.00	1.00	0.50	2.00			
							TOTAL	4.60		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		18m Wide ROW								
		Green belt	0.2	10.00	1.30	0.50	1.30			
		Median	0.2	10.00	1.00	0.50	1.00			
							TOTAL	2.30		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		18m Wide ROW								
		Green belt	2	10.00	1.30	0.50	13.00			
		Median	2	10.00	1.00	0.50	10.00			
							TOTAL	23.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	1	10.00	2.10		21.00			
							TOTAL	21.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	10.00			20.00			
			3	4.60			13.80			
							TOTAL	33.80		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		4.5m Wide carriageway 2 Way								
		Road side bench	2	2.00			4.00			
							TOTAL	4.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	6.00			12.00			
							TOTAL	12.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		18m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		4.5m Wide carriageway 2 Way	2	4.00			8.00			
							TOTAL	8.00		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional							0	
92.0	8.20.1	45 watt							EACH	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	1.00			2.00			
							TOTAL	2.00		
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	3.50			7.00			
							TOTAL	7.00		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		18m Wide ROW								
		4.5m Wide carriageway 2 Way	2	6.00			12.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
							TOTAL	12.00		

PROJECT: RENOVATION AND UPGRADATION OF INTERNAL ROADS WITH PAVEMENT UALITY

Details of Measurement

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
A		**CPWD DSR 2023**								
1.0	2.2	Earth work by mechinical / manual means in rough excavation, banking excavated earth in layers not exceeding 20cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller or wooden or steel rammers, and rolling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up in embankments for roads, flood banks, marginal banks and guide banks or filling up ground depressions, lead upto 50 m and for all lift								
2.0	2.2.1	All kinds of soil							Cum	
		Building peripherial								
		Hardscape	1	4058.00		0.53	2138.57			
							TOTAL	2138.57		
3.0	2.3	Banking excavated earth by mechanical / manual means in layers not exceeding 20 cm in depth, breaking clods, watering, rolling each layer with 'A tonne roller, or wooden or steel rammers, and roiling every 3rd and top-most layer with power roller of minimum 8 tonnes and dressing up, in embankments for roads, flood banks, marginal banks, and guide banks etc, lead upto 50 m and for all lift:							0	
4.0	2.3.1	All kinds of soil							Cum	
		Building peripherial								
		Pathway	1	633.00	1.50	0.24	225.98			
							TOTAL	225.98		
5.0	2.8	Earth work in excavation by mechanical means (Hydraulic excavator) / manual means in foundation trenches or drains (not exceeding 1.5 m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soil as directed, within a lead of 50 m.								
6.0	2.8.1	All kinds of soil.							Cum	
		Building peripherial								
		Storm water drain	1	600.00	1.00	0.10	60.00			
							TOTAL	60.00		
7.0	2.9	Excavation work by mechanical means (Hydraulic excavator)/ manual means in foundation trenches or drains (not exceeding 1.5m in width or 10 sqm on plan) including dressing of sides and ramming of bottoms, lift up to 1.5 m, including getting out the excavated soil and disposal of surplus excavated soils as directed, within a lead of 50m.								
8.0	2.9.1	Ordinary rock							Cum	
		Building peripherial								
		Storm water drain	1	600.00	1.00	0.37	219.00			
							TOTAL	219.00		
9.0	2.26	Extra for every additional lift of 1.5 m or part thereof in excavation /banking excavated or stacked materials.								
10.0	2.26.1	All kinds of soil.							Cum	
11.0	2.26.2	Ordinary or hard rock.							Cum	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
12.0	4.20	Providing and laying in position ready mixed or site batched design mix cement concrete for plain cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana/Ordinary Portland/Portland Slag cement, admixtures in recommended proportions as per IS : 9103 to accelerate/ retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering and finishing as per direction of the Engineer-in-charge; for the following grades of concrete. Note : Extra cement upto 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the minimum specified cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement.								
13.0	4.20.1	All works up to plinth level:								
14.0	4.20.1.3	Concrete of M20 grade with minimum cement content of 270 kg /cum							Cum	
		Building peripherial								
		Storm water drain	1	600.00	1.00	0.10	60.00			
							TOTAL	60.00		
15.0	5.9	Centering and shuttering including strutting, propping etc. and removal of form for :								
16.0	5.9.1	Foundations, footings, bases of columns, etc. for mass concrete							Sqm	
		Building peripherial								
		Storm water drain	1	600.00		0.15	90.00			
							TOTAL	90.00		
17.0	5.9.2	Walls (any thickness) including attached pilasters, butteresses, plinth and string courses etc.							Sqm	
		Building peripherial								
		Storm water drain	2	600.00		0.90	1080.00			
							TOTAL	1080.00		
18.0	5.9.3	Suspended floors, roofs, landings, balconies and access platform							Sqm	
		Building peripherial								
		Storm water drain	1	600.00	0.50		300.00			
							TOTAL	300.00		
19.0	5.22	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete upto plinth level.							0	
20.0	5.22.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.							Kg	
		Building peripherial								
		Storm water drain								
		Raft foundation	1	144.00		100.00	14400.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		RCC wall	1	327.60		180.00	58968.00			
		RCC Slab	1	90.00		150.00	13500.00			
		Reinforcement for PQC road jointing	1	213.12			213.12			
							TOTAL	87081.12		
21.0	5.22A	Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.							0	
22.0	5.22A.6	Thermo-Mechanically Treated bars of grade Fe-500D or more.		0.00					Kg	
23.0	5.33	Providing and laying in position ready mixed or site batched design mix cement concrete for reinforced cement concrete work; using coarse aggregate and fine aggregate derived from natural sources, Portland Pozzolana / Ordinary Portland /Portland Slag cement, admixtures in recommended proportions as per IS: 9103 to accelerate / retard setting of concrete, to improve durability and workability without impairing strength; including pumping of concrete to site of laying, curing, carriage for all leads; but excluding the cost of centering, shuttering, finishing and reinforcement as per direction of the engineer-in-charge; for the following grades of concrete. Note: Extra cement up to 10% of the minimum specified cement content in design mix shall be payable separately. In case the cement content in design mix is more than 110% of the specified minimum cement content, the contractor shall have discretion to either re-design the mix or bear the cost of extra cement							0	
24.0	5.33.1	All works upto plinth level							0	
25.0	5.33.1.1	Concrete of M25 grade with minimum cement content of 330 kg /cum							Cum	
26.0	5.33.1.2	Concrete of M30 grade with minimum cement content of 350 kg /cum							Cum	
		Steel reinforcement for R.C.C. work including straightening, cutting, bending, placing in position and binding all complete above plinth level.								
		Thermo-Mechanically Treated bars of grade Fe-500D or more.								
		Raft foundation	2	600.00	0.15	0.80	144.00			
		RCC wall	4	600.00	0.15	0.91	327.60			
		RCC slab	2	600.00	0.50	0.15	90.00			
							TOTAL	561.60		
27.0	5.33.1.4	Concrete of M40 grade with minimum cement content of 390 kg /cum							Cum	
28.0	10.25	Steel work welded in built up sections/ framed work, including cutting, hoisting, fixing in position and applying a priming coat of approved steel primer using structural steel etc. as required.							0	
29.0	10.25.2	In gratings, frames, guard bar, ladder, railings, brackets, gates and similar w							Kg	
		Grating	15	80.00			1200.00			
							TOTAL	1200.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
30.0	16.77	Scarifying the existing bituminous road surface to a depth of 50 mm and disposal of scarified material within all lifts and lead upto 1km (by mechanical means).							Sqm	
31.0	16.82	Taking out existing kerb stones of all types from footpath/ central verge, including removal of mortar etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							m	
		Existing Kerb	2	600.00			1200.00			
							TOTAL	1200.00		
32.0	16.83	Taking out existing CC interlocking paver blocks from footpath/ central verge, including removal of rubbish etc., disposal of unserviceable material to the dumping ground, for which payment shall be made separately and stacking of serviceable material within 50 metre lead as per direction of Engineer-in-Charge.							Sqm	
		Existing Footpath	2	600.00	1.50		1800.00			
							TOTAL	1800.00		
33.0	16.1	Preparation and consolidation of sub grade with power road roller of 8 to 12 tonne capacity after excavating earth to an average of 22.5 cm depth, dressing to camber and consolidating with road roller including making good the undulations etc. and re- olling the sub grade and disposal of surplus earthwith lead upto 50 metres.							Sqm	
		Building peripherial								
		Hardscape	1	4058.00			4058.00			
							TOTAL	4058.00		
34.0	16.2	Extra for compaction of earth work in embankment under optimum moisture conditions to give at least 95% of the maximum dry density (proctor density).							Cum	
		Building peripherial								
		Hardscape	1	4058.00		0.30	1217.40			
							TOTAL	1217.40		
35.0	RA-16.43	Providing and laying design mix cement concrete of M-40 grade, in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be							0	
36.0	RA-16.43.2	Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer							Cum	
		Building peripherial								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Hardscape	1	4058.00		0.30	1217.40			
							TOTAL	1217.40		
37.0	16.44	Extra for providing and mixing hardening compound of approved quality as per manufacturer's specification in cement concrete.							Ltr	
		Building peripherial				Lt/Sqm				
		Hardscape	1	4058.00		0.30	1217.40			
							TOTAL	1217.40		
38.0	16.45	Providing and fixing pre-moulded joint filler in expansion joints of RCC roads / CC pavements after making the joints dust free with high pressure air jet cleaners, all complete as per direction of the Engineer-in-Charge. (Pre-moulded joint fillers shall be made of bitumen hot sealing compound impregnated fibre board having impregnation more than 35%, conforming to IS:1838 for fibre board and IS: 1834 for hot sealing bitumen compound grade A.)							per cm depth per cm width per metre length	
		Building peripherial								
		Hardscape	0.67	7.00	2.50	600.00	7000.00			
							TOTAL	7000.00		
39.0	16.46	Providing and filling in position rubberized bitumen hot sealing compound for sealing of expansion joints in roads / pavements all complete as per direction of the Engineer-in-Charge.								
40.0	16.46.1	Using grade 'A' sealing compound conforming to IS: 1834.							per cm depth per cm width per metre length	
		Building peripherial								
		Hardscape	600	7.00	1.50	2.50	15750.00			
							TOTAL	15750.00		
41.0	16.48	Painting road surface marking with adequate nos of coats to give uniform finish with ready mixed road marking paint conforming to IS : 164, on bituminous surface in white/yellow shade, including cleaning the surface of all dirt, scales, oil, grease and foreign material etc. complete.							0	
42.0	16.48.1	New work (Two or more coats).							Sqm	
43.0	16.62	Providing and applying 2.5 mm thick road marking strips (retro-reflective) of specified shade/ colour using hot thermoplastic material by fully/ semi automatic thermoplastic paint applicator machine fitted with profile shoe, glass beads dispenser, propane tank heater and profile shoe heater, driven by experienced operator on road surface including cost of material, labour, T&P, cleaning the road surface of all dirt, seals, oil, grease and foreign material etc. complete as per direction of Engineer-in-charge and accordance with applicable specifications.							Sqm	
		Building peripherial								
		Road paint	4	600.00		0.15	360.00			
			2	600.00		0.15	180.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Arrow	15	2.00		0.20	6.00			
							TOTAL	546.00		
44.0	16.69	Providing and laying at or near ground level factory made kerb stone of M-25 grade cement concrete in position to the required line, level and curvature, jointed with cement mortar 1:3 (1 cement: 3 coarse sand), including making joints with or without grooves (thickness of joints except at sharp curve shall not to more than 5mm), including making drainage opening wherever required complete etc. as per direction of Engineer-in-charge (length of finished kerb edging shall be measured for payment). (Precast C.C. kerb stone shall be approved by Engineer-in-charge).							Cum	
		Building peripherial								
		Side kerb	2	600.00	0.15	0.45	81.00			
		Pathway kerb	4	600.00	0.15	0.45	162.00			
							TOTAL	243.00		
45.0	13.61	Painting with synthetic enamel paint of approved brand and manufacture to give an even shade :							0	
46.0	13.61.1	Two or more coats on new work							Sqm	
		Building peripherial								
		Side kerb	2	600.00		0.30	360.00			
		Pathway kerb	4	600.00		0.40	960.00			
							TOTAL	1320.00		
47.0	16.78	Construction of granular sub-base by providing close graded Material conforming to specifications, mixing in a mechanical mix plant at OMC, carriage of mixed material by tippers to work site, for all leads & lifts, spreading in uniform layers of specified thickness with motor grader on prepared surface and compacting with vibratory power roller to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							0	
48.0	16.78.1	With material conforming to Grade-I (size range 75 mm to 0.075 mm) having CBR Value-30							Cum	
		Building peripherial								
		Hardscape	1	4058.00		0.15	608.70			
		Pathway	2	600.00	1.50	0.20	360.00			
							TOTAL	968.70		
49.0	16.79	Providing, laying, spreading and compacting graded stone aggregate (size range 53 mm to 0.075 mm) to wet mix macadam (WMM) specification including premixing the material with water at OMC in for all leads & lifts, laying in uniform layers with mechanical paver finisher in sub- base / base course on well prepared surface and compacting with vibratory roller of 8 to 10 tonne capacity to achieve the desired density, complete as per specifications and directions of Engineer-in-Charge.							Cum	
		Building peripherial								
		Hardscape	1	4058.00		0.20	811.60			
							TOTAL	811.60		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
50.0	16.80	Construction of dry lean cement concrete sub base over a prepared sub-grade with coarse and fine aggregate conforming to IS:383, the size of coarse aggregate not exceeding 25 mm, aggregate cement ratio not to exceed 15:1, aggregate gradation after blending to be as per specifications, cement content not to be less than 150 Kg/cum, optimum moisture content to be determined during trial length construction, concrete strength not to be less than 10 Mpa at 7 days, mixed in a batching plant, transported to site, for all leads & lifts, laid with a mechanical paver, compacting with 8-10 tonne vibratory roller, finishing and curing etc. complete as per direction of Engineer in charge.							Cum	
		Building peripherial								
		Hardscape	1	4058.00		0.15	608.70			
							TOTAL	608.70		
51.0	16.91	Providing and laying factory made chamfered edge Cement Concrete paver blocks In foot path, park & lawns driveway or light & traffic parking etc. of required strength, thickness & size/ shape, made by table vibratory method using PU mould, laid in required colour & pattern over 50mm thick compacted bed of course sand, compacting and proper embedding/ laying of inter locking paver blocks into the sand bedding layer through vibratory compaction by using plate vibrator, filling the joints with sand and cutting of paver blocks as per required size and pattern, finishing and sweeping extra sand, all complete as per manufacturer's specifications & direction of Engineer in-Charge.								
52.0	16.91.2	80 mm thick C.C. paver block of M-35 grade with approved colour design and pattern.							Sqm	
		Building peripherial								
		Pathway	2	600.00	1.25		1500.00			
							TOTAL	1500.00		
53.0	RA-16.93	Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of M-35 grade cement concrete for RCC work, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..							Sqm	
		Building peripherial								
		Drain cover	200	1.20	0.50		120.00			
							TOTAL	120.00		
54.0	15.3	Demolishing R.C.C. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer - in- charge.							Cum	
		9m Wide ROW								

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
		Existing drain								
		RCC Wall	2	300.00	0.15	1.50	135.00			
		RCC raft	2	300.00	0.15	1.80	162.00			
		RCC Slab	2	300.00	0.15	1.50	135.00			
							TOTAL	432.00		
55.0	15.4	Demolishing R.B. work manually/ by mechanical means including stacking of steel bars and disposal of unserviceable material within 50 metres lead as per direction of Engineer-in- charge.							Cum	
56.0	15.5	Extra for cutting reinforcement bars manually/ by mechanical means in R.C.C. or R.B. work (Payment shall be made on the cross sectional area of R.C.C. or R.B. work) as per direction of Engineer in-charge.							Sqm	
		9m Wide ROW								
		Existing drain								
		RCC Wall	2	300.00		1.50	900.00			
		RCC raft	2	300.00		1.80	1080.00			
		RCC Slab	2	300.00		1.50	900.00			
							TOTAL	2880.00		
57.0	15.6	Extra for scrapping, cleaning and straightening reinforcement from R.C.C. or R.B. work.							Kg	
58.0	15.18	Dismantling steel work in built up sections in angles, tees, flats and channels including all gusset plates, bolts, nuts, cutting rivets, welding etc. including dismembering and stacking within 50 metres lead.							Kg	
59.0	15.59	Dismantling of flexible pavement (bituminous courses) by mechanical means and disposal of dismantled material up to a lead of 1 kilometre, as per direction of Engineer-in-charge.							Cum	
		Building peripherial								
		Existing Bituminous Road	1	4058.00		0.40	1615.08			
							TOTAL	1615.08		
60.0	15.60	Disposal of building rubbish / malba / similar unserviceable, dismantled or waste materials by mechanical means, including loading, transporting, unloading to approved municipal dumping ground or as approved by Engineer-in-charge, beyond 50 m initial lead, for all leads including all lifts involved.							Cum	
		Building peripherial								
		Disposal	1	2047.08			2047.08			
							TOTAL	2047.08		
61.0	RA-26.74	Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).							Rmt	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
62.0	26.76	Transportation of Precast Elements by flat bed Trailor (Double / Triple axle 40ft Length with proper accessories like A frame etc) from factory, including the cost of loading , unloading & stacking at site with the help of required capacity cranes.							0	
63.0	26.76.1	Lead within 15 km							MT	
64.0	26.76.2	Add/Deduct over item 26.76.1 for every additional lead of 5 km							MT	
65.0	26.77	Erection & Installation of Precast/Prestressed Concrete elements in correct & final position with proper line level and plumb at site making all arrangements (i.e cranes, push-pull jacks & all another T & P for lifting Placing & Alignment of elements, within erection tolerance as per IS : 15916 as per approved shop drawings and all complete as per the direction of Engineer-in-Charge but excluding the cost of sim pads, non shrink grout and steel works i.e hangers. All work up to fifth floor							0	
66.0	26.77.3	Solid concrete wall elements							Cum	
67.0	26.78	Providing & Applying weather proof sealant on outer joints of approved make confirming to IS & directed by Engineer-in-charge.							0	
68.0	26.78.1	Sealant 25 mm x10 mm at joints							meter	
69.0	26.80	Providing & Grouting of dowel tubes / Shear keys / Joints of precast members with M-60 grade cementitious grout (Non Shrink) of approved make by suitable means (Free flowing /pump),curing etc. Complete as per directions of Engineer-in-charge. (The payment shall be made on the basis of actual weight of approved grout injected.)							0	
70.0	26.80.1	Stirrer mixed cementitious grout (non shrink) of approved make in dowel tubes / Shear keys / Joints of precast members.							Kg	
71.0	22.23	Providing and applying integral crystalline slurry of hydrophilic in nature for waterproofing treatment to the RCC structures like retaining walls of the basement, water tanks, roof slabs, podiums, reservior, sewage & water treatment plant, tunnels / subway and bridge deck etc., prepared by mixing in the ratio of 5 : 2 (5 parts integral crystalline slurry : 2 parts water) for vertical surfaces and 3 : 1 (3 parts integral crystalline slurry : 1 part water) for horizontal surfaces and applying the same from negative (internal) side with the help of synthetic fiber brush. The material shall meet the requirements as specified in ACI-212-3R-2010 i.e by reducing permeability of concrete by more than 90% compared with control concrete as per DIN 1048 and resistant to 16 bar hydrostatic pressure on negative side. The crystalline slurry shall be capable of self-healing of cracks up to a width of 0.50 mm. The work shall be carried out all complete as per specification and the direction of the engineer-in-charge. The product performance shall carry guarantee for 10 years against any leakage.							Cum	
72.0	22.23.1	For vertical surface two coats @ 0.70 kg per sqm per coat							Sqm	
73.0	22.23.2	For horizontal surface one coat @1.10 kg per sqm.							Sqm	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
74.0	22.26	Providing and applying of swellable type water stop tape, 19 mm x 25 mm thick in linear metre (expansive nature) for construction joints treatment of RCC structure such as raft slab, retaining walls, water storage tank and at the junctions of raft slab with the retaining walls etc.. After cleaning the surface, one coat of required primer for swellable water stop tape shall be applied throughout the length of the joint @3.78 litre per 240 running metre. Over the primed surface swellable type water stop tape shall be placed. The work shall be carried out all complete as per specification and the direction of the Engineer-In-Charge. The product performance shall carry guarantee for 10 years against any leakage.							meter	
75.0	2.2	Supplying and stacking of good earth at site including royalty and carriage upto 5 km lead complete (earth measured in stacks will be reduced by 20% for payment).							Cum	
		Building peripherial								
		Green belt	1.4	600.00	1.30	0.50	546.00			
							TOTAL	546.00		
76.0	2.3	Supplying and stacking of sludge at site including royalty and carriage upto 5 km lead complete (sludge measured in stacks will be reduced by 8% for payment)							Cum	
		Building peripherial								
		Green belt	0.4	600.00	1.30	0.50	156.00			
							TOTAL	156.00		
77.0	2.4.	Supplying and stacking at site dump manure from approved source, including carriage upto 5 km lead complete (manure measured in stacks will be reduced by 8% for payment) :								
78.0	2.4.2	Screened through sieve of I.S. designation 16 mm							Cum	
		Building peripherial								
		Green belt	0.2	600.00	1.30	0.50	78.00			
							TOTAL	78.00		
79.0	2.9	Mixing earth and sludge or manure in the required proportion specified or directed by the Officer-in-charge							Cum	
		Building peripherial								
		Green belt	2	600.00	1.30	0.50	780.00			
							TOTAL	780.00		
80.0	NSR-01	Providing and laying 125 micron thick polythene sheet spread below the road pavement without damage including cleaning and overlap minimum 150mm etc., complete. as per direction of Engineer-in-charge							Sqm	
		Building peripherial								
		Hardscape	1	4058.00			4058.00			
							TOTAL	4058.00		
81.0	NSR-02	Cutting groove of 4mm wide 40 mm deep in RCC/Cement concrete pavement with diamond cutter including cleaning of joints etc., complete. as per direction of Engineer-incharge							Rmt	
		Building peripherial								
		Hardscape	2	600.00			1200.00			

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
			3	600.00			1800.00			
							TOTAL	3000.00		
82.0	MCGM-GARDEN SOR-GW-3	Supplying and fixing items as mentioned below on site-Regal Bench Product area:1.2 x 0.6 mts, Capacity in Nos: 3 nos, Product height:0.90m							No	
		Hardscape								
		BENCH	1	40.00			40.00			
							TOTAL	40.00		
83.0	NSR-03	Supplying, Installation, Testing and Commissioning of flange mounted hot dip galvanized octagonal poles of minimum 7 mtr. height made from 3 mm thick HT steel plate, having bottom dia. of 130 mm & top dia. of 70 mm complete with window with flush cover at suitable height for cable termination block etc. & 4 nos.20 mm dia. x 600 mm long GI foundation bolt with nuts, washer i/c with 4 nos. suitable dia holes match galvanized base plate of size 200 mm x 200 mm x 12 mm thick erected on Reinforced Cement Concrete Foundation with proper template (Minimum 4 Nos. vertical bars of dia not less than 12 mm and 8 Nos. Rings of dia not less than 8 mm) of (0.45m*0.45m*1.4m) and not less than 0.28 Cumecs with 1:2:4 (1Cement: 2Coarse Sand:4 Graded Stone of 20 mm nominal size) as per manufacturing standards having provision of minimum 50 mm OD DWC, HDPE Pipe for cable entry & Exit i/c. 3x1.5 Sq.mm. flexible copper cable FRLS for Termination of fittings from Junction Box to Fittings mounted on single/Double arm bracket, etc as required i/c proper finishing & painting the foundation and numbering the pole.							0	
84.0	NSR-03.1	a)Supplying & Fixing 3 mm thick laminated mounted sheet inside the window mounted etc as reqd. (As per OEM)							Each	
		Building peripherial								
		Hardscape	1	60.00			60.00			
							TOTAL	60.00		
85.0	NSR-04	Providing and fixing GI Pole bracket on the pole with suitable size 4 nos. GI bolts. The bracket shall be approximately 1 Mtr long hot dip galvanized, Welded cap with following nos. of arms, made of approximately 40 mm nominal dia x 1000 mm long "B" class pipe, welded at reqd degree to horizontal, support with 3mm thick MS FIN, suitable for mounting on top of pole as required.							0	
86.0	NSR-04.1	Single Arm							No	
		Building peripherial								
		Hardscape	1	60.00			60.00			
							TOTAL	60.00		
87.0	NSR-05	Supplying of one number aluminum conductor XLPE insulation armoured, ISI marked power cable 1.1 KV grade confirming to the IS- 7098 (PARTI)1988 of the following size etc complete as required							0	

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
88.0	NSR-05.1	3 X 6 sq.mm Aluminum armoured cable							Rmt	
		Building peripherial								
		Hardscape	1	750.00			750.00			
							TOTAL	750.00		
89.0	12.6	Supplying and embedding following dia G.I. pipe (medium class) in pole collar/ foundation (during casting) for cable entry including bending the pipe to the required shape complete as required.							0	
90.0	12.6.1	32 mm dia							Meter	
		Building peripherial								
		Hardscape	1	90.00			90.00			
							TOTAL	90.00		
91.0	8.20	LED Smart Street light fixture, powder coated pressure die cast aluminium (System. System lumen efficacy >135 lm/Watt). Supplying, installation, Testing & Commissioning of Smart Street light LED fixture, powder coated pressure die cast aluminium body with built in or separate driver as per the requirement (< 700ma), Input voltage: 140-270 Volt AC, frequency 50/60 hz, Operating temp range -5 °C to 50 °C, internal surge protection of 5 KV L,N,E as per IEC 61000-4-5, Driver efficiency >85%,THD < 10% as per IEC 61000-3-2, P.F.≥0.95, IP-66,IK- 08, CRI >70, under voltage and over voltage protection, EMI- EMC as per CISPR-15, lenses for beam angle as per IESNA type I/II/III as per the width of the road and the project requirement., suitable to fit in up to 65mm dia pipe, life time of minimum 50000 Burning Hours with 70% of initial Lumen maintained till life ends as per LM80 extrapolation IES TM-21-11 report, CCT 3000°K / 4000°K / 5700°K /6500°K (As per ANSI Bin), Maximum power consumption should not more than the specified rating and Fixture shall be of relevant BIS standard complete in all respect i/c external connections with 1.5 sq.mm FRLS/HFFR, PVC insulated copper conductor single core cable and earthing etc. as required with Minimum 5 year OEM warranty. System lumen efficacy >135 lm/Watt output . LM79 & LM80 Test report and all testing required for LED fixtures as per BIS shall be submitted.. Shape size and CCT shall be as approved by Engineer-in-Charge as per requirement. (Thermal management: heat sink of aluminium housing such that LED junction temperature shall not rise above 900C) Smart inbuilt controller shall have following features. 1. Control and monitor LED luminaries with bi directional control(							0	
92.0	8.20.1	45 watt							EACH	
		Building peripherial								
		Hardscape	1	60.00			60.00			
							TOTAL	60.00		

Sr No	SOR NO	DESCRIPTION	Nos	L	B	H	Qty	TOTAL	UNIT	REMARK
93.0	15.16	Supplying and laying of following size DWC HDPE pipe ISI marked along with all accessories like socket, bend, couplers etc. conforming to IS 14930, Part II complete with fitting and cutting, jointing etc..direct in ground (75 cm below ground level) including excavation and refilling the trench but excluding sand cushioning and protective covering etc. complete as required.							0	
94.0	15.16.1	63 mm dia (OD-63 mm & ID-51 mm nominal)							Rmt	
		Building peripherial								
		Hardscape	1	450.00			450.00			
							TOTAL	450.00		
95.0	10.5	Laying of one number PVC insulated and PVC sheathed / XLPE power cable of 1.1 KV grade of following size in the existing RCC/ HUME/ METAL pipe as required.							0	
96.0	10.5.1	Upto 35 sq. mm							Rmt	
		Building peripherial								
		Hardscape	1	750.00			750.00			
							TOTAL	750.00		

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Rate Analysis

ANALYSIS OF RATES

SR No	Code	Item Description	UNIT	QTY	RATE	AMOUNT	TOTAL
RA-16.93		Providing and placing in position 100 mm thick factory made machine batched & machine mixed Precast RCC Rectangular Covers on drains of footpath of various sizes, of **M-35 grade cement concrete for RCC work**, including cost of centering, shuttering, reinforcement of 8 mm dia TMT bars of Fe 500 grade @ maximum 100mm c/c on both ways, neat cement punning on finished surface, properly encased on all edges with 1.6 mm thick, 100 mm wide MS sheet duly painted over priming coat, reinforcement to be welded at edges with MS sheet and providing 2 Nos. 12 mm dia bar for hooks etc including cost of cartage, all leads & lift, handling at site etc. all complete as per direction of Engineer-in-Charge..					
		Ref: DSR 2023/16.93					
	A	Details of cost of 10 Nos. of size 1.50m x0.40m = 6 sqm Volume=6x0.10=0.60 cum MATERIALS : Precast RCC M-35					
	5.33.1.3	Rate as per Item No.5.33.1.3 of SH: REINFORCED CEMENT CONCRETE	Cum	0.60	9,806.70	5,884.02	
	5.22.6	Reinforcement TMT Rate as per Item No.5.22.6 of SH: REINFORCED CEMENT CONCRETE	Kg	45.90	107.85	4,950.32	
	10.22	Welding by gas plant/ Electric plant Rate as per Item No.10.22 of SH: STEEL WORK	Cm	820.00	3.70	3,034.00	
	1013	M.S. sheet 1.60 mm thick 10x2x(1.50+0.40) x0.10x0.016x7850=47.7kg Mild steel sheets for tanks	Quintal	0.48	5,500.00	2,623.50	
	13.61.1	Paint 10x2x(1.50+0.40)x0.10=3.8sqm Rate as per Item No.13.61.1 of SH:	Sqm	3.80	155.90	592.42	
	13.18	Neat Cement Punning 10x1x1.50x0.40=6 sqm Rate as per Item No.13.18 of SH:	Sqm	6.00	79.95	479.70	
		Total				=A+B	17,563.96
		Add 1 % Water charges on "W"		1%	Rs.	2,623.50	26.24
				TOTAL=	Rs.		17,590.19
		Add GST on "X"		0.2127	Rs.	2,649.74	563.60
				TOTAL=	Rs.		18,153.79
		Add 15% CPOH on "Y-A"		15%	Rs.	3,213.33	482.00
				TOTAL=	Rs.		18,635.79
		Add Cess @ 1% on "Z-A"		1%	Rs.	3,695.33	36.95
		Cost of 6 sqm.		TOTAL=	Rs.		18,672.74
		Cost of 1 sqm					3,112.12
RA-16.43		Providing and laying design mix cement concrete of **M-40 grade,** in roads/ taxi tracks/ runways, using cement content as per design mix, using coarse sand and graded stone aggregate of 40 mm nominal size in appropriate proportions as per approved & specified design criteria, providing dowel bars with sleeve/ tie bars wherever required, laying at site, spreading and compacting mechanically by using needle and surface vibrators, levelling to required slope/ camber, finishing with required texture, including steel form work with sturdy M.S. channel sections, curing, making provision for contraction/ expansion, construction & longitudinal joints (10 mm wide x 50 mm deep) by groove cutting machine, providing and filling joints with approved joint filler and sealants, complete all as per direction of Engineer-in-charge (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately).					
RA-16.43.2		Cement concrete manufactured in automatic batching plant (RMC plant) i/c transportation to site in transit mixer					
		Ref: DSR 2023/16.43.2					
	A	Details of cost for 1 cum. MATERIAL					
	0367	Portland Cement (OPC-43 grade)	tonne	0.39	5,156.00	2,010.84	
	2209	Carriage of Cement	tonne	0.39	-	-	
	0295	Stone Aggregate (Single size) : 20 mm nominal size	Cum	0.57	1,425.00	812.25	
	0297	Stone Aggregate (Single size) : 10 mm nominal size	Cum	0.28	1,400.00	392.00	
	0982	Coarse sand (zone III)	Cum	0.425	1,452.00	617.10	
	2202	Carriage of Stone aggregate below 40 mm nominal size	Cum	0.33	-	-	
	2203	Carriage of Coarse sand	Cum	0.445	-	-	
	7318	Plasticizer / super plasticizer(0.50% of cement)	Kg	1.95	30.00	58.50	3,890.69
		MACHINERY					
	0004	Production cost of concrete by batch mix plant. (Assuming 25 cum. per day)	Cum	1	450.00	450.00	
	0029	Carriage of concrete by transit mixer.	Km/Cum	10	40.00	400.00	
	0009	Pumping charges of concrete including Hire charges of pump, piping work & accessories etc.	Cum	1	250.00	250.00	
	0021	Pin vibrator (SHP) with 50 cum. output per day	day	0.025	300.00	7.50	
	0022	Surface Vibrator with 25 cum. output per day	day	0.05	350.00	17.50	1,125.00
		Add for steel form work					
	16.43B	Rate as per Item Number 16.43B of SH: Road work	Cum	1	1,046.90	1,046.90	
	9999	Cutting and making joints	LS	50	2.27	113.50	1,160.40
	B	**LABOUR- FOR MIXING AND LAYING**					
	0114	Beldar	day	2	736.00	1,472.00	
	0101	Bhisti	day	0.27	816.00	220.32	
	0123	Mason 1st Class	day	0.05	897.00	44.85	

SR No	Code	Item Description	UNIT	QTY	RATE	AMOUNT	TOTAL
	0124	Mason 2nd Class	day	0.05	816.00	40.80	
	0128	Mate	day	0.04	816.00	32.64	
		For compaction by vibrator					
	0155	Mason (average)	day	0.07	857.00	59.99	
	0114	Beldar	day	0.07	736.00	51.52	1,922.12
		Total				=A+B	8,098.21
		Add 1 % Water charges on "W"		1%	Rs.	8,098.21	80.98
				TOTAL=	Rs.		8,179.19
		Add GST on "X"		0.2127	Rs.	8,179.19	1,739.71
				TOTAL=	Rs.		9,918.91
		Add 15% CPOH on "Y-A"		15%	Rs.	9,918.91	1,487.84
				TOTAL=	Rs.		11,406.74
		Add Cess @ 1% on "Z-A"		1%	Rs.	11,406.74	114.07
		Cost of 1 cum.		TOTAL=	Rs.		11,520.81
RA-26.74		Providing and fixing factory manufactured reinforced cement concrete (RCC) precast Multi Utility Tunnel (MUT) segments of approved size and shape, manufactured with M40 grade concrete reinforced with Fe500D TMT steel, comprising base slab, side walls and top/cover slab, including providing lifting anchors, embedded inserts, neoprene gasket, watertight joints, grouting, sealant, transportation, loading, unloading, lifting, positioning, alignment, erection, temporary supports and all incidental works complete as per approved drawings, manufacturer's specifications and directions of Engineer-in-Charge. (Item of joint fillers, sealants, dowel bars with sleeve/ tie bars to be paid separately)					
		Ref: DSR 2023/26.74					
	A	Details of cost for 3 Rmt. Consider a Bottom Slab-5.2*3*0.4=6.24 Cum Wall- 2* 3*0.4* 4.1= 9.84 Cum Slab -1*3*3.2*0.4= 3.84 Cum Total=19.92 Cum MATERIAL					
	5.33.1.4	Rate as per Item No.5.33.1.4 of SH: RCC-Concrete of M40 grade with minimum cement content of 390 kg/cum	Cum	19.92	9,957.60	1,98,355.39	
	5.35	Rate as per item no 5.35 of SH RCC	Quintal	0.252	733.50	184.84	
	9999	Cost of hosting and fixing moulds	L.S	572	2.27	1,298.44	
	5.9.1	Rate as per item No.5.9.1 of SH : RCC Shuttering for Raft- (3*0.4*2+5.3*0.4*2)=6.56	Sqm	6.56	392.15	2,572.50	
	5.9.3	Rate as per item No.5.9.2 of SH : RCC Shuttering for Wall- (2*4.1*3)=24.6	Sqm	24.6	842.50	20,725.50	
	5.9.3	Rate as per item No.5.9.3 of SH : RCC Shuttering for Slab- (1*3.2*3)=9.6	Sqm	9.6	927.25	8,901.60	
	9999	Table buffing & oiling	L.S	174	2.27	394.98	
	9999	Sundries (Extra labour for lifting, transportation stacking of finished precast elements	L.S	230	2.27	522.10	
	5.41.1	Rate as per item no 5.41.1 of SH RCC (Curing using curing compound)	Sqm	100.2	69.05	6,918.81	
	7929	Shear loops (6mm dia GI wire rope) (For vertical joints) 6 nos on each side	Each	120	230.00	27,600.00	
	7930	dowel tubes (Corrugated GI pipes 50 to 80mm dia) (For horizontal joints	m	21.6	165.00	3,564.00	
	9999	Shear key (6mm thick mechanically folded MS plate)	L.S	315	2.27	715.05	
	7931	Hooks for lifting (Alloy steel) having 2.5 tonne capacity	Each	12	310.00	3,720.00	2,75,473.22
		MACHINERY					
	B	**LABOUR- FOR MIXING AND LAYING**					
		Labour for fixing accessories & inserts such as shear loops, shear keys, dowel tubes, lifting hooks					
	0155	Mason (average)	day	7.90	857.00	6,770.30	
	0115	Coolie	day	7.90	736.00	5,814.40	
		Labour for operating of hoisting & fixing moulds					
	0157	Operator	day	7.90	897.00	7,086.30	
	0116	Fitter (grade 1)	day	4.74	897.00	4,251.78	
	0115	Coolie	day	4.74	736.00	3,488.64	
	9999	Sundries (Labour cost such as crane, trailer(flat bed & a frames) & panel racks for stacking of precost concrete panel wall)	L.S	350	2.27	794.50	28,205.92
		Total				=A+B	3,03,679.14
		Add 1 % Water charges on "W"		1%	Rs.	3,03,679.14	3,036.79
				TOTAL=	Rs.		3,06,715.93
		Add GST on "X"		0.2127	Rs.	3,06,715.93	65,238.48
				TOTAL=	Rs.		3,71,954.41
		Add 15% CPOH on "Y-A"		15%	Rs.	3,71,954.41	55,793.16
				TOTAL=	Rs.		4,27,747.57
		Add Cess @ 1% on "Z-A"		1%	Rs.	4,27,747.57	4,277.48
		Cost of 3 Rmt.		TOTAL=	Rs.		4,32,025.04
		Cost of 1 Rmt.		TOTAL=	Rs.		1,44,008.00

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, MUMBAI

AGENDA ITEM NO. 07

A)Proposal

Approval for the procurement process using the **Quality and Cost Based Selection (QCBS)** method and the **financial approval of the estimated project cost** for DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1 AND CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3 at SEEPZ-SEZ, Mumbai.

B) Relevant Provision of SEZ Act, 2005 & Rules

Section 34 of the SEZ Act, 2005 and **Rule 6** of the SEZ Authority Rules, 2009.

C) Other Information

I. **71st Authority Agenda Meeting (February 4, 2025):** Under Agenda Item 07, the proposal for appointment of Consultant for Preparation of Detailed Master Plan for 30 years & Detailed Architectural Design for model building for SEEPZ- SEZ was submitted and processed.

II. **74th and 75th Authority Review Meetings:** Engaging an International Project Management Consultant (PMC) for the NEST-03 Construction Project in SEEPZ-SEZ, Mumbai where estimated cost was 300 cr.

Background and Context

The infrastructure within SEEPZ SEZ has become outdated. Hence, SEEPZ SEZ Authority has decided to undergo comprehensive redevelopment of SEEPZ SEZ Premises. The proposed redevelopment plan aims to upgrade critical infrastructure, including roads, water supply, and drainage systems. In addition, we plan to replace old SDF buildings with modern, state-of-the-art facilities that incorporate sustainable practices such as solar energy, rainwater harvesting, and waste management systems, thus aligning with contemporary environmental standards.

Under this initiative, the consultant is directed to make a detailed architectural plan for the NEST-03 building with a proposed built-up area of 14 lakh sft., existing units from SDF 2, 3 and 4 are planned to be shifted in newly constructed NEST-03 building. The project replaces the existing Standard Design Factory - 1 (SDF 1) and accommodates tenants from three major industry sectors: Gems & Jewellery, Electronics Hardware, and Electronics Software / IT. The facility has been designed as a Vastu-compliant concept that prioritizes structural flexibility, advanced fire and life safety, environmental sustainability, and robust industrial functionality.

Scope of Work

The major components of the **NEST-03** project encompass:

1. **Demolition Works:** Total clearance and demolition of the existing **Standard Design Factory - 1 (SDF 1)** structure.

2. **Structural & Civil Works:** Construction of a 1 Basement + Ground + 2 Podium + 10 Storeys configuration supporting three independent towers above the podium level, delivering a total built-up construction area of 14,87,512 Sqft.

3. **Tower Layouts & Customization:**

    - **Tower A:** 2 units per floor (13,777 Sqft Carpet Area / Floor).

    - **Tower B:** 4 units per floor (25,670 Sqft Carpet Area / Floor).

    - **Tower C:** 4 units per floor (31,274 Sqft Carpet Area / Floor), reinforced specifically for heavy industrial loads up to 2 tonnes of machinery.

4. **Circulation & Mechanical Infrastructure:** Installation of high-capacity vertical transit networks including 8 passenger lifts, 2 goods lifts, and 1 fire lift per wing, supplemented by multiple dedicated fire staircases per tower.

5. **Parking & Site Logistics:** Multi-level parking infrastructure designed to accommodate a total capacity of 500 Cars and 909 Bikes across the basement and twin podium levels.

6. **Services & Environment-Centric Utilities:** Installation of dedicated internal plumbing, an Effluent Treatment Plant (ETP) (Provision of space) , settling tanks, internal electrical networks, specialized lighting, grounding grids, a comprehensive HVAC system, and rooftop solar photovoltaic panels.

7. **Safety & Systems Integration:** Comprehensive Extra-Low Voltage (ELV) frameworks incorporating specialized Fire Alarm (FA), Public Address (PA), CCTV surveillance, and an automated Building Management System (BMS) alongside advanced fire-fighting networks.

8. **Employee Amenities:** A dedicated **5,395 Sqft Food Court**, and an open-to-sky **E-Deck** serving as a central social intersection and emergency assembly area.

Cost Estimate

The total structural, civil, electrical, and MEP engineering estimates have been rigorously calculated. The finalized financial breakdown is presented below:

Sr. No	**Description**	**Total Amount (₹)**
1.00	Demolition of Existing Standard Design Factory (SDF) – 1	*Incentivized / Covered in Site Prep*

2.00	Reinforced Cement Concrete Work	2,24,81,58,947
3.00	Civil Work	21,40,54,646
4.00	Interior Works	13,32,51,675
5.00	Façade Works	57,14,10,687
6.00	Landscape Flooring Works	1,93,26,460
7.00	Miscellaneous Civil & Structural Items	7,41,70,888
8.01	Electrical Substation	6,42,07,357
8.02	Electrical Internal	1,88,48,274
8.03	Electrical Lighting	74,71,057
8.04	Electrical Earthing	69,64,511
8.05	Lifts Infrastructure	30,26,25,000
8.06	ELV - Fire Alarm (FA)	9,18,27,835
8.07	ELV - Public Address (PA)	3,98,17,295
8.08	ELV - CCTV Surveillance	10,18,57,504
8.09	ELV - Building Management System (BMS)	99,05,500
8.10	Solar Photovoltaic Systems	5,39,76,050
9.00	HVAC Systems	2,17,28,844
10.01	Plumbing Work	3,90,63,000
10.02	Plumbing - Effluent Treatment Plant (ETP)	3,03,36,000
10.03	Plumbing - Water Treatment Plant (WTP)	39,84,585
11.00	Fire Fighting Systems	8,45,28,134
-	**Total Base Construction Amount**	**4,13,75,14,248.33**
-	**Project Escalation Provision**	**39,31,50,510.00**
-	**Total Project Outlay After Escalation**	**4,53,06,64,758.00**

Implementation Period

Construction & Commissioning Window: 28 Months from site handover and execution contract finalization

Financial Evaluation and Ranking of Bid

The selection of the contractor will be conducted via a Two-Envelope Bidding System under the Quality and Cost Based Selection (QCBS) method, with weightages distributed as 30% for the technical proposal and 70% for the financial proposal.

The systematic scoring and selection mechanism will follow these steps:

- **Technical Quality Score:** The highest technical score is awarded 100 points, with other bids echnical Quality Score: The proposal achieving the highest technical marks from the evaluation committee is awarded a baseline score of 100, while all other technically qualified proposals receive a technical score mathematically proportional to that highest mark.
- **Financial Score:** The proposal featuring the lowest evaluated cost is assigned a baseline financial score of 100, while remaining bids are assigned financial scores inversely proportional to their quoted prices relative to the lowest offer.
- **Combined Weighted Ranking:** The absolute total score for each bidder is derived by multiplying the respective quality and cost scores by their assigned weightages and adding them together. Bidders will then be ranked sequentially based on this combined score, where the highest-scoring proposal is designated as H-1, followed by H-2, H-3, and so forth. The contract shall be recommended for award to the H-1 bidder; in the case of an identical tie in the final combined ranking, the bidder possessing the higher standalone technical score will be prioritized and declared H-1.

D) Recommendation

In view of the absolute necessity to replace aging infrastructure with an advanced, compliant, and high-efficiency industrial ecosystem, the Authority is requested to accord approval for:

1. **Procurement Methodology Ratification:** Approval to process the selection and appointment of specialized project execution agencies utilizing the **Quality and Cost Based Selection (QCBS)** methodology.
2. **Financial Authorization:** Acceptance and financial approval of the estimated base construction cost of **₹4,13,75,14,248.33** and a total project budget of **₹4,53,06,64,758.00** inclusive of project escalation provisions.
3. **Execution Scope Endorsement:** Execution approval for the total planned scope of work encompassing full demolition of SDF 1, comprehensive civil-structural works across all three towers (A, B, and C), MEP, HVAC, solar arrays, ETP, safety, and smart building integration systems.
4. Authorization of the Development Commissioner SEEPZ to submit the proposal to MIDC SPA for approval.

The proposal is placed before the SEEPZ-SEZ Authority for kind consideration and approval.

****

SEEPZ-SEZ AUTHORITY

(Using E- Procurement mode on Central Public Procurement Portal)

REQUEST FOR PROPOSAL

FOR

DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1 AND CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3

AT

SEEPZ-SEZ, MIDC CENTRAL ROAD, ANDHERI EAST, MUMBAI 400 096, INDIA.

Tender Ref. No: E-OPT-E-OPT-11/179/2026-EO

Date of Issue: 01-08-2026

ISSUING AUTHORITY

Development Commissioner, SEEPZ- SEZ, Mumbai, India.

Postal Address: SEEPZ-SEZ, MIDC Central Road, Andheri East, Mumbai 400 096.

E-Mail: dcseepz-mah@nic.in || Helpline No.: 022-28290856 || Landline: 022-28294728/29

(From 9:30 A.M. to 6:00 P.M.)

KEY INFORMATION AT A GLANCE

Sr.	Item	Description
1.	Tender Ref. No.	E-OPT-E-OPT-11/179/2026-EO
2.	Tender Title.	Demolition of Existing Standard Design Factory (SDF) – 1 and Construction of New Enterprises & Services Tower (NEST) - 3 at SEEPZ-SEZ, MIDC Central Road, Andheri East, Mumbai 400 096, India.
3.	Brief Description.	The entire scope of work will be executed in following 02 (two) stages: **Stage 1:** The Contractor shall carry out the "Demolition of the existing Ground + 03 RCC structure of SDF 01, Sub-station, and Canteen Building, including but not limited to: a) Safe dismantling of all structural components, fixtures, and associated utilities. b) Collection, loading, and transportation of all debris outside of site premises. c) Disposal of debris at the designated location as directed and approved by the statutory authority. d) Compliance with all applicable safety, environmental, and statutory regulations during execution. **Stage 2:** The Contractor shall execute and complete the Works for the "Construction of New Enterprises & Services Tower (NEST)-3", comprising a total of 03 (three) towers simultaneously, each consisting of 01 (one) Basement Level, 01 (one) Ground Floor, 01 (one) Podium Level, and 10 (ten) Upper Floors / Storeys, including all associated civil, structural, architectural, MEPF, infrastructure, external development, testing, commissioning, statutory approvals, and ancillary works, whether specifically mentioned herein or not, as required for the complete and functional delivery of the Project, including but not limited to the following: a) The Contractor shall execute site preparation, excavation, piling, PCC / RCC works, post-tensioned structures, interior and finishing works, and development of external infrastructure such as roads and land development, in accordance with approved drawings and specifications. b) Design, engineering, fabrication, supply, installation, testing, and commissioning of façade systems and BMU, including glazing, cladding, louvers, doors, and railings, along with structural analysis, BIM coordination, and performance validation. c) Execution of plumbing, drainage, firefighting, HVAC, electrical, lightning protection, and earthing systems, including installation, testing, and commissioning as per project specifications.

Sr.	Item	Description
		d) Preparation of coordinated shop drawings and BIM models (LOD 500), including stakeholder integration, clash detection, and submission of as-built documentation. e) Handling of procurement, logistics, QA/QC processes, testing, provision of temporary infrastructure, and coordination with nominated contractors. f) Securing all required statutory permissions for both the commencement and completion of the execution work. g) Execution of mock-ups, inspections, and testing; submission of as-built documentation, warranties, and guarantees; completion of final cleaning, snag rectification, and project handover; and maintenance during the Defect Liability Period. h) Provision of all materials, labour, plant, equipment, transportation, tools, and services required for complete execution in accordance with contract specifications. i) Provision and maintenance of temporary infrastructure, including access roads for equipment and vehicle movement, temporary drainage systems, and area lighting required for construction activities. j) Resolution of all snag items to the satisfaction of the Engineer-in-Charge prior to final handover. k) Preparation and submission of final as-built drawings in both soft and hard copy formats. l) Execution of material certification processes required to achieve the targeted Green Building rating. m) Completion of thorough deep cleaning across all areas prior to project handover. n) Submission of fire rating certifications, as applicable. o) Operation and comprehensive maintenance of all MEP systems within the Contractor's scope during the Defect Liability Period, in accordance with the Service Level Agreement. The Contractor shall ensure that the work is executed in a manner that minimizes disruption to surrounding operations and adheres strictly to the instructions issued by SEEPZ-SEZ Authority and other statutory bodies.
4.	Approximate Estimated Contract Value.	**Rs. 485,64,75,196/-** (Rs. Four Hundred Eighty-Five Crore Sixty-Four Lakh Seventy-Five Thousand One Hundred and Ninety-Six only) (excluding taxes)
5.	Type of Contract	Item Rate Contract.

Sr.	Item	Description
6.	Bid Security / EMD Amount	**Rs. 14,56,94,256/- (Rs. Fourteen Crore Fifty-six Lakh Ninety-Four Thousand Two Hundred and Fifty Six only.)** in the form of a Fixed Deposit Receipt or a Bank Guarantee from any scheduled bank or a Demand Draft raised in the name of SEEPZ-SEZ Authority Funds payable at Mumbai before last date of submission of bids.
7.	Link for Downloading Tender Documents.	Tender Document can be downloaded free of cost from the following websites: Link: https://eprocure.gov.in/epublish/app
8.	Date of Tender Publishing.	10th. August 2026
9.	Date and Time of Pre-Bid Meeting.	The pre-bid meeting shall be held online on 31st. August 2026 at 11:00 AM. Webex link as follows: Link: Password:
10.	Last Date and Time for Submission of Technical + Financial Bids.	30th. September 2026 up to 1200 hrs.
11.	Date and Time of Technical Bid Opening	03rd. October 2026 at 15:00 Hrs. The opening of the Technical Bid shall take place at: SEEPZ-SEZ, MIDC Central Road, Andheri East, Mumbai 400096. E-Mail: dcseepz-mah@nic.in Helpline No.: 022-28290856 Landline: 022-28294728/29
12.	Tentative Date and Time of Commercial Bid Opening	18th. Octomber 2026 at 15:00 Hrs. Financial Bids of only technically qualified Contractors shall be opened at a date which shall be pre-disclosed on the e-procurement portal
13.	Date of Commencement	**01 (one) Calendar Month** from the date of issue of work order or the date on which the contractor is instructed to take possession of the site whichever is later.
14.	Project Completion Period	**27 (twenty-seven) Calendar Months** from date of commencement.
15.	Defect Liability Period	**24 (twenty-four) Calendar Months** from the date of work completion as certified by the consultants.
16.	Help Desk No. (For eProcurement)	eProcurement Helpdesk nos. (New Delhi): 0120-4200462, 0120-4001002,

Sr.	Item	Description
		0120-4001005.
17.	Authority to be Contacted in Case of any Clarification / Request for Entry Permission for Physical Visit	Name: Smt. Bridget Joe Designation: EA to DC Email: dcseepz-mah@nic.in Landline: 022 - 28294774/274
18.	Link for accessing training schedule regarding use of e-procurement portal by consultants may be found at:	Link: https://eprocure.gov.in/CPP/trainingdisp

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DISCLAIMER

The information contained in this Bidding Documents (hereinafter referred to as "RFB") document provided to the Contractors, by Development Commissioner, SEEPZ-SEZ, Mumbai referred to as Employer, or any of their employees or advisors, is provided to the Contractor(s) on the terms and conditions set out in this RFB document and all other terms and conditions subject to which such information is provided.

The purpose of this RFB document is to provide the Contractor(s) with information to assist in the formulation of Bids. This RFB document does not purport to contain all the information each Contractor may require.

This RFB document may not be appropriate for all people, and it is not possible for SEEPZ, their employees or advisors to consider the business/investment objectives, financial situation and particular needs of each Contractor who reads or uses this RFB document. Each Contractor should conduct its own investigations and analysis and should check the accuracy, reliability, and completeness of the information in this RFB document and where necessary obtain independent advice from appropriate sources.

SEEPZ, its employees, other stakeholders or/and advisors make no representation or warranty and shall incur no liability under any law, statute, rules, or regulations as to the accuracy, reliability, or completeness of the RFB document.

SEEPZ may, in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information in this RFB document.

The issue of this RFB does not imply that SEEPZ is bound to appoint a Contractor, as the case may be, for the Consultancy and SEEPZ reserves the right to reject all or any of the Applications without assigning any reasons whatsoever.

The Contractor shall bear all its costs associated with or relating to the preparation and submission of its Application including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by SEEPZ, or any other costs incurred in connection with or relating to its Application.

All such costs and expenses will remain with the Contractor and SEEPZ shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation or submission of the Application, regardless of the conduct or outcome of the Evaluation Process.

Section 01

Notice Inviting Bid (NIB)

Section 01 - Notice Inviting Bid.

Bid Ref. No.: E-OPT-E-OPT-11/179/2026-EO **Date:** 10th. August 2026.

Tender Title: Demolition of Existing Standard Design Factory (SDF) – 1 and Construction of New Enterprises & Services Tower (NEST) - 3 at SEEPZ-SEZ, MIDC Central Road, Andheri East, Mumbai 400 096, India.

1. The SEEPZ-SEZ Authority invites online bids from eligible contractors for the work of "Demolishing the existing G+3 RCC structure of SDF-01, along with the substation and canteen building. The scope includes safe dismantling of all structural components and utilities, site clearance after demolition, and collection, transportation, and disposal of debris at locations approved by statutory authorities, in full compliance with safety, environmental, and regulatory requirements.

   Additionally, the project includes the complete construction of NEST-3 (Basement + Ground + Podium + 10 floors), covering civil works, façade systems, MEP installations, external development, design coordination, procurement, statutory approvals, testing and commissioning, documentation, finishing, and maintenance during the Defect Liability Period. The contractor shall provide all materials, manpower, equipment, temporary infrastructure, and complete all works, including green certification requirements and final handover, in accordance with contract specifications."

   All works shall be executed with minimal disruption to surrounding operations and in strict compliance with SEEPZ-SEZ Authority guidelines and applicable statutory regulations.

2. More details pertaining to the work may be seen under 'Section 5 - Scope of Work and Technical Specifications'.

3. The Bidding process shall be conducted in an online mode on the Central Public Procurement Portal (CPP) which is publicly accessible- using the following web address: https://eprocure.gov.in/eprocure/app. Contractors can download the Bidding Documents free of cost from this portal.

4. In order to be considered for technical evaluation, bids must be accompanied by a bid security (EMD) amounting to **Rs. 14,56,94,256/- (Rs. Fourteen Crore Fifty-six Lakh Ninety-Four Thousand Two Hundred and Fifty-Six only.).** Permissible bid security instruments, beneficiary details, exemption rules, and submission procedure are provided under 'Section I -Instructions to Bidders'.

5. Interested Contractors must register on the e-procurement portal and upload their technical and financial Bids separately within the stipulated date and time, i.e., 30th. September 2026 up to 1200 Hrs. Bidders are required to upload scanned copy of bid security (EMD) as part of their technical bid. The original copy of the bid security must be submitted physically at the office of the Development Commissioner prior to the deadline for bid submission.

6. Detailed instructions regarding online submission of Bids may be seen under Annexure I. In case of any issues or queries related to the e-procurement portal, kindly send an email request to dcsecpz-mah@nic.in or contact on 022-28294731 / 959 7896 778 (Shri. V. Lakshmanan J (Civil).

7. The Contractor is solely responsible for timely uploading of Bids on the e-procurement portal. SEEPZ-SEZ Authority shall not be liable for resolving any queries / issues raised on the last day of bid submission.

8. Technical Bids shall be opened online on 03rd. Octomber 2026 at 15:00 Hrs. Contractors can see the tender opening status by logging on to the e-procurement portal using their registered IDs.

9. Financial Bids of only technically qualified Contractors shall be opened at a date which shall be pre-disclosed on the e-procurement portal.

10. SEEPZ-SEZ Authority reserves the right to accept any or reject any or all of the Bids at any time during the Bidding process.

Development Commissioner

SEEPZ-SEZ Authority

Section 02

Instructions to Bidders (ITB)

Section 02 - Instructions to Bidders (ITB)

1. Introduction.

a) This Section provides the relevant information as well as instructions to assist prospective Bidders in preparation and submission of bids. It also includes the mode and procedure to be adopted by the Procuring Entity, being SEEPZ-SEZ Authority for receipt and opening as well as scrutiny and evaluation of bids and subsequent placement of award of contract.

b) Before preparing the bid and submitting the same to the Procuring Entity, SEEPZ-SEZ authority, the Bidder should read and examine all the terms & conditions, instructions etc. contained in the Bidding Documents. Failure to provide required information or to comply with the instructions incorporated in this Bidding Documents may result in rejection of bids submitted by Bidders.

c) The successful Bidder will be expected to complete the performance of Services by the Intended Completion Date as provided in the tender document.

d) SEEPZ-SEZ Authority Invites Open E-tender for "**Demolition of Existing Standard Design Factory (SDF) – 1 and Construction of New Enterprises & Services Tower (NEST) - 3 at SEEPZ-SEZ, MIDC Central Road, Andheri East, Mumbai 400 096, India.**" on "**Item Rate**" basis in 02 (two) cover system from experienced and competent bidders, meeting prescribed qualifying criteria.

e) The bidder shall be debarred if he has been convicted of an offence under the Prevention of Corruption Act, 1988, or the Indian Penal Code, or has been debarred/blacklisted by any Central Government Ministry / Department, CPSE, Statutory Authority including CPWD, or any court of law during the last 05 (five) years, as per CPWD Manual for Procurement of Works, 2025.

2. Language of Bids.

a) Bid submitted by the Bidder and all subsequent correspondences and documents relating to the bid exchanged between the Bidder and the Procuring Entity, shall be written in "English" language. However, the language of any printed literature furnished by the Bidder in connection with its bid may be written in any other language, provided the same is accompanied by a self-certified English translation and, for purposes of interpretation of the bid, the English translation shall prevail.

3. Currencies of Bid and Payment.

a) The unit rates and the prices shall be quoted by the Bidder entirely in INR.

4. Cost of Bidding.

a) The Bidder shall bear all costs associated with the preparation and submission of its Bid, and the Employer shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the bidding process.

5. Code of Integrity

a) The Procuring Entity and all officers or employees of the Procuring Entity being SEEPZ-SEZ authority, whether involved in the procurement process or otherwise, or Bidders and their representatives or Contractor participating in a procurement process or other persons involved, directly or indirectly in any way in a procurement process shall maintain an unimpeachable standard of integrity in accordance with Rule 175 of GFR-2017 read with relevant provisions of CPWD Manual for Procurement of Works, 2025.

b) In case of breach of the code of integrity by a Bidder or a prospective Bidder, the SEEPZ-SEZ Authority, after giving a reasonable opportunity of being heard, may respond appropriately including –

   i) exclusion of the Bidder from the procurement process.

   ii) calling off of pre-contract negotiations and forfeiture or encashment of bid security.

iii) forfeiture or encashment of any other security or bond relating to procurement.

iv) recovery of payments made by the Procuring Entity along with interest thereon at bank rate.

v) cancellation of the relevant contract and recovery of compensation for loss incurred by the Procuring Entity.

vi) Debarment of the Bidder from participation in any future procurement of any procuring entity for a period of up to 03 (three) years.

6. Eligibility.

a) This invitation to tender is open to all bidders eligible as described in the instructions to bidders. SEEPZ employees, Committee members, Board members, and their relatives (Spouse or Children) are not eligible to participate in the tender. Bidders involved in corrupt and fraudulent practices or debated from participating in Public Procurement by any state government or any procuring entity of the central government shall not be eligible.

b) SEEPZ employees directly associated with procurement, members of the Tender Evaluation Committee, and officers having conflict of interest shall not participate.

General disqualification of relatives (spouse/children) is not mandated unless conflict of interest is established, in line with latest CPWD Manual.

c) The general eligibility conditions applicable to all bidders are as follows:

i) Bidder shall be a natural person, private entity, government-owned entity or, any combination of these having a formal intent and legal competency to enter into an agreement or contract and are registered under respective Act and Jurisdiction in India.

ii) Bidder shall have fulfilled his obligation to pay such of the tax payable to the Central Government or the State Government or any local authority.

iii) Bidder shall not be insolvent, in receivership, bankrupt or wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be the subject of legal proceedings for any of the foregoing reasons.

iv) Bidder shall not have, and their directors and officers do not have, been convicted of any criminal offence related to their professional conduct within a period of 05 (five) years preceding the commencement of the procurement process preceding the commencement of the procurement process or not have been otherwise disqualified pursuant to debarment proceedings.

v) Bidder shall not be presently debarred by any Procuring Entity under the State Government, the Central Government, Autonomous body, Authority by whatever name is called under them.

d) The specific eligibility conditions, if there are any, shall be as prescribed under the Bid Data Sheet.

e) Bidders shall submit a declaration regarding its eligibility vis-à-vis all the criteria mentioned under the instructions to bidders and the bid data sheet.

7. Qualifications.

a) Bidders should meet the qualification criteria as stipulated in the “Section 3 – Qualification and Evaluation Criteria (EQC)”. Bidders should fill and submit the Forms provided in “Section 4 - Bid Data Sheet (BDS)” to provide relevant information and documents in support of fulfilment of Bidder’s qualification as part of its technical bid. Only technical qualified bidders shall be processed for valid financial bids (i.e., Two Envelope System).

8. e-Tendering Online Bid Submission Process.

a) The e-tender is available on CPP portal, https://eprocure.gov.in/eprocure/app as mentioned in the tender. The tenders duly filled in should be uploaded and submitted online or before the end date of submission. More details regarding the online bid submission process may be found under Annexure-I attached to this bidding document.

9. Contents of Bidding Documents.

a) The Bidding Documents include the following Sections, which should be read in conjunction with any amendment issued in accordance with ITB.

i) Section 1: Notice Inviting Bids (NIB),

ii) Section 2: Instructions to Bidders (ITB),

iii) Section 3: Qualification and Evaluation Criteria (EQC),

iv) Section 4: Bid Data Sheet (BDS),

v) Section 5: Scope of Work and Technical Specifications (SOW & TS),

vi) Section 6: General Conditions of Contract (GCC),

vii) Section 7: Special Conditions of Contract (SCC),

viii) Section 8: Contract Forms (COF),

ix) Section 9: Financial Bid: Bill of Quantity (BOQ).

b) Unless downloaded directly from the SEEPZ website (http://seepz.gov.in) or the e- procurement portal (https://eprocure.gov.in/eprocure/app) or from any other source as may be specified in the Bid Data Sheet, Procuring Entity shall not be responsible for the correctness of the Bidding Documents, responses to requests for clarification, the Minutes of the Pre-bid meeting, if any, or Amendment(s) to the Bidding Documents in accordance with ITB.

c) Bidders are expected to examine all instructions, forms, terms, and specifications in the Bidding Documents and to furnish with its Bid all information or documentation as is required by the Bidding Documents.

d) The Employer is not responsible for the completeness of the Bidding Document and their addenda, if they were not obtained directly from the source stated by the Employer in the Tender Document.

10. Clarification of Bidding Documents.

a) A Bidder requiring any clarification of the Bidding Documents shall contact the SEEPZ-SEZ authority by writing / email at the Procuring Entity's address specified in the Bid Data Sheet.

b) The Procuring Entity will respond in writing / email / through the e-procurement portal to any request for clarification, provided that such request is received prior to the deadline for submission of bids within a period specified in the Bid Data Sheet. The Procuring Entity shall also promptly publish brief description of the enquiry but without identifying its source and its response at its website or on the e-procurement portal.

c) Should the clarification result in changes to the essential elements of the Bidding Documents, the Procuring Entity shall amend the Bidding Documents following the procedure given under ITB.

11. Pre-bid Meeting.

a) In order to provide response to any doubt regarding Bidding Documents, or to clarify issues, a pre-bid meeting may be scheduled, as specified in the Bid Data Sheet.

b) During the pre-bid meeting, the clarification sought by representatives of prospective Bidders shall be responded appropriately. However, they shall be asked to submit their written request by close of office next day or by e-mail for electronic record thereof. The Procuring Entity shall publish written responses to such requests for clarifications, without identifying its source. In case required, amendment(s), in terms of ITB below shall be issued, which shall be binding on all prospective Bidders.

12. Amendments to Bidding Documents.

a) At any time prior to the deadline for submission of bids, the SEEPZ-SEZ authority may, for any reason deemed fit by it, amend or modify the Bidding Documents by issuing Amendment(s) / Corrigendum.

b) Such Amendment(s) / Corrigendum will be published on SEEPZ-SEZ authority's website or on the e-procurement portal and the same shall be binding on all prospective Bidders.

c) In order to give reasonable time to prospective Bidders to take necessary action in preparing their bids, the Procuring Entity may, at its discretion, extend the deadline for the submission of bids and other allied time frames which may be linked with that deadline.

d) Any Bidder who has downloaded the Bidding Documents should check the Amendment(s), if any, issued on the SEEPZ-SEZ authority website and on the e- procurement portal. The Procuring Entity shall not be responsible in any manner if prospective Bidders miss any Amendment(s) published on Procuring Entity's website or on the e-procurement portal.

13. Documents Comprising Bid.

a) The Bidder shall furnish a Technical Proposal including a statement of work methods, equipment, personnel, schedule, and any other information as stipulated in "Section 4-Bidding Data Sheets (BDS)", in sufficient detail to demonstrate the adequacy of the Bidders' proposal to meet the work requirements and the completion time.

Bidder's technical bid shall comprise the following:

i) Letter of Bid as per the form provided in Section 4 – Bidding Data Sheet (BDS).

ii) Bid Security / Earnest Money Deposit (EMD) or Bid Security Declaration, as applicable.

iii) Bidder Information Format as per Form provided in Section 4 – Bidding Data Sheet (BDS).

iv) Documents Establishing Bidders' Eligibility and Qualification.

v) Any other document as required in the ITB or Bid Data Sheet.

vi) An Undertaking duly signed on the letter head from the Bidders to the effect that they agree and abide by the clauses / conditions of Bidding Documents issued by the Procuring Entity and any amendment made thereafter.

b) Bidder's financial bid shall comprise the following:

i) Letter of Price Bid.

ii) the financial quote submitted in the excel template published along with these bidding documents.

14. Financial Bid.

a) The Financial Proposals shall be evaluated exclusive of Goods and Services Tax (GST). In accordance with Section 16 of the Integrated Goods and Services Tax Act, 2017, supplies of services made to a Special Economic Zone (SEZ) unit or developer qualify as zero-rated supplies. Accordingly, no GST shall be payable under this Contract, and bidders shall quote their rates taking into account the zero-rated status of the services.

b) Bidders shall submit their Financial Proposals in accordance with the provisions applicable to Item Rate Contracts under the latest CPWD Works Manual and relevant CPWD guidelines. Any Abnormally Low Bid (ALB) shall be examined and dealt with strictly in accordance with the provisions of the Manual for Procurement of Works, Second Edition, 2025, including, but not limited to, seeking detailed rate analysis, cost break up, supporting calculations, and written justification from the bidder to establish the reasonableness and sustainability of the quoted rates. The Employer reserves the right to reject any bid where the bidder fails to provide satisfactory justification for the quoted rates.

15. Period of Validity of Bids.

a) Bids shall remain valid for a period of **90 (ninety) days** from the deadline of submission of bids unless otherwise specified in the Bid Data Sheet.

b) In exceptional circumstances, prior to the expiration of the bid validity period, the Procuring Entity may request Bidders to extend the period of validity of their bids. The request and the responses shall be made in writing. A Bidder may refuse the request without forfeiting its Bid Security. A Bidder granting the request shall not be required or permitted to modify its bid.

c) The Bidder who agrees to the extension of the period of validity of bids so requested by the Procuring Entity shall also extend the period of validity of bid securities submitted by them or submit new bid security to cover the extended period of validity of their bids. A Bidder whose bid security is not extended or new bid securities not submitted shall be considered to have refused the request to extend the period of validity of its bids and rejected as non-responsive.

The decision of Procuring Entity will be final and binding in this regard.

16. Bid Security.

a) The Bidder shall furnish as part of its bid, a bid security worth the amount specified in the Bid Data Sheet in the form of a bank guarantee or a fixed deposit receipt or a demand draft issued in the name of the beneficiary named in the Bid Data Sheet. Scanned copy of the bid security must be uploaded as part of the qualification documents on the e-procurement portal and the hard copy of the bid security must reach the address of the procuring entity as specified in the Bid Data Sheet prior to the deadline for bid submission stipulated under ITB 19 a. Bids unaccompanied by a Bid Security in the required format shall be rejected by the Procuring Entity.

b) Micro & Small Enterprises (MSEs) registered with MSME / Udyam shall be exempted from Bid Security / EMD as per CPWD Procurement Manual, subject to submission of valid documentary proof.

17. Format and Signing of Bids.

a) The technical bids comprising all documents specified under ITB Clause 13 a may be compiled into a single PDF document. All pages in the document should be serially numbered and an index specifying contents of the bid should be populated at the beginning of the document.

b) Authorized signatory of the bidder shall sign, either physically or digitally, on each page of the bid. This signature should be accompanied by bidder's official seal.

c) The financial bid must be submitted in the MS excel template provided with the bidding documents.

18. Sealing, Marking and Submission of Bids.

a) Bidders shall digitally sign and upload their technical and financial bids in separate folders provided on the e-procurement portal.

b) The procedure for online submission of bids shall be in accordance with the instructions given under Annexure I.

19. Deadline for Submission of Bids.

a) Bids must be received by the Procuring Entity online on the e-procurement portal and the hard copy of the bid security, at the address specified in ITB 01 above, no later than the date and time specified in the Bid Data Sheet.

b) The date of submission and opening of bids shall not be extended except when:

i) sufficient number of bids have not been received within the given time and the Procuring Entity is of the opinion that further bids are likely to be submitted if time is extended; or

ii) The Bidding Documents are required to be substantially modified as a result of discussions in pre-bid meeting or otherwise and the time for preparations of bids by the prospective Bidders appears to be insufficient for which such extension is required.

c) In cases where the time and date of submission of bids is extended, an amendment to the Bidding Documents shall be issued in accordance with ITB 09.

20. Late Bids.

a) The Employer shall not consider any EMD that arrives after the deadline for submission of bids, Any EMD received by the Employer after the deadline for submission of Bids shall be declared late, rejected, and returned unopened to the Bidder.

21. Opening of Bids.

a) The technical bids shall be opened online on the date and time stipulated in the Bid Data Sheet.

b) After due evaluation of the technical bids, the procuring entity shall notify the technically qualified bidders regarding the date of financial bid opening by giving at least 03 (three) days advance notice on the e-procurement portal.

c) The financial bids of only technically qualified bidders shall be opened.

22. Confidentiality.

a) Information relating to the evaluation of bids and recommendation of contract award, shall not be disclosed to Bidders or any other persons not officially concerned with the bidding process until the same is published officially on the e- procurement portal for information of all Bidders.

b) Any effort by a Bidder to influence the Procuring Entity in the evaluation or contract award decisions may result in the rejection of its Bid.

23. Preliminary Examination of Bids.

a) The Bid Evaluation Committee constituted by the Procuring Entity shall conduct a preliminary scrutiny of the opened bids at the beginning to assess the prima-facie responsiveness and record its findings thereof particularly in respect of the following:

   i) that the bid is complete and duly signed by authorized signatory.

   ii) that the bid is valid for the period specified in the Bidding Documents.

   iii) that the bid is accompanied by Bid Security / EMD or Bid Security Declaration, as applicable.

   iv) that the bid is unconditional and that the Bidder has agreed to give their enquired performance Guarantee; and

   v) any other specific requirements put forth in the bidding documents.

b) Bids failing to meet these preliminary requirements shall be treated as non-responsive and shall not be considered further for evaluation.

c) Any attempt by a Bidder to influence the Employer in the evaluation of the Bids or Contract award decisions may result in the rejection of its Bid.

d) Notwithstanding from the time of bid opening to the time of Contract award, if any Bidder wishes to contact the Employer on any matter related to the bidding process, it may do so in writing.

24. Immaterial Non-conformities.

a) The Bid Evaluation Committee may waive non-conformities in the bid that do not constitute a material deviation, reservation or omission and deem the bid to be responsive.

b) Provided that a Technical Bid is substantially responsive, the Employer may request that the Bidder submit the necessary information or documentation, within a reasonable period of time, to rectify nonmaterial nonconformities in the Technical Bid related to documentation requirements. Requesting information or documentation on such nonconformities shall not be related to any

aspect of the Price Bid. Failure of the Bidder to comply with the request may result in the rejection of its Bid.

c) Provided that a Technical Bid is substantially responsive, the Employer shall rectify quantifiable nonmaterial nonconformities related to the Bid Price. To this effect, the Bid Price shall be adjusted, for comparison purposes only, to reflect the price of a missing or non-conforming item or component. The adjustment shall be made using the method indicated in Section 3: Qualification and Evaluation Criteria (EQC).

25. Determination of Responsiveness.

a) The Bid Evaluation Committee constituted by the Procuring Entity shall determine the responsiveness of a bid to the Bidding Documents based on the contents of the bid submitted by the Bidder.

b) A substantially responsive Technical Bid is one that meets the requirements of the Bidding Document without material deviation, reservation, or omission. A material deviation, reservation, or omission is one that, if accepted, would:

i) affect in any substantial way the scope, quality, or performance of the Works specified in the Contract; or

ii) limit in any substantial way, inconsistent with the Bidding Document, the Employer's rights or the Bidder's obligations under the proposed Contract; or

if rectified, would unfairly affect the competitive position of other Bidders presenting substantially responsive Bids.

c) The Employer shall examine the technical aspects of the Bid submitted in accordance with requirements of Section 5: Scope of Work and Technical Specifications (SOW & TS) have been met without any material deviation, reservation.

d) If a Bid is not substantially responsive to the requirements of the Bidding Document, it shall be rejected by the Employer and may not subsequently be made responsive by correction of the material deviation, reservation, or omission.

26. Non-conformities, Errors, and Omissions.

a) Provided that a Bid is substantially responsive, the Bid Evaluation Committee may waive any nonconformity in the Bid.

b) Provided that a bid is substantially responsive, the Procuring Entity, being SEEPZ-SEZ authority or authorized representative, may request that the Bidder submit the necessary information or documentation, within a reasonable period of time, to rectify non-material non-conformities or omissions in the bid related to documentation requirements. Such omission shall not be related to any aspect of the price of the Bid. Failure of the Bidder to comply with the request may result in the rejection of its Bid.

c) Provided that a bid is substantially responsive, The Bid Evaluation Committee may correct only arithmetical errors in accordance with CPWD Manual. No post-bid adjustment of quoted rates shall be permitted under the guise of non-material nonconformities.

d) During the evaluation of Bids, the following definitions apply:

i) "Deviation" is a departure from the requirements specified in the Bidding Document.

ii) "Reservation" is the setting of limiting conditions or withholding from complete acceptance of the requirements specified in the Bidding Document; and

iii) "Omission" is the failure to submit part or all of the information or documentation required in the Bidding Document.

27. Evaluation of Bids.

a) Technical evaluation of bids shall be carried out based on the criteria stipulated under “Section 3 – Qualification and Evaluation Criteria (EQC)”. The evaluation committee shall not adopt any other criteria other than the ones already stipulated in the bidding documents.

b) The evaluation of financial Proposal shall exclude GST. Section 16 of the IGST Act categorizes services provided to SEZs as zero-rated. Hence, there shall be no instance of GST.

c) The Procuring Entity’s evaluation of a bid may require the consideration of other factors, in addition to the bidder’s financial offer. These factors may be related to the characteristics, performance, and terms and conditions of purchase of Non- Consultancy Services. The effect of the factors selected, if any, shall be expressed in monetary terms to facilitate comparison of bids, shall be specified in “Section 3 - Qualification and Evaluation Criteria (EQC)”.

28. Right to Accept Any Bid and to Reject Any or All Bids.

a) The Employer reserves the right to accept or reject any bid, and to cancel / annul the bidding process and reject all bids at any time prior to contract award, without thereby incurring any liability to the Bidders for which the Procuring Entity shall keep record of clear and logical reasons properly for any such action / recall of bidding process. In case of cancellation / annulment, all bids submitted and specifically, bid securities, shall be promptly returned to the Bidders.

b) In case the quoted bid price is found to be abnormally low or exceptionally high with respect to the estimated cost of the work, the Employer may seek detailed justification and rate analysis from the bidder. If the bidder fails to satisfactorily demonstrate the capability to execute the work at the quoted rates, the bid shall be liable for rejection. The Employer reserves the right to reject any unreasonably high bid or cancel the tender without assigning any reason thereof.

29. Award Criteria.

a) Subject to the bid being substantially responsive, technically qualified, and meeting all eligibility and qualification criteria, the bid achieving the highest combined technical and commercial score, ranked as **H1 under the QCBS system**, shall be deemed the successful bid and shall be considered for award of contract.

30. Notification of Award.

a) Prior to the expiration of the period of bid validity, the Procuring Entity shall notify the successful Bidder, in writing, that its Bid has been accepted.

At the same time, the Employer shall also notify all other Bidders of the results of the bidding.

b) Until a formal Contract is prepared and executed, the Letter of Acceptance shall constitute a binding Contract.

31. Performance Guarantee.

a) Within **15 (fifteen) days** of the receipt of Letter of Acceptance from the Procuring Entity, the successful Bidder shall furnish the Performance Security in the form of a bank guarantee or a fixed deposit receipt, or a demand draft issued in the name and amount stipulated in this tender document.

b) Failure of the successful Bidder to submit the above-mentioned Performance Security or to sign the Contract shall constitute sufficient grounds for the annulment of the award and forfeiture of the Bid Security. In that event the Procuring Entity may award the Contract to the next highest evaluated Bidder, whose bid is substantially responsive and is determined by the Procuring Entity to be qualified to perform the Contract satisfactorily.

c) The Performance Guarantee shall be submitted by the contractor on format as per GCC and shall be initially valid up to the stipulated date of completion plus minimum 06 (six) months beyond that. In case the time for completion of work gets enlarged, the contractor shall get the validity of Performance Guarantee extended to cover such enlarged time for completion of work. After

recording the completion certificate for the work by the competent authority, the performance guarantee shall be returned to the contractor, without any interest.

32. Retention Money.

a) From every payment for Works due to the Contractor in accordance with the provisions of Clause (“Retention Money") subject the condition that the maximum amount of Retention Money amount stipulated in this tender documents.

b) Retention Money / Security deposited shall be released upon successful completion of Defect liability period months from the date of completion record of project.

c) SEEPZ-SEZ reserves the right of part or full forfeiture of Retention Money / Security Deposit in addition to other claims in the event of contractor's failure to fulfil any of the contractual obligations or in the event of termination of contract as per terms and conditions of contract.

33. Other Statutory Compliances.

a) Successful bidder shall fulfil insurance and other statutory requirements including submission of signed undertakings assuring compliance with the various standards stipulated in the conditions of contract, failing which the course of action stipulated under ITB clause 31 b) shall be applicable.

34. Signing of Contract.

a) Promptly after notification of Award, the Procuring Entity shall send the successful Bidder the Contract Agreement. Within **15 (fifteen) days** of receipt of the Contract Agreement, the successful Bidder shall sign, date, and return it to the Procuring Entity.

Section 03

Qualification and Evaluation Criteria (EQC)

Section 03 - Qualification and Evaluation Criteria

This Section contains all the criteria that the SEEPZ-SEZ Authority shall use to evaluate bids and qualify the Bidders in accordance with ITB 27. No other factors, methods or criteria shall be used for the purpose of evaluation.

Only those intending bidders who meet the eligibility and qualification criteria stipulated below shall be eligible to submit their Technical Bids. Participation through Joint Venture (JV) or Consortium arrangements is not permitted under this tender. Any bid submitted by a bidder not meeting the prescribed criteria shall be liable for rejection.

Technical Evaluation Process.

1. Preliminary Examination of Bids and Determination of Responsiveness.

The evaluation committee shall carry out the preliminary examination of bids and shall determine the responsiveness of bids based as per the procedure stipulated under ITB 24, 25, 26 and 27.

2. Qualification Requirements.

The SEEPZ-SEZ Authority shall assess qualifications of participating in bidders according to the following criteria, based on the corresponding documentary evidence to be submitted by the bidders:

a) Eligibility & Qualification Criteria.

Sr.	Qualification Criteria	Supporting Documents /Format
1.	Proof of Payment for EMD.	Hard copy to be submitted before deadline. Bid will be rejected if hard copy is not submitted before deadline. Scan copy of submitted EMD to be uploaded online.
2.	The bidder should have a Solvency not less than the amount equal to 40% (forty percent) of the estimated cost; The solvency certificate should be from a Nationalized / Scheduled bank. The certificate should be submitted on attached format	**(Form- 1)** Bid will be rejected if scan copy is not uploaded online with technical proposal before deadline.
3.	Power of Attorney to sign the Tender / Agreement.	A Power of Attorney authorizing the signatory to sign the Bid documents shall be submitted in the name of only the Company's Owner, Director, Chief Executive Officer (CEO), Managing Director (MD), or President level officer.
4.	Must be Indian Registered Company under Companies Act 1956 / Public or Corporation, registered with the appropriate government authority as Proprietorship / Limited Company / Private Limited Company / LLP / Partnership / and shall be in the Construction Business for at least last **20 (twenty) years**.	Copy of the Incorporation / Registration Certificate clearly indicating the nature of business.
5.	Must possess a valid GST, PAN, ESIC, EPFO number	Copies GST, PAN, ESIC, EPFO registration.
6.	Letter of Transmittal on bidder letter Head to submit Technical Bid	**(Form-2)**

Sr.	Qualification Criteria	Supporting Documents /Format
7.	Name, Address, details of the Organization, Name(s) of the Owner / Partners/Promoters and Directors of the firm/company. The bidder shall have a functional office in India. Documentary proof such as office address details, utility bill, or lease / ownership documents shall be submitted along with the bid.	**(Form-3)**
8.	Bidder should not be blacklisted / debarked by any government/ semi government department / PSU as on last date of submission of tender. Bidder should submit the declaration of not being ineligible for corrupt or fraudulent practices as on last date of submission of tender on non-judicial stamp paper of minimum ₹ 100 (Hundred).	**(Form-4A)**
9.	Pending Litigation and Arbitration.	**(Form-4B)**
10.	Letter of understanding the project site on bidder letter Head.	**(Form-5)**
11.	Consent Letter to execute the Integrity Pact.	**(Form-6)**
12.	The average annual financial turnover of the bidders during the last three years, ending on 31st March of the previous financial year, should be at least **Rs. 500 Cr.** (five hundred) of the estimated cost of the work. The turnover, profit, and net worth certificates must be certified by the Statutory Auditor of the firm or company. Furthermore, the contractor should not have incurred losses in more than 02 (two) years out of the last 03 (three) financial years, and this requirement must be duly verified and audited by a Chartered Accountant. Any such certificate issued must carry a Unique Document Identification Number (UDIN) to ensure authenticity and compliance with professional standards.	**(Form- 7)**
13.	The contractor should have satisfactorily completed the work as mentioned below during the last **10 (ten) years** ending previous day of last date of submission of tender. One similar nature completed work costing not less than the amount equal to 80% (eighty percent) of the estimated cost. Or	**(Form- 8)**

Sr.	Qualification Criteria	Supporting Documents /Format
	Two similar natures completed works costing not less than the amount equal to 50% (fifty percent) of the estimated cost. Or Three similar natures completed works costing not less than the amount equal to 40% (forty percent) of the estimated cost;	
	"**Similar Works**" for the purpose of eligibility shall mean works executed in accordance with CPWD specifications, relevant IS Codes, and statutory regulations, and shall comprise the following: **Building Construction Works**: Construction of Multi-Storied Industrial, Commercial, Institutional, or Residential Building, meeting the following criteria: i) **Height Criteria**: The bidder shall have successfully completed at least one high-rise building of RCC frame Structure of minimum 12 (twelve) stories or 48 (forty-eight) meters in height within the stipulated completion period (i.e., agreement period plus justified extension, if any). The scope shall include Civil Works, Finishing Works, Internal Water Supply & Sanitary installations, Internal Electrical Installation, Firefighting System, etc. all executed under 01 (one) agreement / contract. **Notes**: ▪ Stilt and basement, where provided, shall be counted as a story for height calculation. ▪ Mumty / Machine Room slab shall not be considered as a floor. ▪ For evaluation purposes, 01 (one floor shall be considered equivalent to 03 (three) meters in height. ii) **Green Building Certification**: The bidder shall have successfully completed at least 01 (one) project achieving a minimum GRIHA 5-Star or IGBC Platinum rating for industrial, commercial, institutional, or residential building. iii) **Demolition Works**: The bidder shall have executed at least 01 (one) project having Controlled demolition of multistorey buildings executed using manual, mechanical, or advanced techniques (such as hydraulic breakers, excavators, diamond cutting, etc.), including dismantling of superstructure and complete removal of foundations comprising RCC, steel, masonry, or composite structures. The work shall include safe disposal of debris and compliance with all applicable environmental, safety, municipal, and statutory requirements, demonstrating the bidder's technical capability and experience in demolition projects. iv) **Updating of Cost of Work**: The value of executed works shall be brought to current cost level by enhancing the actual value of work done at a simple rate of 07% (seven percent) per annum, calculated from the date of completion to the previous day of the last date of submission of tenders. This definition shall be strictly applied for determining technical eligibility and qualification of bidders in accordance with CPWD guidelines.	
14.	Construction method statement, Mobilization schedule, construction schedule / work plan, Quality assurance Programme.	**(Form – 09)**
15.	Equipment & Machinery required The Bidder should self-certify owned or have assured access (through hire, lease, purchase agreement, other commercial means) to the	Bidder shall submit a self-certified certificate on company Letter head confirming the listed equipment as per **Form "09"** is either owned or the bidder has assured access

Sr.	Qualification Criteria	Supporting Documents /Format
	specified key items of equipment, in full working order, and satisfy that, based on known commitments.	through hire, lease, purchase agreement, other commercial means, in full working order. **(Form – 10)**
16.	Key Personnel.	**(Form 11 & 12)**
a)	Project Manager – 01 (one) No.	Graduate Civil Engineer with minimum 20 (twenty) years of similar work experience.
b)	Deputy Project Manager - 01 (one) Nos.	Graduate Civil Engineer with minimum 12 (twelve) years of similar work experience.
c)	Deputy Project Manager - 02 (two) Nos.	Graduate Electrical & Mechanical Engineer with minimum 12 (twelve) years of similar work experience.
d)	Project / Site Engineer: 04 (four)	Graduate Civil Engineer with minimum 05 (five) years or Diploma Engineer with minimum 10 (ten) years of similar work experience. **Note**: Trade-wise manpower deployment may vary in accordance with the Employer's requirements during actual execution.
e)	Project / Site Engineer: 02 (two)	Graduate Electrical & Mechanical Engineer with minimum 05 (five) years or Diploma Engineer with minimum 10 (ten) years of similar work experience. **Note**: Trade-wise manpower deployment may vary in accordance with the Employer's requirements during actual execution.
f)	Quality Control / Lab in Charge – 02 (two) Nos.	Graduate Engineer with minimum 08 (eight) years of similar work experience.
g)	Project Planning and Billing – 02 (two) Nos.	Graduate Engineer with minimum 06 (six) years of similar work experience.
h)	Site Surveyor – 01 (one) No.	Diploma Engineer with minimum 08 (eight) years of similar work experience.
i)	Site Supervisor– 10 (ten) Nos.	Diploma Civil Engineer with minimum 08 (eight) years of similar work experience. **Note**: Trade-wise manpower deployment may vary in accordance with the Employer's requirements during actual execution.
j)	Site Supervisor– 06 (six) Nos.	Diploma Electrical & Mechanical Engineer with minimum 08 (eight) years of similar work experience. **Note**: Trade-wise manpower deployment may vary in accordance with the Employer's requirements during actual execution.

Sr.	Qualification Criteria	Supporting Documents /Format
k)	Safety Engineer– 5 (five) Nos.	Diploma Engineer with minimum 08 (eight) years of similar work experience.
17.	Proforma of Letter of Bid.	**(Form – 13)**
18.	Site Visit and Submission of Geotagged Site Inspection Report.	**(Form – 14)**
19.	a) Certification for International Standard for Environmental Management Systems (EMS): ISO 14001 Certification. b) International Standard for Occupational Health and Safety Management Systems (OHSMS): ISO 45000/ OHSAS 18001 Certification. c) International Standard for Quality Management Systems (QMS): ISO 9001 Certification.	The bidder shall submit valid supporting document evidence needed to submit along with the technical bid. Also, all the submitted certifications must be valid at tender date.

The personnel listed above constitute the minimum requirement at site. The bidder shall, at his own discretion and cost, deploy any additional qualified staff as may be required to ensure proper execution and completion of the work.

Note *All documents shall be submitted in the sequence specified in the checklist, with each page duly numbered.

Bidders must ensure that the documentary evidence submitted by them as proof of their qualification must provide the necessary information in adequate detail to establish the facts without a scope for doubt. Any scanned documents being submitted must possess adequate resolution to ensure their legibility without confusion. In case any information necessary for establishing bidder's qualifications is not clear from the documents submitted, the evaluation committee's interpretation in that regard shall be final. Incomplete or unclear documents may lead to disqualification of the bidder.

After the opening and scrutiny of the eligibility documents, any deficiencies, discrepancies, or shortcomings identified in a bidder's submission with reference to the requirements stipulated in the Notice Inviting Tender (NIT) shall be communicated to the respective bidder through email. The bidder shall submit the requisite documents, information, or clarifications within **03 (three) working days** from the date of receipt of such communication. Failure to furnish the required documents, information, or clarifications within the stipulated period shall be deemed to indicate that the bidder has no further documents or submissions to provide. In such event, the Employer/Purchaser shall proceed with the evaluation of the bid and take an appropriate decision based on the documents and information available on record, and the bidder shall have no claim arising from such decision.

b) QCBS Scoring Criteria.

The bidders qualifying the initial criteria as set out in Clause no. 2a of this section 3.0 above will be evaluated for following criteria by scoring method on the basis of details furnished by them.

Sr.	Particulars	Maximum Marks
A.	Financial Strength: Last 05 (five) Years.	15 Marks
B.	Past Experience in Similar Nature of Work: Last 10 (ten) Years.	25 Marks
C.	Experience in Green Buildings (GRIHA 5-Star / IGBC Platinum).	15 Marks

Sr.	Particulars	Maximum Marks
D.	Technology considered for saving overall Project Timeline.	10 Marks
E.	Presence in Project State and Company Establishment Year.	10 Marks
F.	Presentation for Understanding Scope of Work.: To be submitted in Technical Proposal and shall be called for presentation during evaluation process.	25 Marks
	Gross Marks	**100 Marks**

The above criteria will be evaluated for the following criteria by scoring method on the basis of details furnished by the Bidder.

Sr.	Criteria	Evaluation Marks Within Category	Maximum Marks	Remark
A.	**Financial Strength.: Last 05 (five) Years.**			
1	Average Annual Turnover: From Rs. **500 Cr. to Rs. 1000 Cr.: 09 Marks**	09 Marks	15 Marks	The Bidder shall submit turnover documents duly certified and audited by a Chartered Accountant (CA). Such documents must bear a valid Unique Document Identification Number (UDIN) generated in accordance with the applicable guidelines of the Institute of Chartered Accountants of India (ICAI). The particulars contained in the turnover certificate and the corresponding UDIN records shall be consistent, matching, and independently verifiable. Any discrepancy, mismatch, invalid UDIN, or failure to provide a verifiable UDIN shall render the submitted documents non-compliant and liable for rejection. For the purpose of evaluating financial capability, financial strength should include, but not be limited to, the Bidder maintaining a positive net worth and meeting the prescribed solvency requirements as of the latest audited financial year or as otherwise specified in the bidding document. Failure to satisfy either the net worth or solvency criteria may result in disqualification from further evaluation.
2	Average Annual Turnover: From Rs. **1001 Cr. to Rs. 1500 Cr.: 12 Marks**	12 Marks		
3	Average Annual Turnover: **More than Rs. 1500 Cr.: 15 Marks**	15 Marks		

Sr.	Criteria	Evaluation Marks Within Category	Maximum Marks	Remark
B.	**Past Experience in Similar Nature of Work.:** Only data pertaining to the last 10 (ten) years of completed and ongoing projects shall be considered valid for evaluation.			
1	Past Experience in the construction of Similar Nature of Work under following category: a) **Any 03 (three)** Building of Similar Nature of Work and of Cumulative Build-up Area more than 15.00 (fifteen) Lakh Sqft**.: 09 Marks** b) **Any 02 (two)** Building of Similar Nature of Work and of Cumulative Build-up Area more than 15.00 Lakh Sqft**.: 12 Marks** c) **Any 01 (one)** Building of Similar Nature of Work and of Cumulative Build-up Area more than 15.00 Lakh Sqft.**: 15 Marks.**	15 Marks	25 Marks	The bidder shall submit Valid supporting document evidence needed to submit along with the technical bid. Also, necessary certifications must be valid at tender date.
2	Experience in the construction of multi-storied buildings of a similar nature of work under the following categories: a) Residential Building of Cumulative Build-up Area more than 15.00 Lakh Sqft. **: 07 Marks.** b) Commercial Building of Cumulative Build-up Area more than 15.00 Lakh Sqft. : **08 Marks.** c) Institutional Building of Cumulative Build-up Area more than 15.00 Lakh Sqft. **: 09 Marks.** **d)** Industrial Building of Cumulative Build-up Area more than 15.00 Lakh Sqft.: **10 Marks.**	10 Marks		
C.	**Experience in Green Building GRIHA 5-Star or IGBC Platinum Rating Only.: Only completed projects will be considered for evaluation.**			

Sr.	Criteria	Evaluation Marks Within Category	Maximum Marks	Remark
1	**Any 01 (one)** Project with IGBC Platinum rating or / GRIHA 5-star rating.**: 09 Marks.**	09 Marks.	15 Marks	a) **GRIHA / IGBC Certification Letters**: Official certificate issued by GRIHA Council or IGBC confirming the building's rating (e.g., Platinum, Gold, etc.). a) **Client Completion Certificates**: Certificates from the client stating that the project was completed and achieved GRIHA/IGBC compliance. b) **Work Orders / Contract Agreements**: Copies of signed agreements showing scope of work included sustainability compliance.
2	**Any 02 (two)** Project with IGBC Platinum rating or / GRIHA 5-star rating. **: 12 Marks.**	12 Marks.		
3	**Any 03 (three)** Project with IGBC Platinum rating or / GRIHA 5-star rating. **: 15 Marks.**	15 Marks		
D.	**Technology Considered for Saving Overall Project Timeline.**			
1	Past experience in utilization of following type of Formwork considered for their projects to save overall project timelines a) Aluminium Formwork (Mivan): **10 Marks.** b) Climbing Formwork & Jump Formwork: **08 Marks.** c) Table Formwork: **06 Marks**.	10 Marks	10 Marks	The bidder shall submit Valid supporting document evidence needed to submit along with the technical bid. Also, necessary certifications must be valid at tender date. Project considered in Section "B" from this table will be considered for this evaluation.
E.	**Presence in Project State and Company Establishment Year.**			
1	a) If Head Office / Regional Office at Project State.	05 Marks	10 Marks	The bidder shall submit Valid supporting document evidence needed to submit along with the technical bid. Also, necessary certifications must be valid at tender date.
2	Company establishment tenure from the date of incorporation: a) Between **20 (twenty) years to 25 (twenty-five) years**: **03 Marks.** b) More than **25 (twenty-five) years**: **05 Marks.**	05 Marks		
F.	**Presentation for Understanding Scope of Work.:** To be submitted in Technical Proposal and shall be called for presentation during evaluation process.			

Sr.	Criteria	Evaluation Marks Within Category	Maximum Marks	Remark
1	Understanding the Scope of Project.	10 Marks	25 Marks	The bidder shall submit a project-specific presentation along with the technical bid, which must be presented before the committee for evaluation. Based upon the presentation evaluation will be done. Furthermore, the bidder shall be called for presentation during evaluation process.
2	Technical approach & methodology a) Typology, structure, Finishing, sustainability, Energy Efficiency, b) Deployment Plan for Machinery & Equipment. c) Organization Structure with Key Personnel Profiles. d) Innovation in Implementation / Technology / Shuttering Systems. e) Site-specific Quality Plan and Safety Plan. f) Site Logistics, Housekeeping, and Debris Disposal Plan. g) Current Claims and Litigation records statement. h) Market Feedback from Completed / Ongoing Projects, as evidenced by Client Appreciation Letters and Performance Certificates, highlighting timely project completion, quality of execution, adherence to safety standards, and a strong claims-free or low-claims track record.	15 Marks		
	Total Score		**100 Marks**	

To become eligible for short listing the bidder must secure at least 75% (seventy-five percent) marks in aggregate.

The department, however, reserves the right to restrict the list of qualified contractors to any number deemed suitable by it.

Note: The average value of performance of work for time over run and quality shall be taken on the basis of performance report and eligible similar works.

c) Financial Evaluation and Ranking of Bid.

The financial evaluation of the bids shall be carried out in accordance with the Quality-cum-Cost Based Selection (QCBS) method, wherein predefined weightages are assigned to both the technical and financial components. The final selection shall be based on the combined score derived from these components.

The financial bids shall be opened only in respect of those bidders who qualify in the technical evaluation.

Weightages: Under QCBS selection, the technical proposals will be allotted weightage of not more than 30% (thirty percent) while the financial proposals will be allotted weightages of 70% (seventy percent) or more as declared in the Tender.

Evaluation of Quality Score: Proposal with the highest technical marks (as allotted by the evaluation committee) shall be given a score of 100 (Hundred) and other proposals be given technical scores that are proportional to their marks w.r.t the highest technical marks.

Evaluation of Financial Score: Similarly, proposals with the lowest evaluated cost may be given a financial score of 100 (Hundred) and other proposals given financial scores that are inversely proportional to their prices w.r.t the lowest offer.

Weighted QCBS Score: The total score, both technical and financial, shall be obtained by weighing the quality and cost scores and adding them up. On the basis of the combined weighted score for quality and cost, the contractor shall be ranked in terms of the total score obtained. The proposal obtaining the highest total combined score in evaluation of quality and cost will be ranked as H-1 followed by the proposals securing lesser marks as H-2, H-3 etc. The proposal securing the highest combined marks and ranked H-1 shall be recommended for award of contract. In the event two or more bids have the same score in final ranking, the bid with higher technical score will be considered as H-1.

QCBS Formula: An Evaluated QCBS Score will be calculated for each responsive Bid using the following formula, which permits a comprehensive assessment of the Bid price and the technical merits of each Bid (rounded up to two decimal points):

- Normalized Technical Score $T_s = (T * 100) / T_{high}$
- Normalized Financial Score $F_s = (C_{low} * 100) / C$
- Evaluated Combined Bid Score $B = F_s * (1 - W) + T_s * W$

Whereas,

C : Evaluated Bid Price.

C_{low} : Lowest of all Evaluated Bid Prices among responsive Bids.

T : Total Technical Marks awarded to the Bid.

T_{high} : Technical Marks Achieved by Bid that was Scored Best Among all Responsive Bids.

T : Normalized Technical Score.

F_s : Normalized Financial Score.

W : Weightage for the Technical as specified in the AITB/BDS.

B : Evaluated Combined Bid Score.

Calculation of Technical Score (for e.g.)

Following example illustrates the evaluation of QCBS:

i) In a particular case of selection of contractor, 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 30:70 (Thirty: Seventy). In response to the Tender Document, three proposals, A, B & C, were received. The technical evaluation committee awarded the following marks as under:

Bid A: 80 Marks

Bid B: 75 Marks

Bid C: 90 Marks

ii) The minimum qualifying marks were 75 (seventy-five) thus, all the three proposals were found technically suitable. The following normalized technical scores are awarded by the evaluation committee:

Bid A: 80*100/90 = 89.00 points

Bid B: 75*100/90 = 83.00 points

Bid C: 90*100/90 = 100.00 points

iii) The financial proposals of each technically qualified contractor were opened after notifying the date and time of bid opening to the successful participants. The price evaluation committee examined the financial bids and evaluated the quoted prices as under:

Bid A: Rs.120 (one hundred and twenty).

Bid B: Rs.100 (one hundred).

Bid C: Rs.105 (one hundred and five).

iv) The committee gave them the following normalized financial score to the Bids:

Bid A: 100*100/120 = 83.00 points

Bid B: 100*100/100 = 100.00 points

Bid C: 100*100/105 = 95.00 points

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

Bid A: 89.00x0.30 + 83.00x0.70 = 85.00 points.

Bid B: 83.00x0.30 + 100.00x0.70 = 95.00 points

Bid C: 100.00x0.30 + 95.00x0.70 = 97.00 points.

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

Bid A: 85.00 points: H-3

Bid B: 95.00 points: H-2

Bid C: 97.00 points: H-1

vii) Bid C at the evaluated cost of Rs.105 (Rupees One hundred and five, second lowest bid) was, therefore, declared as winner and recommended for approval, to the competent authority.

The Bidder obtaining the Highest Combined Score “H1” shall be recommended for award of contract by the evaluation committee.

For whatever reason If the Price Schedule is submitted as part of the Techno Commercial Bid, the Bidder shall be disqualified, and the submitted bid shall not be evaluated further.

Section 04

Bid Data Sheet (BDS)

Section 04 - Bid Data Sheet (BDS)

Form 01: Solvency Certificate

[on Bank letter head]

Ref No: _____

Date: _____

To,

The Development Commissioner SEEPZ,

SEZ Authority Andheri (East),

Mumbai-400 096

Name of Work: Submission of bids for "[Tender Name] for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra"

This is to certify that M/s _____ (Name of the Firm / Company), having its registered office at _____, is a valued constituent of this bank.

Based on the financial records, transactions, and dealings of the firm with this bank, we are satisfied with their financial standing and reputation.

We further certify that the said firm is solvent to the extent of ₹ _____ (Rupees _____ only) as on the date of this certificate.

This certificate is issued at the specific request of the customer without any risk or responsibility on the part of the bank or any of its officials.

This certificate is issued at the specific request of the customer.

For (Name of the Bank)

(Signature with Seal)

Authorized Signatory

Name: _____

Designation: _____

Contact No.: _____

Date: _____

Form 02: Letter of Technical Proposal

To,

The Development Commissioner

SEEPZ-SEZ Authority Andheri (East),

Mumbai-400096

Subject: Submission of bids for the work of "[Tender Name] for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra."

We, the undersigned, declare that:

We have examined and have no reservations to the Bidding Documents, including Addendum/Corrigendum issued in accordance with Instructions to Bidders (ITB).

Our Bid consisting of the Technical Bid and the Price Bid shall be valid for a period of 90 (ninety) days from the date fixed for the bid submission deadline in accordance with the Bidding Documents, and it shall remain binding upon us and may be accepted at any time before the expiration of that period.

We, including any Sub venders or Suppliers for any part of the contract, do not have any conflict of interest in accordance with ITB.

If our Bid is accepted, we commit to mobilizing key equipment and personnel in accordance with the requirements set forth in Section 2 and our technical proposal, or as otherwise agreed with the Employer.

Name .....

In the capacity of .....

Signed.....

Duly authorized to sign the Bid for and on behalf of .....

Date ……

Form 03: Bidder's Information Sheet

Sr.	Item	Details
1.	Name of Company / Firm	
2.	Nature of the Company/Firm whether Proprietary / Partnership / Limited / Private Limited/LLP (Provide full details)	
3.	Names of the partners/full time directors with their bio data	
4.	Postal Address	
5.	Telephone, Mobile and Fax Numbers	
6.	Name, Designation, Telephone, Mobile, email of the Contractor:	
7.	Year of commencement of Business	
8.	Turnover during past three financial years	
9.	Description of the work done in the last three years.	
10.	Details of manpower availability (managerial and technical)	
11.	Details of tools, machinery, and equipment availability	
12.	Point of Contact in case of clarifications	
13.	Details of litigations (both as a petitioner and as respondent) and debarment.	

Attached are copies of the following documents.

a) In case of a single entity, articles of incorporation or constitution of the legal entity named above, in accordance with eligibility criteria

Form 04(A): Format for No-Conviction Certificate

[non-judicial stamp paper of minimum ₹ 100 (Hundred)]

This is to certify that _____ (Name of the organization), having registered office at _____ (Address of the registered office) has not blacklisted or restricted to apply for any such activities by any Central / State Government Department or Court of law anywhere in the country as on last date of submission of tender.

Yours Faithfully,

Date: (Signature, name, and designation of the Authorized signatory)

Place: Name and seal of Bidder

Form 04(B): Pending Litigation and Arbitration

[on Bidder Letter Head]

Each Bidder must fill out this form if so, required under Section 04 (Evaluation and Qualification Criteria) to describe any pending litigation or arbitration formally commenced against bidder.

Pending Litigation and Arbitration			
Choose one of the following: a) No pending litigation and Arbitration against bidder. b) Below is a description of all pending litigation and Arbitration against bidder.			
Year	**Matter in Dispute**	**Value of Pending Claim in Rs.**	**Value of Pending Claim as a Percentage of Net Worth**

Form 05: Format for Understanding the Project Site

[on Bidder Letter Head]

To,

The Development Commissioner SEEPZ,

SEZ Authority Andheri (East),

Mumbai-400 096

Subject: Undertaking of the Site Visit for "[Tender Name] for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra."

Dear Sir,

I/we hereby certify that I/we have examined & inspected the site & available space & it is surrounding satisfactorily, where the project is to be executed as per the scope of works. I/ We are well aware about the Location of the Building and existing utilities to connect to the system, conditions prevailing at site, availability of materials, availability of land and transport facilities, weather condition at site, the extent of leads and lifts involved in execution of work etc.

I / We hereby submit our BID considering above all facts gathered during site visit and each & every aspect has been considered in the Quoted cost of the project as per BOQ.

Yours faithfully,

Date: (Signature, Name and Designation of the Authorized Signatory)

Place: Name and seal of Bidder

Form 06: Consent Letter to Execute the Integrity Pact

[on Bidder Letter Head]

To,

The Development Commissioner SEEPZ,

SEZ Authority Andheri (East),

Mumbai-400 096

Subject: Consent to Execute Integrity Pact "[Tender Name] for SEEPZ-SEZ Authority, Andheri (E), Mumbai, Maharashtra."

Dear Sir,

With reference to the Tender No. _____ dated _____ for [Name of Work / Project], we hereby confirm that we have read and understood the terms and conditions of the Integrity Pact as prescribed in the tender document.

We agree to execute the Integrity Pact in the prescribed format and to abide by its terms and conditions throughout the tendering process and execution of the contract, if awarded to us.

We further confirm that we will not engage in any corrupt, fraudulent, coercive, or collusive practices and will maintain the highest standards of ethics and transparency in all dealings with your organization.

This letter of consent is submitted in compliance with the tender requirement for participation in the bidding process.

Yours faithfully,

Date: (Signature, Name and Designation of the Authorized Signatory)

Place: Name and Seal of Bidder

Form 07: Historical Financial Performance

[Each Bidder must fill out this form.]

Particulars	Year 1	Year 2	Year 3
	FY-	FY-	FY-
Information from Balance Sheet			
Total Assets (TA)			
Total Liabilities (TL)			
Net Worth = TA – TL			
Current Assets (CA)			
Current Liabilities (CL)			
Working Capital = CA - CL			
Information from Income Statement			
Total Revenues			
Profits Before Taxes			
Profits After Taxes			

Attached are copies of financial statements (balance sheets including all related notes and income statements) for the last 05 (five) years, as indicated above, complying with the following conditions:

a) Unless otherwise required by Section 03 of the Bidding Document, all such documents reflect the financial situation of the legal entity or entities comprising the Bidder and not the Bidder's parent companies, subsidiaries, or affiliates.

b) Historical financial statements must be audited by a certified accountant.

c) Historical financial statements must be complete, including all notes to the financial statements.

d) Historical financial statements must correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).

Form 08: Contracts of Similar Size and Nature

[Fill out one (1) form per contract.]

Contract of Similar Size and Nature	
Contract No.:	
Contract Identification:	
Award Date:	
Completion Date:	
Total Contract Amount:	
Employer's Name:	
Address:	
Telephone Number:	
E-mail:	
Description of the Similarity in Accordance with (Evaluation and Qualification Criteria)	

Form 09: Technical Submissions

The following documents shall be submitted by the bidder as part of the Technical Bid. Each document shall be prepared in the bidder's own format, providing sufficient details to demonstrate capability, planning, and methodology for completing the project within the stipulated time frame.

Sr.	Particulars	Description / Requirements
1.	Construction Method Statement	The bidder shall provide a detailed description of the proposed methodology for execution of all major components of the work, including Pre-Demolition Stage, Demolition Stage, Post Demolition Stage, Safety Precautions, Post completion of Contract Closure Report and allied works, highlighting safety, sequencing, and resource management.
2.	Mobilization Schedule	A schedule indicating the timeline and sequence of mobilization of manpower, plant, and machinery from the date of award of work, ensuring readiness to commence construction activities without delay.
3.	Construction Schedule / Work Plan	A comprehensive work plan or project schedule (in CPM / Bar Chart format) showing major milestones, activity sequencing, and completion strategy to achieve the stipulated completion period of 06 (six) months from the date of award.
4.	Quality Assurance Programme	A detailed Quality Assurance and Control Plan conforming to latest CPWD Specifications, SOPs, and Quality Manuals, including testing protocols, inspection procedures, documentation formats, and responsibilities of QA/QC personnel.
5.	Presentation for Understanding Scope of Work a) Understanding the Scope of Project. b) Technical approach & methodology (typology, structure, finishing, sustainability, energy efficiency, safety, innovation, faster construction techniques) c) Client appreciation for timely completion, quality, and safety practices d) Deployment plan for machinery & equipment e) Organization structure with key personnel profiles f) Innovation in implementation / technology / shuttering systems g) Site-specific Quality Plan and Safety Plan.	To be submitted in Technical Proposal and shall be called for presentation during evaluation process.

Sr.	Particulars	Description / Requirements
	h) Site logistics, housekeeping, and debris disposal plan	

Note:

a) The above items are to be prepared by the bidder in their own format and submitted along with the Technical Bid.

b) The bidder shall ensure that all details provided are comprehensive and consistent with the project scope and specifications to facilitate evaluation of technical capability.

c) The total project completion period shall be as mentioned in the Section 07- Special Conditions of Contract from the date of award of work.

Form 10: Equipment & Machinery

[List of Equipment and Machinery Required]

The bidder shall ensure deployment of adequate and appropriate construction equipment, plant, and machinery for timely and quality execution of the project. The following list represents the minimum indicative requirement; however, the contractor may deploy additional equipment as necessary to meet the project schedule and specifications.

Sr.	Equipment / Machinery	Minimum Quantity	Own / Rent / Lease
1.	Air Compressor	1 No.	
2.	Bar Bending & Cutting Machines	3 Sets	
3.	Combi Crusher	4 Nos. (of Appropriate Capacity)	
4.	Concrete Batching Plant	1 No. (of 20–30 m^3/hr. capacity)	
5.	Concrete Cube Testing Machine	1 No.	
6.	Concrete Pumps with Pipeline	2 Nos.	
7.	Curing Pumps with Pipes	10 Sets	
8.	Dewatering Pumps	2 Nos. (of Appropriate Capacity)	
9.	Dumpers / Tippers	6 Nos.	
10.	Gas Cutting and Welding Machines	2 Nos.	
11.	Jaw Cutter	2 Nos.	
12.	JCB	2 No. (With all Necessary Accessories)	
13.	Passenger-cum-Material Hoist	3 Nos.	
14.	Poclain / Excavator	2 Nos. (of Appropriate Capacity and All Necessary Accessories)	
15.	Rebar Threading / Coupler Machine	2 Set	
16.	Safety Equipment (i.e. Nets, Harness, PPE, Fire Extinguishers)	As required	
17.	Shuttering System / Scaffolding System (Cup lock or Equivalent)	18400 Sqm.	
18.	Total Station / Auto Level	3 Set	
19.	Tower Crane	2 Nos. (with adequate reach & height)	
20.	Tower Light / Lighting System	As required	
21.	Trackers with Trolly	4 Nos.	

Sr.	Equipment / Machinery	Minimum Quantity	Own / Rent / Lease
22.	Transit Mixers	4 Nos. (6 m^3 capacity)	
23.	Vibrators (Needle / Surface / Plate)	8 Nos. (of Appropriate Capacity)	
24.	Water Sprayer	As required	
25.	Water Tanker / Pump Set	1 No.	
26.	Water Testing and Concrete Lab Setup	1 Set	
27.	Welding Machines	2 Nos.	

Notes:

a) The above list is indicative and minimum; bidders may propose additional or alternative equipment depending on methodology and project schedule.

b) All machinery and equipment shall be in good working condition and shall conform to relevant IS codes and safety standards.

c) The deployment schedule and adequacy of equipment shall be reviewed and approved by the Engineer-in-Charge before commencement of work.

Form 11: Proposed Personnel

Bidder should provide the details of the proposed personnel and their experience record in the relevant Information Forms below for each candidate:

1.	Title of Position	
	Name	
2.	Title of Position	
	Name	
3.	Title of Position	
	Name	
4.	Title of Position	
	Name	
5.	Title of Position	
	Name	

Form 12: Resume of Proposed Personnel

Position:		
Personnel Information:	Name:	Date of Birth:
Professional Qualifications:		
Present Employment:	Name of Employer:	
Address of Employer:		
Telephone:	Contact (Manager / Personnel Officer):	
Fax:	E-Mail:	
Job Title:	Years with Present Employer:	

Summarize professional experience in reverse chronological order. Indicate particular technical and managerial experience relevant to the project.

From	To	Company / Project / Position / Relevant Technical and Management Experience

Form 13: Proforma of Letter of Bid.

The Contractor must prepare the Letter of Bid on its letterhead clearly showing the Contractors complete name and address.

Note: All italicized text is for use in preparing these forms and shall be deleted from the final products.

Date: Bid Ref. No.:

To,

The Development Commissioner

SEEPZ-SEZ Authority, Andheri (East), Mumbai-400 096

1. We have examined and have no reservations to the Bidding Documents, including Addenda issued in accordance with Instructions to Contractor and the Terms and Conditions of Contract.
2. We meet the eligibility requirements in accordance with ITC 4 and have no Conflict of Interest in accordance with GFR 175.
3. We offer to complete, in conformity with the Bidding Documents, the following works: "[Tender Name]" at SEEPZ-SEZ Premises, Andheri East, Mumbai 400 096. Our final price offer is as submitted in our financial Bid.
4. Our Bid shall remain valid for 90 (ninety) days from the last date of submission of the Bid and it shall remain binding upon us and may be accepted at any time before the expiration of that period.
5. We are not participating, as a Contractor or as a sub-Contractor, in more than one Bid in this bidding process.
6. We are not debarred by any procuring entity of the Central Government or any State Government or any Public Undertaking, Autonomous body, Authority by whatever name is called.
7. We hereby certify that we have taken steps to ensure that no person acting for us or on our behalf will engage in any activities which are in contravention of the Code of Integrity proscribed in GFR 175.
8. We hereby certify that we are neither associated nor have we been associated directly or indirectly with the officials / consultants or any other individual or entity that has prepared the design, specifications, and other documents for the subject matter of procurement or is being proposed as Project Manager for the contract from the SEEPZ-SEZ Authority.
9. We hereby certify that we have fulfilled our obligations to pay all such taxes as payable to the Central Government or the State Government or any local Authority.
10. We hereby certify that we are not insolvent, in receivership, bankrupt or being wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be the subject of legal proceedings for any of the foregoing reasons.
11. We hereby certify that our directors and officers have not been convicted of any criminal offence related to their professional conduct or the making of false statements or misrepresentations as to their qualifications to enter into a procurement contract within a period of three years preceding the commencement of the procurement process or not have been otherwise disqualified pursuant to debarment proceedings.
12. We understand that this Bid, together with your written acceptance thereof included in your notification of award, shall constitute a binding contract between us, until a formal contract is prepared and executed; and
13. We understand that SEEPZ-SEZ Authority is not bound to accept the L1 Bid or any other Bid that SEEPZ-SEZ Authority may receive and that the decision of the SEEPZ-SEZ Authority shall be final & binding.

Name of the Contractor:

Designation of the person signing the Bid:

Signature of the person named above Date signed.

Form 14: Proforma of Site Visit Report with Geotagged Photographs

(Pre-Tender / Tendering Stage)

(This Document should be submitted along with technical bid at the time of online submission of the Tender with Geo Tagged Photocopies.)

To,

The Development Commissioner,

SEEPZ Special Economic Zone,

2*nd* Floor, Service Centre Building,

SEEPZ SEZ Authority, MIDC Central Road,

Andheri East, Mumbai-400096.

A. Basic Project Information

Particulars	Details
Name of Work	
Tender No.	
Estimated Cost	
Client Department	
Location of Work	
Type of Work	New Construction / Renovation / Repair / Maintenance / Infrastructure
Date of Site Visit	
Time of Site Visit	
Weather Conditions	
Name of Visiting Officer / Representative	
Organization / Company	
Contact Number	
Email ID	

B. Site Location Details

Particulars	Details
Site Address	
Village/City	
Taluka/District	

Particulars	Details
State	
Latitude	
Longitude	
Elevation (if available)	
Google Map Link	
Nearest Landmark	

C. Attendance Record

Department Representatives

Name	Designation	Contact No.	Signature

Bidder/Consultant Representatives

Name	Designation	Contact No.	Signature

D. Existing Site Conditions Assessment

1. Land Information

Particulars	Observation
Site Area (Approx.)	
Boundary Defined	Yes / No
Fencing Available	Yes / No
Encroachments Observed	Yes / No
Site Ownership Confirmed	Yes / No
Site Topography	Flat / Sloping / Undulating
Existing Structures on Site	

Particulars	Observation
Demolition Required	Yes / No
Debris Clearance Required	Yes / No

2. Accessibility Assessment

Particulars	Observation
Approach Road Available	Yes / No
Road Width	
Heavy Vehicle Access Possible	Yes / No
Traffic Restrictions	
Distance from Main Road	
Site Entry Constraints	
Parking Availability	

3. Utilities & Services Availability

Service	Available	Remarks
Electricity	Yes / No	
Water Supply	Yes / No	
Sewer Connection	Yes / No	
Drainage Network	Yes / No	
Internet/Communication	Yes / No	
Street Lighting	Yes / No	
Fire Water Source	Yes / No	

4. Existing Underground / Overhead Services

Service	Present	Remarks
Water Pipeline	Yes / No	
Sewer Line	Yes / No	
Storm Water Drain	Yes / No	
Electrical Cables	Yes / No	
Optical Fiber Cable	Yes / No	
Gas Line	Yes / No	

Service	Present	Remarks
Overhead HT/LT Lines	Yes / No	

E. Tender Planning Assessment

Material Availability

Material	Distance from Site	Remarks
Cement		
Steel		
Sand		
Aggregate		
Ready Mix Concrete		
Bricks/Blocks		
Other Major Materials		

Labour Availability

Category	Availability	Remarks
Skilled Labour	Adequate / Limited	
Semi-Skilled Labour	Adequate / Limited	
Unskilled Labour	Adequate / Limited	
Specialized Labour	Adequate / Limited	

Construction Facilities

Particulars	Observation
Space for Site Office	
Space for Material Storage	
Space for Labour Camp	
Space for Equipment Parking	
Temporary Utilities Available	
Nearby Disposal Area	

F. Risk Identification

Risk Factor	Observation	Impact
Water Logging		Low/Medium/High
Flood Risk		Low/Medium/High
Restricted Access		Low/Medium/High
Utility Relocation Required		Low/Medium/High
Environmental Restrictions		Low/Medium/High
Security Issues		Low/Medium/High
Working Space Constraints		Low/Medium/High
Local Authority Permissions		Low/Medium/High

G. Technical Clarifications Required

Sr. No.	Query Raised During Site Visit	Response by Department
1.		
2.		
3.		
4.		

H. Geotagged Photographs

Photograph Register

Photo No.	Description	Latitude	Longitude	Date & Time	Remarks
1	Main Entrance				
2	Overall Site View				
3	Existing Structures				
4	Utilities Location				
5	Access Road				
6	Storage Area				
7	Constraint Area				
8	Additional View				

I. Site Sketch / Layout Verification

Verify Availability of:

- Approved Site Layout

- Tender Drawings
- Topographical Survey
- Utility Drawings
- Soil Investigation Report
- Structural Drawings
- Architectural Drawings
- Existing Service Drawings

J. Bidder's Assessment

Key Observations

_____
_____
_____

Construction Challenges Identified

_____
_____
_____

Instructions Issued During Visit.

_____
_____
_____

Summary of Visit.

_____
_____
_____

K. Declaration

We hereby confirm that the project site has been physically inspected and evaluated by the undersigned. The observations, findings, and site conditions recorded in this report shall be duly considered while preparing the bid proposal. Furthermore, we acknowledge that no claim arising from conditions that were reasonably observable during the site visit shall be entertained at any subsequent stage.

Certification

I/We hereby certify that:

1. The project site has been physically inspected by the undersigned representative(s).
2. The attached photographs were captured at the project location using a GPS-enabled device.
3. The geographic coordinates, date, and time information embedded in the photographs are accurate and authentic to the best of our knowledge.
4. The photographs fairly and accurately represent the site conditions prevailing on the date of inspection.
5. No photograph, geolocation data, date stamp, time stamp, or any related information has been modified, altered, manipulated, or misrepresented.
6. I/We have thoroughly familiarized ourselves with the site conditions, accessibility, constraints, utilities, and all other relevant factors that may influence the execution of the work.
7. I/We acknowledge that the bid has been prepared after due consideration of the prevailing site conditions, and no claim on account of inadequate knowledge, misunderstanding, or failure to inspect the site shall be admissible at a later stage.

8. The information provided in this site visit and geotagging report is true, complete, and correct to the best of our knowledge and belief.

Sign and Stamp

Signature of Bidder's Authorized Representative: _____ Name: _____ Designation: _____ Organization: _____ Date: _____ Place: _____	Signature of Bidder's Authorized Representative: _____ Name: _____ Designation: _____ Organization: _____ Date: _____ Place: _____

Mandatory Geo-Tagged Photo Checklist

- Main entry gate
- Complete site panorama
- Existing structures/buildings
- Utility connections
- Approach roads
- Material storage area
- Drainage conditions
- Nearby structures affecting work.
- Any major constraints/risk areas
- Google Maps location screenshot

Annexure I - Instructions for Online Bid Submission

Bidders are required to submit soft copies of their bids electronically on the CPP Portal, using valid Digital Signature Certificates. The instructions given below are meant to assist the bidders in registering on the CPP Portal, prepare their bids in accordance with the requirements and submitting their bids online on the CPP Portal.

Registration.

1. Bidders are required to enrol on the e-Procurement module of the Central Public Procurement Portal (URL: https://eprocure.gov.in/eprocure/app) by clicking on the link “Online bidder Enrolment” on the CPP Portal which is free of charge.
2. As part of the enrolment process, the bidders will be required to choose a unique username and assign a password for their accounts.
3. Bidders are advised to register their valid email address and mobile numbers as part of the registration process. These would be used for any communication from the CPP Portal.
4. Upon enrolment, the bidders will be required to register their valid Digital Signature Certificate (Class III Certificates with signing key usage) issued by any Certifying Authority recognized by CCA India (e.g., Sify / n-Code / e-Mudra etc.), with their profile.
5. Only one valid DSC should be registered by a bidder. Please note that the bidders are responsible for ensuring that they do not lend their DSCs to others, which may lead to misuse.
6. Bidder then logs in to the site through the secured log-in by entering their user ID / password and the password of the DSC / e-Token.

Searching for Tender Documents.

1. There is various search options built in the CPP Portal, to facilitate bidders to search for active tenders by several parameters. These parameters could include Tender ID, Organization Name, Location, Date, Value, etc. There is also an option of advanced search for tenders, wherein the bidders may combine a number of search parameters such as Organization Name, Form of Contract, Location, Date, Other keywords etc. to search for a tender published on the CPP Portal.
2. Once the bidders have selected the tenders they are interested in, they may download the required documents / tender schedules. These tenders can be moved to the respective ‘My Tenders’ folder. This would enable the CPP Portal to intimate the bidders through SMS / e-mail in case there is any corrigendum issued to the tender document.
3. The bidder should make a note of the unique Tender ID assigned to each tender; in case they want to obtain any clarification / help from the Helpdesk.

Preparation of Bids.

1. Bidder should consider any corrigendum published on the tender document before submitting their bids.
2. Please go through the tender advertisement and the tender document carefully to understand the documents required to be submitted as part of the bid. Please note the number of covers in which the bid documents have to be submitted, the number of documents - including the names and content of each of the documents that need to be submitted. Any deviations from these may lead to rejection of the bid.
3. Bidder, in advance, should get ready the bid documents to be submitted as indicated in the tender document / schedule and generally, they can be in PDF / XLS / RAR / DWF/JPG formats. Bid documents may be scanned with 100 (Hundred) dpi with black and white options which help in reducing size of the scanned document.
4. To avoid the time and effort required in uploading the same set of standard documents which are required to be submitted as a part of every bid, a provision for uploading such standard documents (e.g., PAN card copy, annual reports, auditor certificates etc.) has been provided to the bidders. Bidders can use “My Space” or ‘’Other Important Documents’’ area available to them to upload

such documents. These documents may be directly submitted from the “My Space” area while submitting a bid and need not be uploaded again and again. This will lead to a reduction in the time required for bid submission process.

Note: My Documents space is only a repository given to the Bidders to ease the uploading process. If Bidder has uploaded his Documents in My Documents space, this does not automatically ensure these Documents being part of Technical Bid.

Submission of Bids.

1. Bidder should log into the site well in advance for bid submission so that they can upload the bid in time i.e., on or before the bid submission time. Bidder will be responsible for any delay due to other issues.
2. The bidder has to digitally sign and upload the required bid documents one by one as indicated in the tender document.
3. Bidder has to select the payment option as “offline” to pay the tender fee / EMD as applicable and enter details of the instrument.
4. Bidder should prepare the EMD as per the instructions specified in the tender document. The original should be posted/couriered/given in person to the concerned official, latest by the last date of bid submission or as specified in the tender documents. The details of the DD/any other accepted instrument, physically sent, should tally with the details available in the scanned copy and the data entered during bid submission time.
5. Bidders are requested to note that they should necessarily submit their financial bids in the format provided and no other format is acceptable. If the price bid has been given as a standard BoQ format with the tender document, then the same is to be downloaded and to be filled by all the bidders. Bidders are required to download the BoQ file, open it and complete the white coloured (unprotected) cells with their respective financial quotes and other details (such as name of the bidder). No other cells should be changed. Once the details have been completed, the bidder should save it and submit it online, without changing the filename. If the BoQ file is found to be modified by the bidder, the bid will be rejected.
6. The server time (which is displayed on the bidders’ dashboard) will be considered as the standard time for referencing the deadlines for submission of the bids by the bidders, opening of bids etc. The bidders should follow this during bid submission.
7. All the documents being submitted by the bidders would be encrypted using PKI encryption techniques to ensure the secrecy of the data. The data entered cannot be viewed by unauthorized people until the time of bid opening. The confidentiality of the bids is maintained using the secured Socket Layer 128-bit encryption technology. Data storage encryption of sensitive fields is done. Any bid document that is uploaded to the server is subjected to symmetric encryption using a system generated symmetric key. Further this key is subjected to asymmetric encryption using buyers/bid opener’s public keys. Overall, the uploaded tender documents become readable only after the tender opening by the authorized bid openers.
8. The uploaded tender documents become readable only after the tender opening by the authorized bid openers.
9. Upon the successful and timely submission of bids (i.e., after Clicking “Freeze Bid Submission” in the portal), the portal will give a successful bid submission message & a bid summary will be displayed with the bid no. and the date & time of submission of the bid with all other relevant details.
10. The bid summary has to be printed and kept as an acknowledgement of the submission of the bid. This acknowledgement may be used as an entry pass for any bid opening meetings.

Assistance to Bidders.

1. Any queries relating to the tender document and the terms and conditions contained therein should be addressed to the Tender Inviting Authority for a tender or the relevant contact person indicated in the tender.

2. Any queries relating to the process of online bid submission or queries relating to CPP Portal in general may be directed at the 24x7 CPP Portal Helpdesk.

   More information useful for submitting online bids on the CPP Portal may be obtained at: https://eprocure.gov.in/eprocure/app. Bidders are requested to note that CPP has been built and maintained by the National Informatics Centre and that the Procuring Entity is not responsible for any technical issues related to the CPP Portal. All information contained in this annexure is taken directly from the CPP Portal.

NEST 3 Architectural note and project key updates. **ranjan-kumar** < ranjan-kumar@gov.in >

Niraj kholakia < niraj@rezakabul.in >

Tue, 01 Sep 2026 7:09:55 PM +0530

To "Aman Kumar Sharma"<amank.g142101@gov.in>,"ranjan-kumar"<ranjan-kumar@gov.in>

Cc "k.ranjanseepz@gmail.com"<k.ranjanseepz@gmail.com>,"Ar. Mangesh Rane"<mangesh@rezakabul.in>,"Ar. Wajeed Joad"<wajeed@rezakabul.in>

Sir,
Please find the attached document of architectural key features note as requested for your reference. Also project cost summary is been added in the same document.

Regards,
Er. Niraj Kholakia



Plot No 78-A, 2nd Floor, Turner Road,
Bandra (W), Mumbai 400050
Tel: +91 22 26439415
www.architectrezakabul.com

Regards,
Niraj kholakia

Tel:
www.architectrezakabul.com

2 Attachment(s)

R2_260807 -NEST 3 - ARCHI…
24.8 KB

R2_260807 -NEST 3 - ARCHI…
119.8 KB

Project: New Enterprises & Services Tower (N.E.S.T.) III, SEEPZ-SEZ, Mumbai (Concept Option 4 – Vastu Complied)

1. Project Vision

- NEST-III is proposed to replace the existing SDF-1 building and accommodate tenants from SDF-2, SDF-3, and SDF-4.
- The development is intended for three major industry sectors:
    - Gems & Jewellery
    - Electronics Hardware
    - Electronics Software / IT
- A total of **118 industrial units** is planned to be accommodated from the existing buildings.
- Proposed Member Carpet area - 6,50,000 sqft.
- Proposed Saleable Carpet area – 50,000 sqft

2. Key Architectural Highlights

- **Configuration:** 1 Basement + Ground + 2 Podium + 10 Storeys with **three towers** above the podium.
- Planning focuses on:
    - Maximum usable industrial floor area
    - Flexible unit combinations
    - Efficient services/ exhaust / HVAC integration
    - Fire and life safety compliance
    - MIDC 2023 and NBC compliance

3. Circulation & Safety Strategy

- Tower A: 3 fire staircases .
- Tower B: 4 fire staircases.
- Tower C: 4 fire staircases.
- Every unit has access to **two emergency escape routes**.
- Each wing includes:

- 8 passenger lifts
- 2 goods lifts
- 1 fire lift
- Dedicated fire, electrical and LV shafts

4. Parking & Site Infrastructure

- Basement Parking:
  - 140 cars
  - 200 bikes
- Podium-1 Parking:
  - 170 cars
  - 339 bikes
- Podium-2 Parking:
  - 190 cars
  - 370 bikes

Total Parking Capacity

- **500 Cars**
- **909 Bikes**

5. Industrial Functionality

- Independent movement planned for goods and pedestrian.
- Heavy industrial requirements accommodated in Tower C with high floor loading capacity and machinery up to 20 tonnes.
- Service infrastructure includes:
  - ETP & settling tanks
  - Utility shafts
  - AC ODU shafts
  - Dedicated plumbing systems

6. Employee-Centric Amenities

- 5,395 sq.ft Food Court.
- 703 sq.ft Creche.
- Open-to-sky **E-Deck** connecting all towers.
- Landscaped areas retained and enhanced.

The E-Deck acts as both a social interaction space and an emergency assembly area.

7. Flexible Industrial Units

- The design allows multiple unit combinations, enabling future scalability and tenant growth.
- Tower A: 2 units per floor. – 13,777 Sqft. / Floor (Carpet Area)
- Tower B: 4 units per floor. - 25,670 Sqft. / Floor (Carpet Area)
- Tower C: 4 units per floor. – 31,274 Sqft. / Floor (Carpet Area)
- **Total Construction Area – 14,87,512 Sqft.**

8. Sustainability & Future Readiness

- Solar panels proposed at terrace level.
- Dedicated provisions for chimneys, OHT, utility services, and industrial infrastructure.
- Existing peripheral landscape retained wherever possible.

9. Key Message for Management / Stakeholders

“NEST-III is conceived as a next-generation industrial ecosystem that consolidates 118 existing units into a modern, efficient, safe, and future-ready development. The project combines high operational efficiency, flexible industrial spaces, robust fire and life safety systems, significant parking capacity, employee-focused amenities, and full compliance with MIDC and NBC requirements, making it a landmark industrial facility within SEEPZ

10. Tentative Project Cost:

Sr. No	DESCRIPTION	TOTAL AMOUNT
Stage 1.0	**DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1**	
1.00	DEMOLITION OF EXISTING STANDARD DESIGN FACTORY (SDF) – 1	-
Stage 2.0	**CONSTRUCTION OF NEW ENTERPRISES & SERVICES TOWER (NEST) - 3**	
2.00	REINFORCED CEMENT CONCRETE WORK	2,24,81,58,947
3.00	CIVIL WORK	21,40,54,646
4.00	INTERIOR WORKS	13,32,51,675
5.00	FAÇADE WORKS	57,14,10,687
6.00	LANDSCAPE FLOORING WORKS	1,93,26,460
7.00	MISCELLANEOUS	7,41,70,888
8.01	ELECTRICAL SUBSTATION	6,42,07,357
8.02	ELECTRICAL INTERNAL	1,88,48,274
8.03	ELECTRICAL LIGHTING	74,71,057
8.04	ELECTRICAL EARTHING	69,64,511
8.05	LIFTS	30,26,25,000
8.06	ELV - FA	9,18,27,835
8.07	ELV - PA	3,98,17,295
8.08	ELV - CCTV	10,18,57,504
8.09	ELV - BMS	99,05,500
8.10	SOLAR	5,39,76,050
9.00	HVAC	2,17,28,844
10.01	PLUMBING WORK	3,90,63,000
10.02	PLUMBING - ETP	3,03,36,000
10.03	PLUMBING - WTP	39,84,585
11.00	FIRE FIGHTING	8,45,28,134
	TOTAL AMOUNT	**4,13,75,14,248.33**
	ESCALATION	39,31,50,510
	TOTAL AMOUNT AFTER ESCALATION	**4,53,06,64,758.00**

Agenda no. 8

SEEPZ Tanker Free Mission

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI
AGENDA ITEM NO. 08 (A)

A) Proposal

Approval for development of a **1.0 MLD Water Treatment Plant (WTP)** at SEEPZ-SEZ, Mumbai, based on Deval Talao and campus dug-well sources, including associated raw-water intake, transmission, treatment, storage, pumping, delivery and monitoring infrastructure, along with Operation and Maintenance for a period of 15 years with or without the Hybrid Annuity Model (HAM).

B) Relevant Provision of SEZ Act, 2005 & Rules

Section 34 of the SEZ Act, 2005 and Rule 7 of the SEZ Authority Rules, 2009.

C) Other Information

Background and Context

SEEPZ-SEZ requires a dedicated and reliable potable-water-supply system to meet the water requirements of Sector-1 and to improve the reliability of the internal water-distribution network.

It is proposed to develop a Water Treatment Plant of **1.0 MLD design capacity**, utilizing raw water from Deval Talao and the existing campus dug well. The plant shall provide a guaranteed minimum treated-water production of **0.50 MLD per day**, subject to availability of source water and statutory permissions.

The treated water supplied from the proposed WTP shall conform to the requirements of **IS 10500:2012 — Drinking Water Specification**, as amended. The project is proposed to be implemented with or without the Hybrid Annuity Model, including operation and maintenance for 15 years from the Commercial Operation Date. RFP and estimate is attached for approval.

Scope of Work

The proposed project includes the following principal works:

- Development of raw-water intake and lifting arrangements at Deval Talao, including screens, pumps, flow meters, electrical works and allied infrastructure.
- Rehabilitation and development of the campus dug well, including desilting, cleaning, repairs, safety arrangements, pumping tests and source-monitoring facilities.
- Laying of raw-water transmission pipelines from Deval Talao and the dug well to the proposed WTP.

- Construction, supply, installation, testing and commissioning of the **1.0 MLD WTP**, including clarification, filtration, ultrafiltration, disinfection, chemical dosing, partial reverse osmosis where necessary, blending and remineralisation facilities.
- Construction of a **400 cubic metre RCC treated-water reservoir** with interconnected compartments, internal lining, level instrumentation and associated piping.
- Provision of treated-water pumping and transmission system, bulk metering, online water-quality monitoring, SCADA, telemetry, PLC, control room and on-site water-testing laboratory.
- Provision of backwash-water recovery, sludge handling and disposal arrangements.
- Installation of a solar photovoltaic system of minimum **40 kWp capacity**.
- Construction of the Sector-1 booster station, including pumps, hydropneumatic vessel, electrical panels, control system and associated civil works.
- Provision of an automatic changeover facility for MCGM water supply as a standby/backup arrangement.
- Laying of approximately **1.4 km dedicated DI water-supply mains** for supplying treated water to nine Sector-1 building GSRs, including valves, chambers, check meters, level sensors, RTUs, telemetry, road-reinstatement and associated works.
- Operation and maintenance of the complete system for **15 years** from COD.

Cost Estimate

The detailed estimate has been prepared based on the prescribed project scope, applicable schedule-of-rates references, budgetary offers for specialized water-treatment equipment and prevailing market rates.

Particulars	Amount
Estimated capital works cost, excluding GST	₹9,60,00,000
Estimated O&M cost for 15 years, excluding GST and power charges	₹10,10,00,000
Total project outlay, excluding GST and power charges	**₹19,55,18,198**

The detailed estimate is within the proposed capital works provision of ₹9.60 crore and O&M provision of ₹10.10 crore. Power charges shall be dealt with as per the applicable project/HAM contractual provisions.

Implementation Period

The proposed implementation schedule is as under:

Activity	Period
Construction of facilities	12 months
Trial operation and commissioning	3 months
Operation and Maintenance	15 years from COD

The work shall be undertaken subject to statutory permissions for raw-water abstraction, groundwater use, pollution-control compliance, site handover and access to the identified Sector-1 building GSR locations.

D) Recommendation

In view of the requirement for a dedicated, reliable and quality-controlled potable-water-supply system for SEEPZ-SEZ, the Authority is requested to accord approval for:

1. Development of a **1.0 MLD Water Treatment Plant** at SEEPZ-SEZ, Mumbai, based on Deval Talao and campus dug-well sources, with a guaranteed minimum production of 0.50 MLD per day.
2. Execution of all associated works, including raw-water intake and transmission arrangements, treatment facilities, treated-water storage, pumping system, booster station, backup MCGM changeover facility, dedicated delivery mains to nine Sector-1 building GSRs, solar PV system, laboratory, SCADA, online quality monitoring, electrical, civil and allied works.
3. Implementation of the project with or without the **Hybrid Annuity Model**, including operation and maintenance of the complete system for 15 years from COD.
4. Acceptance of the estimated capital works cost of ₹9.60 crore, excluding GST
5. Acceptance of the estimated O&M cost of ₹10.10 crore for 15 years, excluding GST.
6. Authorization to undertake further necessary action for implementation of the approved project in accordance with applicable rules, statutory requirements and the approved project documents.
7. RFP and Estimate is attached for approval.

The proposal is placed before the SEEPZ-SEZ Authority for kind consideration and approval.

****

SEEPZ–SEZ | DEVELOPMENT OF A 1.0 MLD WATER TREATMENT PLANT ON HAM BASIS

Detailed Engineering-Grade Cost Estimate — Capital Works and O&M | Basis, Summary & Reconciliation

Colour legend

Blue = input / rate entered

Black = formula

Green = cross-sheet link

Yellow fill = assumption, lever or flag

A. KEY DESIGN & COMMERCIAL PARAMETERS

Parameter	Value	Unit	Source / note
Design Maximum Production	1,000	m³/day	*RFP Vol I Definitions*
Guaranteed Minimum Production	500	m³/day	*RFP Vol I Definitions*
Reference Annual Production (RAP)	266,500	m³/yr	*RFP Vol I Definitions — evaluation quantity*
Minimum overall recovery	65.0%	fraction	*RFP Vol III Section No. 3 Design Basis*
Raw water abstraction (= RAP ÷ recovery)	410,000	m³/yr	*Formula — matches Table 1.1 (409,895 m³)*
RO-treated stream (high-TDS season, blend basis)	120,000	m³/yr feed	*Assumption — dug-well season; confirm via RWCP*
O&M Period	15	years	*RFP Vol I Definitions*
Contingency on capital works	5.0%	fraction	*Convention per reference BOQ (5%)*
Price escalation provision (construction period)	1.0%	fraction	*Q1 2026 base → mid-construction; BPC carries no escalation (Vol IV note)*
RFP provision — capital works	96,000,000	INR	*e-Tender Notice item 4 (₹9.60 Cr)*
RFP provision — O&M, 15 yr, excl. Power	101,000,000	INR	*e-Tender Notice item 5 (₹10.10 Cr, Q1 2026)*
Evaluation power tariff	9.00	₹/kWh	*RFP Clause 29.1*
Solar PV capacity (minimum)	40	kWp	*RFP Vol III Section No. 1.2(M)*
Solar specific yield (Mumbai)	4.00	kWh/kWp/day	*Assumption — MNRE zone average*

B. O&M DERIVATION INPUTS (referenced by 3_O&M; R1 values = matched-estimate assumptions, see Section No. C note)

Input	Value	Unit	Note
PACl dose (on raw water)	17	g/m³	*R0: 18 — lamella+UF train supports 17; confirm via RWCP*
Polyelectrolyte dose (on raw water)	0.40	g/m³	*Assumption*
NaOCl dose, pre+post (as 12% product, on treated)	23	g/m³	*R0: 25 — ≈2.8 g/m³ available Cl_2*
PAC dose (monsoon algal assist, on treated)	5	g/m³	*RFP Section No. 5.2(c) provision*
PAC dosing days	120	days	*R0: 150 — algal-peak targeting*
Antiscalant dose (on RO feed)	3.50	g/m³	*Assumption*
UF membrane replacement fraction of skid cost	45.0%	fraction	*Elements only*
UF membrane life	7	years	*R0: 6 — vendor-warranted with CIP discipline*
RO element set replacement cost	1,100,000	INR	*Market 2026*
RO element life	6	years	*R0: 5 — conservative flux, feed after UF*
Staff statutory add-on (EPF/ESIC/bonus)	13.4%	fraction	*Statutory*

C. ESTIMATE SUMMARY & RECONCILIATION (R1 — matched to RFP provisions)

Head	Estimate (₹)	Provision (₹)	Variance	Reading
Capital works incl. escalation & contingency, excl. GST	94,522,362	96,000,000	-1.5%	*Matched — coverage additions per Section No. E close the R0 gap without rate inflation*
O&M 15 years, constant Q1 2026, excl. Power & GST	100,995,836	101,000,000	0.0%	*Matched via stated assumptions — see note*

O&M matched-estimate assumptions (yellow inputs, Section No. B): 2-operator roster with the Section No. 5.2(i) 8-hour unattended night window; NABL annual-contract rates (10–15% below spot); UF membrane life 7 yr / RO 6 yr on vendor warranty terms; PACl 17 g/m³, NaOCl 23 g/m³, PAC 120 days. The unmitigated R0 bottom-up (3 operators, spot lab rates, 6/5-yr membrane lives) was +11% over provision — carry that as the pricing risk band. Each assumption is a live cell: revert any one and the variance recomputes.

D. GUARANTEED ENERGY CONSUMPTION MEMO — VOLUME IV ITEM C (grid kWh/m³ delivered, before solar)

Band	GEC est.	Weight	Weighted	Build-up note
C.1 ≤600 m³/d, TDS <1,000	0.84	0.14	0.118	*Lift 0.13, treat+UF 0.34, TW+booster 0.28, aux 0.09 (low-flow spread)*
C.2 ≤600 m³/d, TDS 1,000–1,500	1.06	0.16	0.170	*C.1 + partial RO +0.22*
C.3 ≤600 m³/d, TDS >1,500	1.29	0.11	0.142	*Well-heavy summer; RO +0.45*
C.4 >600 m³/d, TDS <1,000	0.73	0.35	0.256	*Monsoon lake duty, no RO*
C.5 >600 m³/d, TDS 1,000–1,500	0.97	0.16	0.155	*Partial RO +0.24*
C.6 >600 m³/d, TDS >1,500	1.18	0.08	0.094	*RO +0.45*
C.7 Weighted average GEC (kWh/m³)			**0.934**	
Annual grid energy at C.7 × RAP (kWh)			248,964	
Indicative annual Power Charges at cap (₹, evaluation tariff)			2,240,679	
Solar generation, annual (kWh) — Concessionaire benefit, outside cap			58,400	

Power Charges sit outside the ₹10.10 Cr O&M provision — reimbursed at actual, capped at quoted GEC.

H. QS COMPLETENESS REGISTER (R2 sweep — checked and confirmed)

ADDED this revision: WTP raw-water blending sump (Sec 5) · plant-building lightning protection (Sec 13) · O&M residuals transport & disposal (O&M-5) · reservoir re-sized to 400 m³ (Sec 6).

CONFIRMED COVERED, wording clarified: DMF backwash pumps inside filter package (Sec 5) · GSR meter chambers inside connection rate (Sec 16) · UPS/RTU battery cycles inside M&E spares (O&M-5) · anti-termite & waterproofing inside building PAR rate (Sec 13) · mandatory spares cover plant + delivery system (Sec 5).

CONFIRMED EXCLUDED, with reason: diesel generator — Section No. 3 standby-power philosophy · road-restoration security deposits — refundable · KPI-12 years-10/14 independent inspections — Independent Engineer / Authority side · Deval Talao desilting — Authority package · handover rectification — funded through KPI-12 upkeep and spares provisions.

MEMO ITEM outside totals: CGWA groundwater abstraction charges (O&M sheet) — cost allocation not fixed by the CA; if Concessionaire-borne, +≈₹1.78 L/yr (+2.6% on the O&M provision). Recommend settling in CA Schedule 8 before bid.

RE-PRICES funding the 400 m³ change without scope deletion: reservoir unit rate at twin-cell 400 m³ economy (₹9,900/m³ vs ₹11,500 at 200 m³) · single-vendor package re-quotes on lamella/DMF/UF/CIP/RO · re-measured trial pits (24 no. at 60 m where GPR is clean) · mobilisation and engineering percentages trued to works value · utility-shifting provisional sum reset to ₹6.90 L.

F. RATE BASIS & REFERENCES

Every line carries a Rate ref. column citing its source schedule. Citations are at schedule + chapter level; exact item numbers are to be inserted at DPR stage from the office-held CPWD DSR 2025, CPWD PAR 2025, MJP SSR 2025-26 and PWD (Maharashtra) SSR 2025-26 editions — chapter-level citation is used here deliberately to avoid misquoting item codes.

Delhi-schedule (CPWD) rates are applied with the Mumbai cost index; MJP SSR is the governing schedule for water-supply-specific items (DI laying, valves, pumping machinery).

Process packages (lamella, DMF, UF, RO, analysers, SCADA, screens) are budgetary-offer basis Q1 2026, GeM category referenced where listed — no public schedule carries these.

Carry-overs from the uploaded reference BOQ (Water Supply System — Dug Well) are cited "Ref. BOQ item n". Its CPVC (items 17–22) is NOT adopted: RFP Section No. 1.2(S) mandates DI K9 delivery mains and Section No. 1.2(D) DI/HDPE rising mains.

O&M rates: NABL annual-contract rate cards (volume-discounted), Mumbai skilled-wage survey + statutory add-ons, market ex-Mumbai chemical prices.

G. EXCLUSIONS & FLAGS

Excluded (Authority scope per RFP Section No. 1.3.1 / Clause 5.1): land & site, CP-1/CP-2 permissions, HT/LT power connection to metering point, legacy Sector-1 network, Building GSRs & building-side plumbing, municipal main upstream of changeover isolation, Independent Engineer costs, Deval Talao desilting (separate Authority package, Vol III Section No. 2.1).

GST excluded throughout (payable additionally per RFP Clause 24.2 / Volume IV). Financing costs, IDC and bidder margin excluded — works + O&M cost estimate, not a bid price.

RESOLVED (R2): storage priced on 400 m³ per Vol III Section No. 9.1, as directed. ACTION ON BID DOCUMENT: e-Tender Notice item 2, Section I Section No. 2.1 and Vol III Section No. 1.2(F) still state 200 m³ — harmonise to 400 m³ in the next document revision / addendum before issue.

FLAG — reference process for pricing: aeration + coagulation/lamella + DMF + UF 0.08 µm + partial RO (high-TDS dug-well season) + remineralisation + NaOCl. Concessionaire-selected after RWCP (Section No. 5.1); if TDS conforms year-round, RO drops: capital −≈₹56 L, O&M −≈₹4.6 L/yr.

FLAG — CP-1 unfulfilled scenario: dug-well-only operation; Lake intake (Section 1, ≈₹46 L) deferred until CP-1; O&M pro-rata per CA Clause 3.6.

Security/watch & ward by SEZ establishment — not priced. No diesel generator — deliberate exclusion per RFP Vol III Section No. 3 standby-power philosophy (changeover facility + 30-min UPS).

DETAILED CAPITAL COST ESTIMATE (ENGINEERING GRADE) — 1.0 MLD WTP & ASSOCIATED INFRASTRUCTURE, SEEPZ–SEZ (HAM) — R2

Scope per RFP Vol III Section No. 1.2(A)–(U) + RWCP + general construction items + engineering. INR, excl. GST, Q1 2026. Rate ref. column cites source schedule per Basis Section No. F.

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
SECTION 1 — DEVAL TALAO INTAKE & RAW WATER LIFTING [RFP Vol III Section No. 1.2(A)]								
1	Lake intake structure	RCC intake well, draw-off below surface/above bed, cofferdam, platform, 15 m approach walkway piles	LS	1	1,320,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI + marine-works uplift*	1,320,000	Working over water — ESHS Section No. 12.2
2	Coarse bar screen	SS 304 manual, 25 mm clear	No	1	120,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	120,000	
3	Mechanically cleaned fine screen	SS 304, 6 mm, motorised rake, local panel	No	1	820,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	820,000	Section No. 1.2(A)
4	Raw water sump	RCC 25 m³, IS 3370	LS	1	320,000	*CPWD DSR 2025 Ch.5 + IS 3370 water-retaining premium*	320,000	
5	Raw water pumps, VFD	75 m³/h @ 15 m, 7.5 kW, SS impeller, 1D+1S	No	2	260,000	*MJP SSR 2025-26 — Pumping machinery*	520,000	N+1 per Section No. 3
6	VFD + local starter panel	2×7.5 kW, IP54	Set	1	160,000	*CPWD DSR (E&M) 2025 — LT works*	160,000	
7	Hard-wired low-level cut-off	Guided-wave radar + independent float, non-overridable, sealed	Set	1	140,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	140,000	24.0 m reserve; KPI-5
8	Abstraction flow meter	EM DN150 class 1, telemetered	No	1	160,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	160,000	Section No. 1.2(A)
9	Walkway, handrail, fall-arrest	Al handrail, lifelines, ladder cage	LS	1	240,000	*CPWD DSR 2025 Ch.10 Steelwork × Mumbai CI*	240,000	
10	Davit crane	500 kg swivel, SS fittings	No	1	90,000	*Market ex-Mumbai, Q1 2026*	90,000	
11	Intake piping & valves	DI DN150, isolation + NRV	LS	1	280,000	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	280,000	
12	Power & control cabling to intake	120 m armoured + JB	LS	1	200,000	*CPWD DSR (E&M) 2025 — LT works*	200,000	
13	Intake lighting & small power		LS	1	100,000	*CPWD DSR (E&M) 2025 — LT works*	100,000	
	Subtotal — Section 1 — Lake intake & lifting						**4,470,000**	
SECTION 2 — DUG WELL REHABILITATION [RFP Vol III Section No. 1.2(B)]								
14	Dewatering of standing water	Pumped disposal to approved point	LS	1	120,000	*CPWD DSR 2025 Ch.2 Earthwork × Mumbai CI*	120,000	
15	Desilting & muck removal	Lifting & disposal	LS	1	220,000	*CPWD DSR 2025 Ch.2 Earthwork × Mumbai CI*	220,000	Confined space Section No. 12.2
16	Lining inspection & repair	Pointing/guniting patches	LS	1	180,000	*CPWD DSR 2025 Ch.6 Brickwork × Mumbai CI*	180,000	
17	Plugging of contamination points	PU/cement grout	LS	1	80,000	*Market ex-Mumbai, Q1 2026*	80,000	
18	Plinth & apron	RCC plinth + peripheral drain	LS	1	140,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI*	140,000	
19	Jet cleaning of strata	High-pressure jetting	LS	1	90,000	*Market ex-Mumbai, Q1 2026*	90,000	
20	Permanent cover & lockable access	RCC slab + SS hatch	LS	1	60,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI*	60,000	Scaled from Ref. BOQ item 6
21	Surrounding drainage repair		LS	1	70,000	*CPWD DSR 2025 Ch.2 Earthwork × Mumbai CI*	70,000	
22	Safety provisions	Ladder, anchor points, gas-test setup	LS	1	80,000	*Market ex-Mumbai, Q1 2026*	80,000	Section No. 12.2
	Subtotal — Section 2 — Dug well rehabilitation						**1,040,000**	
SECTION 3 — PRODUCTION WELL DEVELOPMENT [RFP Vol III Section No. 1.2(C)]								
23	Hydrogeological assessment	Desk + field, aquifer parameters, report	LS	1	180,000	*Q1 2026 (GeM category where listed)*	180,000	Section No. 4.6.1
24	Constant-rate pumping tests	72 h + ≥90% recovery, IS 11624	No	3	85,000	*Q1 2026 (GeM category where listed)*	255,000	Dug well + 2 new
25	Piezometers	50 mm with logger; wells + 2 obs points	No	5	45,000	*Q1 2026 (GeM category where listed)*	225,000	Section No. 1.2(C)
26	Submersible pumps	5.5 kW openwell/borewell, branded, clamps, guide cable	No	4	52,000	*Ref. BOQ item 1 (uploaded) — scaled from 20 HP @ ₹61,600*	208,000	3 duty + 1 standby
27	Pump lowering & installation	Clamping, cable tie-in, wellhead fixing	No	2	5,625	*Ref. BOQ item 2 (uploaded)*	11,250	Labour

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
30	Well flow meters	EM DN80, IS 13010, telemetered	No	2	95,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	190,000	Section No. 1.2(C)
	Subtotal — Section 3 — Production well development						**1,208,000**	
SECTION 4 — RAW WATER TRANSMISSION [RFP Vol III Section No. 1.2(D)]								
32	Rising main — Lake to WTP	DI K9 DN150 laid & jointed incl. excavation, bedding, backfill	m	250	3,400	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	850,000	
33	Rising main — well to WTP	HDPE PE100 PN10 110 OD, butt-fused	m	150	1,150	*MJP SSR 2025-26 — HDPE PE100 pipes*	172,500	
34	Isolation, NRV & air valves	Valve set, both mains	LS	1	160,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	160,000	
35	Washouts & drain points		LS	1	50,000	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	50,000	
36	Valve chambers	RCC 1.0×1.0 m, CI cover	No	4	35,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI*	140,000	
	Subtotal — Section 4 — Raw water transmission						**1,372,500**	
SECTION 5 — WATER TREATMENT PLANT, 1.0 MLD [RFP Vol III Section No. 1.2(E), Section No. 5] (reference process — see Basis flag)								
37	Raw water blending sump at WTP	RCC 30 m³ receiving both rising mains, level control, overflow	LS	1	340,000	*CPWD DSR 2025 Ch.5 + IS 3370 water-retaining premium*	340,000	Section No. 1.2(D) terminates at plant raw water sump; QS sweep
38	Cascade aerator + pre-oxidation	RCC cascade, NaOCl pre-dose	LS	1	630,000	*CPWD DSR 2025 Ch.5 + IS 3370 water-retaining premium*	630,000	Fe/Mn, H_2S; Section No. 5.2(d)
39	Flash mixer, flocculator & lamella clarifier	Packaged 46 m³/h, epoxy MS/SS internals, hopper	Set	1	3,270,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	3,270,000	Barrier 1
40	Dual-media pressure filters	2×50% MSEP, media, face piping, backwash pumps 1D+1S, air-scour blowers 1D+1S	Set	1	2,120,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	2,120,000	
41	Ultrafiltration system	2×50% racks, PVDF 0.08 µm, skid with valves & instruments	Set	1	6,620,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	6,620,000	Section No. 5.2(b); GMP with one rack out
42	UF backwash & CIP system	BW pumps, CIP tank/skid, circuits	Set	1	910,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	910,000	
43	RO stage (partial stream)	25 m³/h, HP pumps 1D+1S, membranes, cleaning skid	Set	1	5,150,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	5,150,000	Section No. 5.2(e); see Basis flag
44	Blending, remineralisation & pH correction	Calcite contactor + CO_2/caustic trim	Set	1	1,250,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	1,250,000	Section No. 5.2(g); Section No. 7.3.2 LSI
45	Disinfection system	NaOCl skids 1D+1S, contact provision, residual trim	Set	1	850,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	850,000	Section No. 5.2(f) CT-sized
46	Chemical storage & dosing skids	PACl, polymer, antiscalant, SMBS, acid/alkali — 1D+1S each, day tanks, bunds	Set	1	1,560,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	1,560,000	
47	PAC dosing provision	Powdered carbon slurry system	Set	1	450,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	450,000	Section No. 5.2(c)
48	Interconnecting piping & valves	uPVC/SS in-plant, supports, ID painting	LS	1	1,730,000	*Market ex-Mumbai, Q1 2026*	1,730,000	
49	Plant MCC, VFDs & power cabling	MCC IP54, VFDs, cabling, earthing	LS	1	2,600,000	*CPWD DSR (E&M) 2025 — LT works*	2,600,000	
50	Instrument air & service water	Compressor 1D+1S, receiver	LS	1	450,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	450,000	
51	Erection, installation & painting	Mechanical erection, alignment, paint system	LS	1	2,100,000	*Market ex-Mumbai, Q1 2026*	2,100,000	
52	Commissioning + 2-yr mandatory spares	Plant + delivery-system schedules	LS	1	1,120,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	1,120,000	Section No. 1.2 "all spares"
53	Trial-run consumables & chemicals	3 months per Section No. 11.2	LS	1	650,000	*Market ex-Mumbai, Q1 2026*	650,000	
	Subtotal — Section 5 — Water treatment plant						**31,800,000**	
SECTION 6 — TREATED WATER STORAGE [RFP Vol III Section No. 1.2(F), Section No. 9.1]								
54	RCC treated water reservoir	400 m³ net, two equal interconnected compartments, IS 3370:2021, watertightness tested; rate reflects twin-cell shared-wall economy at this volume	m³	400	9,900	*CPWD DSR 2025 Ch.5 + IS 3370 water-retaining premium*	3,960,000	400 m³ adopted per Vol III Section No. 9.1; supersedes 200 m³ of R0/R1
55	Food-grade internal lining	Potable-certified epoxy, floor + walls	Sqm	400	900	*Market ex-Mumbai, Q1 2026*	360,000	
56	Vents, covers, ladders	Mosquito/vermin-proof, lockable, SS, both cells	LS	1	160,000	*CPWD DSR 2025 Ch.10 Steelwork × Mumbai CI*	160,000	

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
58	Sampling taps & pipework	Inlet/outlet/overflow/scour, both cells	LS	1	240,000	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	240,000	No drain-vent cross connection
	Subtotal — Section 6 — Treated water storage						**4,830,000**	
SECTION 7 — TREATED WATER PUMPING & TRANSMISSION [RFP Vol III Section No. 1.2(G), Section No. 9.2]								
59	Treated water transfer pumps, VFD	46 m³/h @ 20 m, 1D+1S, SS wetted	No	2	205,000	*MJP SSR 2025-26 — Pumping machinery*	410,000	
60	Surge protection (transfer main)	Bladder vessel; final per surge analysis	LS	1	150,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	150,000	Section No. 3
61	Residual chlorine boosting	Dosing point + static mixer	Set	1	160,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	160,000	
62	Transmission main to Delivery Point	DI K9 DN150, tested, swabbed, disinfected (IS 3114)	m	200	3,400	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	680,000	Cover 1.0/0.75 m Section No. 9.2
63	Line valves & specials	Isolation, air valves, washouts	LS	1	100,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	100,000	
	Subtotal — Section 7 — TW pumping & transmission						**1,500,000**	
SECTION 8 — DELIVERY POINT (PAYMENT METERING) WORKS [RFP Vol III Section No. 1.2(H), Section No. 9.3]								
64	Bulk meter chamber	RCC lockable, jointly sealed, drained	LS	1	220,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI*	220,000	Section No. 9.3.2
65	Payment bulk flow meter	EM DN150 accuracy class 1, verification cert	No	1	260,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	260,000	Sole payment basis
66	Isolation & non-return valves	DI DN150	Set	1	90,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	90,000	
67	Pressure transmitter	4–20 mA SS	No	1	45,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	45,000	
68	Online turbidity analyser	0–5 NTU self-clean	No	1	310,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	310,000	SP-7 Section No. 8.2.1
69	Online residual chlorine analyser	Amperometric reagent-free	No	1	290,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	290,000	SP-7 Section No. 8.2.1
70	Sampling tap & appurtenances	SS point	LS	1	15,000	*Market ex-Mumbai, Q1 2026*	15,000	
	Subtotal — Section 8 — Delivery Point works						**1,230,000**	
SECTION 9 — REJECT, BACKWASH & RESIDUALS [RFP Vol III Section No. 1.2(J), Section No. 6]								
71	Backwash settling / recovery tank	RCC 40 m³ with decant	LS	1	520,000	*CPWD DSR 2025 Ch.5 + IS 3370 water-retaining premium*	520,000	Recycle Section No. 6.4
72	Supernatant return pumps	1D+1S, 20 m³/h	No	2	80,000	*MJP SSR 2025-26 — Pumping machinery*	160,000	
73	Sludge holding & dewatering	Holding tank + filter-bag units	LS	1	340,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	340,000	
74	RO reject conditioning & disposal line	Metered, CTE-approved route	LS	1	220,000	*Market ex-Mumbai, Q1 2026*	220,000	Section No. 6.3 prohibitions
75	Reject stream flow meter	EM DN80	No	1	95,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	95,000	SP-9
	Subtotal — Section 9 — Reject & residuals						**1,335,000**	
SECTION 10 — ON-SITE LABORATORY [RFP Vol III Section No. 1.2(K), Section No. 8.3]								
76	Bench turbidimeter	0.01–1000 NTU	No	1	85,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	85,000	
77	pH / EC / TDS bench meters	Multiparameter + spare electrodes	Set	1	65,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	65,000	
78	UV-Vis spectrophotometer	Potable methods pack	No	1	240,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	240,000	
79	Jar test apparatus	6-paddle	No	1	55,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	55,000	
80	Analytical balance	0.1 mg	No	1	80,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	80,000	
81	Incubator + membrane filtration set	HPC / P-A screening	Set	1	90,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	90,000	
82	Hot air oven, fridge, hotplate		Set	1	85,000	*Market ex-Mumbai, Q1 2026*	85,000	
83	Glassware & reagents — initial		LS	1	140,000	*Market ex-Mumbai, Q1 2026*	140,000	

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
85	Samplers, coolboxes, custody kit	IS 3025 Pt 1	LS	1	60,000	*Market ex-Mumbai, Q1 2026*	60,000	
	Subtotal — Section 10 — Laboratory						**1,060,000**	
SECTION 11 — INSTRUMENTATION, CONTROL & SCADA [RFP Vol III Section No. 1.2(L), Section No. 8.2]								
86	Online turbidity analysers	SP-1 lake, SP-3 inlet, SP-5 outlet	No	3	310,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	930,000	Section No. 8.2.1
87	Online pH analysers	SP-1/3/5	No	3	150,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	450,000	
88	Online conductivity analysers	SP-1/3/5	No	3	130,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	390,000	
89	Online residual chlorine — outlet	SP-5	No	1	290,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	290,000	
90	Stage DP / head-loss transmitters	Filters, UF, RO	No	6	42,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	252,000	
91	Pressure transmitters — misc		No	4	40,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	160,000	
92	Redundant PLC system	Hot-standby CPU, I/O, panels	Set	1	920,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	920,000	8-h unattended Section No. 5.2(i)
93	SCADA + historian	Licences, development, 5-yr ≤5-min historian	LS	1	820,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	820,000	Section No. 1.2(L)
94	HMI / engineering station		Set	1	220,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	220,000	
95	UPS for controls & telemetry	10 kVA, 30-min	Set	1	260,000	*CPWD DSR (E&M) 2025 — LT works*	260,000	Section No. 3
96	Campus command-centre integration	Protocol, data model, cyber per D-17	LS	1	330,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	330,000	
97	Instrument cabling, JBs, trays		LS	1	450,000	*CPWD DSR (E&M) 2025 — LT works*	450,000	
98	FAT / SAT & loop commissioning		LS	1	200,000	*Market ex-Mumbai, Q1 2026*	200,000	
	Subtotal — Section 11 — Instrumentation & SCADA						**5,672,000**	
SECTION 12 — SOLAR PV [RFP Vol III Section No. 1.2(M)]								
99	Solar PV plant	40 kWp mono-PERC, string inverter, GI structure	kWp	40	42,500	*MNRE benchmark 2025-26 — grid-connected solar*	1,700,000	≥40 kWp
100	Net metering & protections	Bi-directional meter, ACDB/DCDB, SPD	Set	1	110,000	*CPWD DSR (E&M) 2025 — LT works*	110,000	Where permitted
101	Earthing & lightning protection		LS	1	70,000	*CPWD DSR (E&M) 2025 — LT works*	70,000	
	Subtotal — Section 12 — Solar PV						**1,880,000**	
SECTION 13 — BUILDINGS & SITE WORKS [RFP Vol III Section No. 1.2(N)]								
102	Process/plant building & control room	RCC framed 140 m² — control, dosing hall interface, lab, store, toilet; incl. anti-termite & waterproofing	Sqm	140	23,500	*CPWD PAR 2025 (plinth-area) × Mumbai CI*	3,290,000	
103	Chemical store with bund	30 m², segregated, bunded	Sqm	30	20,000	*CPWD PAR 2025 (plinth-area) × Mumbai CI*	600,000	
104	Internal roads & hardstanding	M20 CC pavement	Sqm	400	1,400	*PWD (Mah) SSR 2025-26 — Road works & restoration*	560,000	
105	Boundary treatment & gate	Fencing/wall + MS gate	LS	1	320,000	*CPWD DSR 2025 Ch.6 Brickwork × Mumbai CI*	320,000	
106	Area lighting	LED poles + cabling	LS	1	260,000	*CPWD DSR (E&M) 2025 — LT works*	260,000	
107	Fire safety provision	Extinguishers, hose reel, detection	LS	1	180,000	*Market ex-Mumbai, Q1 2026*	180,000	
108	CCTV & access control	Plant + booster: 8 cameras, NVR, access control	LS	1	340,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	340,000	— Section No. 1.1.3 security
109	Lightning protection — plant building	Air terminations, down conductors, test links, earth pits, IS/IEC 62305	LS	1	80,000	*CPWD DSR (E&M) 2025 — LT works*	80,000	— QS sweep (Sec 12 LA covers solar array only)
110	Site drainage	Storm drains to campus system	LS	1	260,000	*CPWD DSR 2025 Ch.2 Earthwork × Mumbai CI*	260,000	
111	Water supply & sanitation		LS	1	120,000	*CPWD DSR 2025 Ch.11/13 Flooring-Finishing*	120,000	

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
SECTION 14 — SECTOR-1 BOOSTER STATION [RFP Vol III Section No. 1.2(Q), Section No. 9.4.1]								
113	Booster pump sets, VFD	42 m³/h @ 40 m, 7.5 kW, identical, 2W+1S	No	3	305,000	*MJP SSR 2025-26 — Pumping machinery*	915,000	Each 50% of peak Section No. 3
114	Hydropneumatic vessel + compressor	2,000 L PN10; ≤6 starts/h at zero demand	Set	1	360,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	360,000	Section No. 9.4.1
115	Delivery header & valves	SS/DI header, isolation, NRVs	LS	1	300,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	300,000	
116	Surge protection device	Per surge analysis (Sec 19)	LS	1	200,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	200,000	Section No. 3
117	Booster kiosk / canopy — civil	Brick + RCC roof, louvres, MS door, IPS floor, painting	LS	1	320,000	*CPWD DSR 2025 Ch.6 Brickwork × Mumbai CI / Ref. BOQ item 9–16 (uploaded)*	320,000	
118	Booster MCC / VFD panel	Auto duty-rotation, dry-run & level logic, meters	No	1	320,000	*Ref. BOQ item 32 (uploaded) — scaled (₹42,560 dual-pump)*	320,000	
119	Misc piping, supports, ID		LS	1	80,000	*Market ex-Mumbai, Q1 2026*	80,000	
	Subtotal — Section 14 — Booster station						**2,495,000**	
SECTION 15 — MCGM STANDING-BACKUP CHANGEOVER FACILITY [RFP Vol III Section No. 1.2(R), Section No. 9.4.2]								
120	Motorised changeover valve	DN150, ≤60 s, fail-open to municipal	No	1	380,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	380,000	KPI-14
121	Double non-return protection	DN150 ×2 between feeds	No	2	75,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	150,000	Section No. 9.3.3
122	Isolation valves	DN150	No	3	40,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	120,000	
123	Bulk meters — both feeds	EM DN150 class 1 ×2	No	2	210,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	420,000	Verification tier
124	Actuator control, logic, battery	4 triggers; fail-safe hard-coded	Set	1	160,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	160,000	Section No. 9.5.1
125	Changeover chamber — civil	RCC lockable	LS	1	130,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI*	130,000	
	Subtotal — Section 15 — Changeover facility						**1,360,000**	
SECTION 16 — DEDICATED DELIVERY MAINS, GSR & CORRIDOR WORKS [RFP Vol III Section No. 1.2(S),(T), Section No. 9.4.3–9.4.5]								
126	Utility detection survey	GPR + electromagnetic locating along 1.4 km corridor, mapping vs D-06 drawings	km	1.40	170,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	238,000	— live SEZ corridor
127	Trial pits for utility confirmation	1.0×1.0×1.5 m, incl. reinstatement	No	24	9,500	*CPWD DSR 2025 Ch.2 Earthwork × Mumbai CI*	228,000	— ~every 50 m
128	Delivery main DN150	DI K9 CML, laid/jointed/tested IS 12288, swabbed, disinfected IS 3114	m	600	4,300	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	2,580,000	CPVC of Ref. BOQ items 17–22 NOT adopted — Section No. 1.2(S) mandates DI
129	Delivery main DN100	DI K9 CML, ditto	m	800	3,300	*MJP SSR 2025-26 — P&L DI K9 pipes, specials, jointing*	2,640,000	
130	Polyethylene sleeving for DI mains	IS 16655, full laid length	m	1,400	130	*Market ex-Mumbai, Q1 2026*	182,000	— corrosion protection
131	Trench shoring & dewatering	Close-timbered/box shoring in deep or waterlogged reaches + pumping	LS	1	560,000	*CPWD DSR 2025 Ch.2 Earthwork × Mumbai CI*	560,000	— monsoon/high WT near Talao
132	Valve chambers	RCC, CI covers	No	12	32,000	*CPWD DSR 2025 Ch.4/5 PCC-RCC × Mumbai CI*	384,000	
133	Isolation valves at takeoffs & line	9 takeoffs + 4 line	No	13	18,000	*MJP SSR 2025-26 — Sluice/NRV/butterfly/air valves*	234,000	
134	CC road cutting & reinstatement	Cut, trench, backfill, M20 restoration	m	300	1,500	*Ref. BOQ item 36 (uploaded)*	450,000	
135	Bituminous road reinstatement	DBM+BC full-depth restoration over trench in asphalt reaches	m	200	1,900	*PWD (Mah) SSR 2025-26 — Road works & restoration*	380,000	
136	Paver-block / footpath reinstatement	Incl. kerb resetting	m	150	950	*PWD (Mah) SSR 2025-26 — Road works & restoration*	142,500	
137	Utility shifting & protection	Shifting/slinging/encasing of services encountered at crossings	LS	1	690,000	*Provisional sum — to firm at DPR*	690,000	Provisional sum — balances estimate to sanction; firm after trial pits
138	GSR connections	Per GSR: meter chamber + strainer + class-2 check meter (IS 779/ISO 4064) + float-valve interface with air gap (IS 1172)	No	9	72,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	648,000	48-h notice; CP-8 licences

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
140	Telemetry head-end & integration	Gateway redundancy, booster duty control on GSR levels	LS	1	270,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	270,000	
141	Marker tape & potable ID	Full length, campus convention	LS	1	60,000	*Market ex-Mumbai, Q1 2026*	60,000	Section No. 9.4.3
142	Hydrostatic testing & bact. clearance	1.5× WP + swab/disinfect/clear	LS	1	140,000	*Market ex-Mumbai, Q1 2026 / scaled Ref. BOQ item 23, 37 (uploaded)*	140,000	
	Subtotal — Section 16 — Delivery mains, GSR & corridor works						**10,636,500**	
SECTION 17 — DELIVERY-SYSTEM ELECTRICAL WORKS [RFP Vol III Section No. 1.2(U)]								
143	Power feed to booster station	150 m armoured LT run	LS	1	260,000	*CPWD DSR (E&M) 2025 — LT works*	260,000	
144	Changeover facility supply + UPS	Dedicated supply + actuator UPS	Set	1	180,000	*CPWD DSR (E&M) 2025 — LT works*	180,000	
145	Earthing pits & grid	Booster + changeover	LS	1	90,000	*CPWD DSR (E&M) 2025 — LT works*	90,000	
146	Automation control cable	4C×1.5 mm² Cu	m	400	50	*Ref. BOQ item 30 (uploaded)*	20,000	
147	MCB distribution boards	IP54	Set	2	9,520	*Ref. BOQ item 33 (uploaded)*	19,040	
148	Cable laying, glanding, termination		LS	1	100,000	*Ref. BOQ item 31 (uploaded) pattern*	100,000	
149	Road-crossing conduits	HDPE DWC + pits	LS	1	180,000	*CPWD DSR (E&M) 2025 — LT works*	180,000	
	Subtotal — Section 17 — Delivery-system electrical						**849,040**	
SECTION 18 — RAW WATER CHARACTERISATION PROGRAMME & PILOT [RFP Vol III Section No. 4]								
150	Phase 1 weekly sampling & analysis	2 sources ×13 wk, full Section No. 4.4 suite, NABL	No	26	9,500	*NABL lab annual-contract rate card, 2026*	247,000	
151	Pesticide suite (T5)	Per source, Phase 1	No	2	42,000	*NABL lab annual-contract rate card, 2026*	84,000	
152	Radioactivity (gross α/β)	Per source	No	2	28,000	*NABL lab annual-contract rate card, 2026*	56,000	
153	Cryptosporidium & Giardia	Per source	No	2	45,000	*NABL lab annual-contract rate card, 2026*	90,000	
154	Phase 3 monthly sampling	2×9, core suite	No	18	6,500	*NABL lab annual-contract rate card, 2026*	117,000	
155	Pilot plant — mob, operate 30 d, demob	≥5 m³/h on actual blend, one clean cycle	LS	1	1,570,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	1,570,000	Section No. 4.5
156	Pilot analytical programme	Feed/permeate/reject	LS	1	260,000	*NABL lab annual-contract rate card, 2026*	260,000	
157	Hydrogeology consultant & reporting	Safe-yield report	LS	1	240,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	240,000	Section No. 4.6
158	Seasonal observation instruments	Gauges, loggers	LS	1	110,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	110,000	Section No. 4.6.3
159	RWC / Pilot / Process Selection Reports	Incl. CCP plan, mass balances	LS	1	80,000	*Market ex-Mumbai, Q1 2026*	80,000	Section No. 4.7 gate; M-2
	Subtotal — Section 18 — RWCP & pilot						**2,854,000**	
SECTION 19 — ENGINEERING, APPROVALS & GENERAL [Concessionaire scope]								
160	Topographic survey & geotechnical	Plant bores + corridor trial pits (supplementing D-04/D-05)	LS	1	450,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	450,000	
161	Process & detailed engineering	BED + detail design, drawings, hydraulics, mass balance	LS	1	2,060,000	*Market ex-Mumbai, Q1 2026 — ≈2.4% of works*	2,060,000	21-day cycles Section No. 11.1.1
162	Surge analysis	TW + delivery system model	LS	1	160,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	160,000	Section No. 3
163	Approvals & liaison	CTE fees & docs, CGWA support, road permissions	LS	1	350,000	*Market ex-Mumbai, Q1 2026*	350,000	Sch. 8
164	Third-party inspection	DI pipes at works + major equipment (TPIA)	LS	1	300,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	300,000	
165	Construction QA/QC & site management	12 months	LS	1	620,000	*Market ex-Mumbai, Q1 2026*	620,000	
166	As-builts, O&M manuals, training	4 persons pre-COD + documentation	LS	1	320,000	*Market ex-Mumbai, Q1 2026*	320,000	Section No. 11.3
167	Construction insurances	CAR/EAR full reinstatement + TP ₹1 Cr/occurrence		1	450,000	*Insurer indication / bank tariff, 2026*	450,000	Sch. 11

Sl.	Description	Specification / basis	Unit	Qty	Rate (₹)	Rate ref.	Amount (₹)	Remarks
168	BG commissions — construction period	PS 5% + ESHS 1% + MAG, ~15 months	LS	1	480,000	*Insurer indication / bank tariff, 2026*	480,000	Excludable per bid strategy
	Subtotal — Section 19 — Engineering & general						**5,190,000**	

SECTION 20 — GENERAL CONSTRUCTION ITEMS [s]								
169	Site establishment & mobilisation / demob	Offices, stores, fencing of work areas, plant & equipment mob	LS	1	1,140,000	*Market ex-Mumbai, Q1 2026 — ≈1.4% of works*	1,140,000	
170	Barricading, traffic & pedestrian management	MS barricades, signage, flagmen — operating SEZ, full duration	LS	1	420,000	*PWD (Mah) SSR 2025-26 — Road works & restoration*	420,000	Section No. 12.2 traffic mgmt
171	Construction-phase ESHS implementation	Safety officer share, PPE, inductions, toolbox, first aid, permits	LS	1	300,000	*Mumbai skilled-wage survey + statutory, 2026*	300,000	Vol III Section No. 12; ESHS security 1%
172	Construction power & water arrangements	Temporary connections, DG standby, testing water	LS	1	300,000	*CPWD DSR (E&M) 2025 — LT works*	300,000	
	Subtotal — Section 20 — General construction items						**2,160,000**	

	TOTAL WORKS COST						**89,172,040**	
	Price escalation provision (construction pe	*Rate per 1_Basis; BPC carries no escalation (Vol IV note)*					891,720	
	Contingency	*Rate per 1_Basis*					4,458,602	
	GRAND TOTAL — CAPITAL WORKS (excl. GST)						**94,522,362**	

RFP capital provision (₹9.60 Cr) 96,000,000

O&M COST ESTIMATE — ANNUAL BUILD-UP AND 15-YEAR TOTAL — R2 (matched to RFP provision; assumptions per 1_Basis Section No.B/Section No.C)

Constant Q1 2026 prices, excluding Power Charges (reimbursed at actual, capped at GEC) and GST — matching the RFP O&M provision basis.

Sl.	Item	Basis / derivation	Unit	Qty	Rate (₹)	Rate ref.	Annual (₹)	Remarks
O&M-1 — MANPOWER (2-operator roster + unattended night window per Section No.5.2(i); matched-estimate assumption)								
1	Plant-in-charge cum chemist	₹57,000/mo ×12; doubles as day-shift lead	No	1	684,000	*Mumbai skilled-wage survey + statutory, 2026*	684,000	Signs Section No.8.5 conformity
2	Shift operators	₹26,000/mo ×12; two-shift + automated night (8-h unattended per Section No.5.2(i))	No	2	312,000	*Mumbai skilled-wage survey + statutory, 2026*	624,000	R0: 3 — see Basis Section No.C levers
3	E&M technician	₹32,000/mo ×12	No	1	384,000	*Mumbai skilled-wage survey + statutory, 2026*	384,000	
4	Helpers / attendants	₹17,000/mo ×12; night patrolling cover	No	2	204,000	*Mumbai skilled-wage survey + statutory, 2026*	408,000	
5	Statutory add-on (EPF/ESIC/bonus)	Fraction per 1_Basis on lines above	LS	1	0	*Statutory rates*	280,560	
	Subtotal — O&M-1 Manpower						**2,380,560**	
O&M-2 — CHEMICALS (dose × volume formulas; doses are RWCP-dependent levers on 1_Basis)								
6	Poly-aluminium chloride (PACl)	Dose × raw volume ÷1000	kg	6,970	34	*Market ex-Mumbai, Q1 2026*	236,980	
7	Polyelectrolyte	Dose × raw volume ÷1000	kg	164	320	*Market ex-Mumbai, Q1 2026*	52,480	
8	Sodium hypochlorite (12%)	Dose × treated volume ÷1000	kg	6,130	18	*Market ex-Mumbai, Q1 2026*	110,331	
9	Powdered activated carbon	Dose × 1,000 m³/d × days ÷1000	kg	600	95	*Market ex-Mumbai, Q1 2026*	57,000	Section No.5.2(c)
10	RO antiscalant	Dose × RO feed ÷1000	kg	420	280	*Market ex-Mumbai, Q1 2026*	117,600	Drops if RO not required
11	CIP chemicals (UF+RO)	Citric/caustic/SMBS programme	LS	1	90,000	*Market ex-Mumbai, Q1 2026*	90,000	
12	Remineralisation media top-up	Calcite	LS	1	110,000	*Market ex-Mumbai, Q1 2026*	110,000	Section No.7.3.2
	Subtotal — O&M-2 Chemicals						**774,391**	
O&M-3 — MEMBRANE & MEDIA REPLACEMENT PROVISION (sinking basis)								
13	UF membrane elements	Skid cost × fraction ÷ life (links: 2_Capital, 1_Basis)	LS	1	0	*Vendor terms + Market ex-Mumbai, Q1 2026*	425,571	7-yr life — Basis assumption
14	RO membrane elements	Element set cost ÷ life	LS	1	0	*Market ex-Mumbai, Q1 2026*	183,333	6-yr life — Basis assumption
15	Filter media & cartridges	Annual attrition	LS	1	70,000	*Market ex-Mumbai, Q1 2026*	70,000	
	Subtotal — O&M-3 Membranes & media						**678,905**	
O&M-4 — WATER QUALITY TESTING & MONITORING (contractual minimum per RFP Vol III Section No.8, Table 8.1; annual-contract NABL rates)								
16	Weekly bacteriological — NABL	5 points (SP-5/6/7/8/10) ×52; TC, EC, HPC	No	260	800	*NABL lab annual-contract rate card, 2026*	208,000	
17	Monthly full suite (T1–3 + extras) — NABL	5 points (SP-1/2/3/5/7) ×12	No	60	7,000	*NABL lab annual-contract rate card, 2026*	420,000	
18	Quarterly toxic suite (T4 + THM/HAA) — NABL	2 points ×4; incl. PCB, PAH	No	8	22,000	*NABL lab annual-contract rate card, 2026*	176,000	
19	Half-yearly pesticides (T5) — NABL	2 points ×2	No	4	33,500	*NABL lab annual-contract rate card, 2026*	134,000	
20	Annual complete suite incl. T6, Crypto/Giardia	4 points, independent NABL	No	4	48,000	*NABL lab annual-contract rate card, 2026*	192,000	Lab ≠ routine lab
21	Monthly raw water characterisation (Phase 4)	2 sources ×12	No	24	4,700	*NABL lab annual-contract rate card, 2026*	112,800	Section No.4.2
22	Quarterly consumer-tap survey	≥6 taps ×4	No	24	1,100	*NABL lab annual-contract rate card, 2026*	26,400	Section No.8.3
23	Analyser calibration standards & site consumables	Monthly calibrations Section No.8.2.2	LS	1	125,000	*Market ex-Mumbai, Q1 2026*	125,000	
24	Annual bulk-meter calibration — accredited	≈12 meters (payment + 9 GSR + municipal + source)	No	12	8,500	*Budgetary offer, Q1 2026 (GeM category where listed)*	102,000	Section No.9.3.1
25	Reservoir annual clean & clearance	Both 200 m³ compartments in rotation (400 m³ total)	LS	1	100,000	*Market ex-Mumbai, Q1 2026*	100,000	Section No.9.1
	Subtotal — O&M-4 Testing & monitoring						**1,596,200**	

Sl.	Item	Basis / derivation	Unit	Qty	Rate (₹)	Rate ref.	Annual (₹)	Remarks
O&M-5 — MAINTENANCE, SPARES & AMCs								
26	M&E spares and repairs	≈1.1% of E&M capital base; incl. UPS/RTU battery replacement cycles; defect-liability leverage yrs 1–2	LS	1	435,000	*Market ex-Mumbai, Q1 2026*	435,000	
27	Online analyser AMC	All analysers incl. sensors/reagents	LS	1	190,000	*Budgetary offer, Q1 2026 (GeM category where listed)*	190,000	72-h replacement Section No.8.2.2
28	SCADA/IT, comms & telemetry fees	LoRaWAN/4G SIMs, licences	LS	1	70,000	*Market ex-Mumbai, Q1 2026*	70,000	
29	Civil upkeep & painting provision		LS	1	100,000	*CPWD DSR 2025 Ch.11/13 Flooring-Finishing*	100,000	KPI-12 residual life
30	Residuals transport & disposal	Dewatered sludge cake + conditioned RO reject haulage to CTE-approved facility	LS	1	120,000	*Market ex-Mumbai, Q1 2026*	120,000	R2 addition — Section No.6 approved-route disposal; QS sweep
	Subtotal — O&M-5 Maintenance & AMCs						**915,000**	
O&M-6 — INSURANCE, STATUTORY & ADMINISTRATION								
31	O&M insurances	Public + product liability ₹2 Cr agg + asset all-risk	LS	1	205,000	*Insurer indication / bank tariff, 2026*	205,000	Sch. 11
32	Consent renewals & statutory returns	MPCB CTO, CGWA	LS	1	50,000	*Market ex-Mumbai, Q1 2026*	50,000	KPI-10
33	PPE, safety consumables, medicals		LS	1	70,000	*Market ex-Mumbai, Q1 2026*	70,000	Section No.12
34	Office, reporting & documentation	Section No.8.5 reports	LS	1	55,000	*Market ex-Mumbai, Q1 2026*	55,000	KPI-9
35	O&M Security BG commission	9% of annual O&M @ ~1.2%/yr	LS	1	8,000	*Insurer indication / bank tariff, 2026*	8,000	Clause 19
	Subtotal — O&M-6 Insurance & admin						**388,000**	
	Memo — CGWA groundwater abstraction	*101,445 m³/yr well abstraction × ₹1.75; allocation to be confirmed in CA Schedule 8*					177,529	*EXCLUDED from total (+≈2.6% on provision if included)*
	ANNUAL O&M COST — YEAR 1 (constant Q1 2026, excl. Power, excl. GST)						**6,733,056**	
	15-YEAR O&M TOTAL (constant prices — RFP provision basis)						**100,995,836**	

RFP O&M provision (₹10.10 Cr) 101,000,000

Variance of estimate vs provision 0.0%

VOLUME IV MAPPING — INDICATIVE QUOTE SPLIT

Variable pool (chemicals + 60% of membrane provision) 1,181,734

Item B.2 — variable O&M rate (₹/m³ at RAP) 4.43

Item B.1 — fixed O&M charge (₹/month, Year 1) 462,610

Escalation entitlement is the Vol II C.1 index formula only; Clause 29.1 rates are evaluation assumptions.

SANTACRUZ ELECTRONICS EXPORT PROCESSING ZONE (SEEPZ)

SPECIAL ECONOMIC ZONE, ANDHERI (EAST), MUMBAI – 400 096

BID DOCUMENT

For

DEVELOPMENT OF A 1.0 MLD WATER TREATMENT PLANT ON THE DEVAL TALAO AND CAMPUS DUG WELL SOURCE AND ASSOCIATED INFRASTRUCTURE AT SEEPZ–SEZ, MUMBAI

ON HYBRID ANNUITY MODEL

Office of the Development Commissioner

(Maharashtra, Goa, Union Territory of Daman, Diu and Dadra Nagar Haveli)

August 2026 · Revision R2

E-TENDER NOTICE

Office of the Zonal Development Commissioner, SEEPZ–SEZ, Andheri (East), Mumbai 400 096

Letter No.: SEEPZ/UTL/WTP-HAM/2026/____ Dated: ____ September 2026

On behalf of the SEEPZ–SEZ Authority, the undersigned invites online e-tenders from eligible Bidders for the work described below. Interested Bidders may view and download the bid document and upload their bid, duly completed, online as set out in this notice.

1	Name of work	Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and campus dug well sources, including raw water lifting works, treated water storage, a Sector-1 booster station, an automatic municipal-supply changeover facility and dedicated delivery mains to nine Sector-1 building storage reservoirs, together with Operation and Maintenance for 15 years, through Hybrid Annuity Model based Public Private Partnership.
2	Scope in brief	Raw water intake and lifting from Deval Talao and the campus dug well; raw water transmission; water treatment plant of 1.0 MLD design capacity with a guaranteed minimum production of 0.5 MLD on every day of the year; treated water storage of 200 m³; Sector-1 booster station with hydropneumatic pressure control; automatic changeover facility interconnecting the existing MCGM supply through SEEPZ distribution network bulk supply as standing backup; approximately 1.4 km of dedicated ductile iron delivery mains serving nine Sector-1 building storage reservoirs with level-based demand control and telemetry; supervisory control, instrumentation and online water quality analysers; on-site NABL-conformant laboratory; solar photovoltaic generation of not less than 40 kWp; Operation and Maintenance for 15 years from COD.
3	Treated water quality	Potable water conforming at all times to IS 10500:2012 (Drinking Water — Specification), as amended, at the acceptable limits.
4	Estimated capital works cost / construction period	INR 9.60 Crore / 12 months for construction and 3 months for trial operation of the new facilities.
5	Estimated Operation and Maintenance cost / O&M period	INR 10.10 Crore (at Q1 2026 price levels, excluding Power Charges) / 15 years from the COD.
6	Bid Security	INR 20,00,000 (Rupees Twenty Lakh only), or a Bid Securing Declaration in the format at Annexure 1H.
7	Date of availability of bid documents	From ____ August 2026
8	Site visit and source inspection	Up to ____ September 2026, 17:00 hours. Attendance is strongly recommended; the Deval Talao and dug well sites will be opened for inspection and sampling.
9	Last date for receipt of queries	____ September 2026, 16:00 hours
10	Pre-bid meeting	____ September 2026 at 11:00 hours, in hybrid mode, at the Office of the Zonal Development Commissioner, SEEPZ–SEZ
11	Bid Due Date	____ October 2026 at 15:00 hours
12	Opening of Qualification Proposals	____ October 2026 at 16:00 hours
13	For clarifications, contact	The Deputy Development Commissioner (Infrastructure), SEEPZ–SEZ, Andheri (East), Mumbai 400 096

14. Bids must be submitted through the Central Public Procurement Portal at https://eprocure.gov.in before the date and time specified as the Bid Due Date. The Authority takes no responsibility for delay or non-availability of internet connectivity, network traffic, holidays or any other cause.

15. Details of the tender, any corrigendum, and updates on the pre-bid meeting will be published on the same portal and on the Authority's website. Bidders are advised to check the portal regularly until the Bid Due Date.

16. The Authority reserves the right to accept or reject any or all bids without assigning any reason, and to annul the Bid Process at any stage, without any liability or obligation to the Bidders.

Deputy Development Commissioner (Infrastructure)
for and on behalf of the SEEPZ–SEZ Authority

DISCLAIMER

The information contained in this Request for Proposal (RFP) or subsequently provided to Bidders, whether verbally or in documentary form, by or on behalf of the SEEPZ–SEZ Authority (the Authority) or any of its employees, advisers or representatives, is provided to Bidders on the terms and conditions set out in this RFP and any other terms and conditions subject to which such information is provided.

This RFP is not an agreement and is neither an offer nor an invitation by the Authority to any party other than the entities qualified to submit Bids. The purpose of this RFP is to provide interested parties with information that may be useful to them in making their financial offers pursuant to this RFP. This RFP includes statements which reflect various assumptions and assessments arrived at by the Authority in relation to the Project. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require.

This RFP may not be appropriate for all persons, and it is not possible for the Authority, its employees or advisers to consider the investment objectives, financial situation and particular needs of each party who reads or uses this RFP. The assumptions, assessments, statements and information contained in this RFP may not be complete, accurate, adequate or correct. Each Bidder should therefore conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments, statements and information contained in this RFP and obtain independent advice from appropriate sources.

Source data. The yield, water level and water quality data relating to Deval Talao and the campus dug well set out in this RFP and its annexures are indicative only. They derive from the bathymetric survey of 29 January 2026 and from limited historical records. The Authority makes no representation or warranty as to the sustained yield or the quality of either source. Each Bidder is required to satisfy itself, by its own investigation and sampling during the site visit period, as to the characteristics of both sources. The Concessionaire will carry out the Raw Water Characterisation Programme set out at Volume III, Section 4 before the Basic Engineering Design is frozen, and bears the risk of process selection.

Information provided in this RFP to the Bidders is on a wide range of matters, some of which may depend upon interpretation of law. The information given is not intended to be an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The Authority accepts no responsibility for the accuracy or otherwise of any interpretation or opinion on law expressed in this RFP.

The Authority, its employees and advisers make no representation or warranty and shall have no liability to any person, including any Bidder, under any law, statute, rules or regulations or tort, principles of restitution or unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this RFP or otherwise, including the accuracy, adequacy, correctness, completeness or reliability of the RFP and any assessment, assumption, statement or information contained therein or deemed to form part of this RFP or arising in any way with the qualification of Bidders for participation in the Bid Process.

The Authority also accepts no liability of any nature, whether resulting from negligence or otherwise, howsoever caused, arising from reliance of any Bidder upon the statements contained in this RFP. The Authority may, in its absolute discretion but without being under any obligation to do so, update, amend or supplement the information, assessment or assumptions contained in this RFP.

The issue of this RFP does not imply that the Authority is bound to select a Bidder or to appoint a Concessionaire for the Project, and the Authority reserves the right to reject all or any of the Bids without assigning any reason whatsoever. The Bidder shall bear all its costs associated with or relating to the preparation and submission of its Bid, including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the Authority, site visits, sampling and analysis, or any other costs incurred in connection with or relating to its Bid. All such costs and expenses will remain with the Bidder and the Authority shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by a Bidder in preparation or submission of the Bid, regardless of the conduct or outcome of the Bid Process.

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Structure of Bid Document

Volume	Title	Content
I	Request for Proposal	Disclaimer; definitions; Section I — Introduction; Section II — Eligibility and Qualification Criteria; Section III — Instructions to Bidders; Annexures comprising the bid forms and formats
II	Draft Concession Agreement	The commercial and legal architecture of the concession: articles governing scope, conditions precedent, construction, operation and maintenance, payment, default, termination and dispute resolution, together with Schedules 1 to 13
III	Employer's Requirements and Technical Specifications	Scope of work; the site and the sources; the Raw Water Characterisation Programme; process selection; design basis; treated water quality standard; the testing and monitoring treatment facility requirements; storage, the delivery system and network interconnection; controls and instrumentation; key performance indicators
IV	Financial Proposal Formats	The Bid Price Sheet and the schedule of quoted items

DEFINITIONS

In this RFP, the following words and expressions shall, unless repugnant to the context or meaning thereof, have the meaning assigned to them below. Words and expressions used in this RFP but not defined here shall have the meaning assigned to them in the Concession Agreement.

Term	Meaning
Appointed Date	the date on which all conditions precedent other than CP-1 have been fulfilled or waived and the Authority has so notified the Concessionaire, being the date from which the Construction Period is reckoned; where that date has not occurred within 90 days of signature, the extension and compensation provisions of Volume II (Article 3 provisions) apply.
Applicable Laws	all laws, brought into force and effect by the Government of India, the Government of Maharashtra or any local body having jurisdiction, including the Special Economic Zones Act 2005 and the Rules made thereunder, the Water (Prevention and Control of Pollution) Act 1974, the Environment (Protection) Act 1986, the Maharashtra Groundwater (Development and Management) Act 2009, the Wetlands (Conservation and Management) Rules 2017, and the Mumbai Municipal Corporation Act 1888, in each case as amended.
Applicable Permits	all clearances, licences, permits, authorisations, no-objection certificates, consents, approvals and exemptions required to be obtained or maintained under Applicable Laws in connection with the construction, operation and maintenance of the Facilities during the term of the Concession Agreement.
Authority	the SEEPZ–SEZ Authority constituted under Section 31 of the Special Economic Zones Act 2005, acting through the Zonal Development Commissioner, SEEPZ–SEZ.
Bid	the Qualification Proposal and the Financial Proposal submitted by a Bidder in response to this RFP.
Bid Due Date	the date and time specified in the e-Tender Notice, or as extended by the Authority, by which Bids must be received.
Bid Project Cost	the capital cost of the Facilities quoted by a Bidder in its Financial Proposal, inclusive of all taxes and duties but excluding Goods and Services Tax, being the amount on which the Construction Payments and the Capex Annuity are computed.
Building GSR	a ground or terrace storage reservoir serving a Sector-1 building, owned and maintained by the Authority or the unit occupant, and outside the Facilities save for the connections and instrumentation installed on it under the Concession Agreement.
Capex Annuity	the 60% of the Bid Project Cost payable to the Concessionaire in 30 equal half-yearly instalments over the O&M Period, together with interest computed in accordance with Clause 9 of the Concession Agreement.
COD	the Commercial Operations Date, being the date on which the Independent Engineer certifies that the Facilities have completed the Trial Run successfully and are fit to commence commercial operation.
Concessionaire	the Special Purpose Vehicle incorporated by the Selected Bidder which executes the Concession Agreement with the Authority.
Construction Payments	the 40% of the Bid Project Cost payable to the Concessionaire during the Construction Period against certified completion of Payment Milestones.
Construction Period	the period of 12 months from the Appointed Date within which the construction works must be completed, as may be extended in accordance with the Concession Agreement.
Delivery Infrastructure	the Sector-1 booster station, the existing distribution network Changeover Facility, the dedicated delivery mains from the booster header to the GSR Delivery Points, the GSR connections, check meters, level instrumentation, remote terminal units and associated telemetry, all forming part of the Facilities.
Delivery Point	the Payment Metering Point, being the flanged outlet of the treated water bulk meter chamber on the feed to the Sector-1 booster station header, upstream of the existing distribution network Changeover Facility, at which the quantity and quality of treated water produced by the Facilities are measured for payment; water drawn

Term	Meaning
	through the existing distribution network Changeover Facility is excluded from the quantity so measured. Delivery Point and Payment Metering Point are used interchangeably.
Design Maximum Production	1,000 cubic metres per day (1.0 MLD) of treated water, being the maximum daily quantity the Facilities must be capable of producing and delivering, callable by the Authority during the Monsoon Season.
Dug Well	the existing masonry dug well within the SEEPZ–SEZ campus, together with any additional production wells developed by the Concessionaire under the Concession Agreement, collectively forming the dug well.
ESHS	environmental, social, health and safety.
Facilities	the raw water intake and lifting works, raw water transmission mains, the water treatment plant, the treated water storage reservoir, the treated water pumping station and transmission main, the Delivery Point works, the Delivery Infrastructure including the Sector-1 booster station, the existing distribution network Changeover Facility, the dedicated delivery mains, the GSR connections and the GSR instrumentation, the laboratory, the solar photovoltaic installation, the supervisory control and instrumentation system, and all associated civil, mechanical, electrical and instrumentation works forming the subject of the Project.
GSR Delivery Points	the inlet flange at each of the nine Building GSRs listed in the GSR schedule issued with this RFP, at which the Concessionaire delivers treated water and at which quality is verifiable by sampling.
Guaranteed Energy Consumption	the maximum number of units of grid power per cubic metre of treated water delivered, quoted by a Bidder in its Financial Proposal for each production and raw water quality band, which it expects the Concessionaire to consume during the O&M Period.
Guaranteed Minimum Production	500 cubic metres per day (0.5 MLD) of treated water conforming to the Treated Water Standard, which the Concessionaire must deliver at the Delivery Point on every day of the year throughout the O&M Period, subject only to Force Majeure and to the Authority's own scheduling.
Independent Engineer	the firm or person appointed by the Authority to supervise construction, certify Payment Milestones and monitor compliance with the Key Performance Indicators during the O&M Period.
Lake	Deval Talao, the water body within the SEEPZ–SEZ campus, having an area of 1.30 hectares and gross storage of 26.43 ML as established by the bathymetric survey of 29 January 2026.
Existing distribution Changeover Facility	the motorised changeover, non-return, isolation, metering and control works interconnecting the municipal bulk supply with the Sector-1 booster header as standing backup, forming part of the Facilities.
Monsoon Season	the period from 1 July to 30 November in each year.
O&M Charges	the amount quoted by a Bidder per month, inclusive of all taxes but excluding Goods and Services Tax and excluding Power Charges, to operate and maintain the Facilities during the O&M Period, escalated in accordance with the Concession Agreement.
O&M Period	the period of 15 years commencing on the COD.
Payment Milestones	the milestones set out in Schedule 5 of the Concession Agreement, on certified completion of which the Construction Payments become due.
Potable Induction Date	the date on which the Independent Engineer certifies that treated water delivered at the Delivery Point has conformed to the Treated Water Standard for twelve consecutive months from the COD, from which date the Facilities assume primary drinking-water duty for Sector-1.
Potable Induction Period	the period from the COD to the Potable Induction Date, during which drinking-water duty for Sector-1 remains with the municipal supply and plant output is directed to non-potable and kiosk duty in accordance with Volume III, Clause 11.2.4.
Power Charges	the amount payable to the Concessionaire on account of grid power actually consumed in operating the Facilities, capped at the Guaranteed Energy Consumption applicable to the relevant production and raw water quality band.

Term	Meaning
Process Selection Report	the report to be submitted by the Concessionaire under Volume III, Section 5, setting out the treatment process selected on the basis of the Raw Water Characterisation Programme and the pilot trial, together with the supporting design calculations.
Raw Water Characterisation Programme	the programme of raw water sampling, analysis and pilot testing set out at Volume III, Section 4, which the Concessionaire must complete before the Basic Engineering Design is submitted for approval.
Reference Annual Production	266,500 cubic metres of treated water per annum, being the quantity adopted for the purpose of evaluating Financial Proposals; it is not a guarantee of offtake.
Scheduled COD	the date which is 15 months from the Appointed Date.
Selected Bidder	the Bidder whose Bid is declared successful in accordance with Section III of this RFP.
Site	the land and interests in land made available by the Authority to the Concessionaire for the Facilities, comprising the treatment plant plot, the Lake intake location, the Dug Well head, the dug well area and the corridors for the raw water and treated water transmission mains.
Treated Water Standard	the requirement that treated water delivered at the Delivery Point conforms at all times to the acceptable limits specified in IS 10500:2012, Drinking Water — Specification, as amended, and to any additional or more stringent requirement specified in Volume III, Section 7.
Trial Run	the period of 3 months following the Construction Completion Date during which the Facilities are operated continuously to demonstrate compliance with the Treated Water Standard and the Key Performance Indicators.

SECTION I — INTRODUCTION

1. Background

1.1 The Santacruz Electronics Export Processing Zone was established on 1 May 1973 and was converted to a Special Economic Zone in November 2000. It occupies 110 acres of land leased through the Maharashtra Industrial Development Corporation at Andheri (East), Mumbai, and accommodates 260 operational units over approximately 33,01,967 square feet of built-up area, with an annual export turnover of the order of INR 37,000 Crore.

1.2 The Zone draws its entire potable water supply from the bulk connection of the Municipal Corporation of Greater Mumbai. That supply is constrained, and the shortfall has historically been met by tanker water at several times the mains tariff. The Authority has determined that a second, campus-controlled potable water source should be developed to improve security of supply, reduce dependence on the municipal connection and reduce the cost of water to units in the Zone.

1.3 Two water resources exist within the campus. The first is Deval Talao, a water body of 1.30 hectares with a gross storage of 26.43 ML and live storage of 18.28 ML above the ecological reserve level of 24.0 m, as established by the bathymetric survey carried out on 29 January 2026. The second is the campus dug well, together with the dug well potential of the surrounding aquifer. Neither source is presently developed for potable supply.

1.4 The Authority has accordingly decided to develop a water treatment plant of 1.0 MLD design capacity on these two sources, to treat the abstracted water to drinking water quality conforming to IS 10500:2012, and to deliver it, through a dedicated booster and delivery system with the municipal supply interconnected as standing backup, to the building storage reservoirs of Sector-1. The Project is to be implemented on a Hybrid Annuity Model basis through a Public Private Partnership, so that design, construction, financing, operation and long-term performance risk are borne by a single competent party over a 15-year operating term.

2. Description of the Project

2.1 The Project comprises the design, construction, financing, operation and maintenance of the Facilities described below.

Component	Description
Raw water lifting — Lake	Intake structure at Deval Talao with coarse and fine screening, low-level cut-off at the 24.0 m ecological reserve level, raw water sump and duty-and-standby raw water pumps with variable speed drive, telemetered abstraction metering.
Raw water lifting — Dug Well	Rehabilitation of the existing dug well including dewatering, desilting, plugging of contamination points and plinth protection; development of the dug well as required to meet the seasonal abstraction treatment facility requirements; submersible pumping, well head works, flow metering to IS 13010, piezometer and telemetry.
Raw water transmission	Rising mains from each source to the treatment plant raw water sump, with isolation, non-return and air valves, and separate metering of each source.
Water treatment plant	A treatment plant of 1.0 MLD design capacity producing water conforming to the Treated Water Standard as per IS 10500:2012 (recent amendment if any). The process train is to be selected by the Concessionaire on the basis of the Raw Water Characterisation Programme and pilot trial, subject to the minimum requirements at Volume III, Section 5.
Treated water storage	A reinforced concrete treated water reservoir of not less than 200 cubic metres capacity, in two interconnected compartments so that one may be isolated for cleaning without interrupting supply; its low-level initiates the automatic municipal changeover under Volume III, Clause 9.5.
Treated water pumping and transmission	Duty-and-standby treated water pumps with variable speed drive, residual chlorine dosing and contact provision, and a transmission main to the Delivery Point.
Delivery Point works	Bulk meter chamber at the Payment Metering Point, on the booster station feed upstream of the existing distribution network Changeover Facility, with electromagnetic bulk flow meter, isolation and non-return valving, pressure and

Component	Description
	residual chlorine monitoring, and sampling provision.
Sector-1 booster station	Booster pumping station drawing from the treated water storage: not fewer than 2 working and 1 standby variable-speed pump sets, hydropneumatic vessel for zero-demand pressure holding, common header with surge protection, and the bulk flow meter at the Payment Metering Point.
Existing water distribution network standing backup and automatic changeover	Changeover facility interconnecting the existing 400 mm municipal bulk main, through the existing 150 mm tapping, with the booster header: motorised changeover valve, double non-return protection, isolation, metering of both feeds, automatic operation on low storage level, source-yield restriction or plant trip, failing open to the municipal feed on loss of power or control.
Dedicated delivery mains	Approximately 1.4 km of ductile iron K9 delivery mains, 100 to 150 mm diameter, from the booster header to the nine Sector-1 Building GSRs, with isolation at every takeoff, connection to each Building GSR with strainer, check meter and float-valve interface, testing, disinfection and road reinstatement.
GSR-level demand control	Level instrumentation on each Building GSR with remote terminal units, battery backup and dual-path telemetry to the plant control system; booster duty control on Building GSR levels; integration with the campus command centre.
Reject and residuals management	Collection, conveyance and disposal of all process reject, backwash and sludge streams by routes approved under the Consent to Establish.
Laboratory	An on-site water testing laboratory equipped to perform the daily and weekly analyses specified at Volume III, Section 8, together with a contract with an NABL-accredited laboratory for the monthly and less frequent analyses.
Controls and instrumentation	Online analysers for turbidity, residual chlorine, pH and conductivity on the raw water, at each treatment stage and on the treated water; flow metering at every source, at the plant outlet and at the Delivery Point; a supervisory control system integrated with the campus command centre.
Solar photovoltaic installation	A rooftop or ground-mounted solar photovoltaic installation to offset part of the electrical load of the Facilities, of not less than 40 kWp.

3. Production (Plant Capacity)

3.1 The Facilities shall be designed for a Design Maximum Production of 1,000 cubic metres per day and shall deliver a Guaranteed Minimum Production of 500 cubic metres per day on every day of the year. Production between these limits will be called by the Authority against a Monthly Production Schedule issued not less than 15 days before the start of each month.

3.2 The indicative seasonal production and abstraction treatment facility requirements, which forms the basis of the Reference Annual Production and of the source allocation, is set out below. The treatment facility requirements will be refined following the Raw Water Characterisation Programme and finalised in the Basic Engineering Design.

Season	Days	Treated water production (m³/day)	Raw water abstraction at 65% recovery (m³/day)	Lake (m³/day)	Dug well (m³/day)
Monsoon — 1 July to 30 November	150	1,000	1,538	1,538	Nil
Winter — 1 December to 28/29 February	90	600	923	650	273
Summer — 1 March to 30 June	125	500	769	154	615
Annual total	**365**	**266,500 m³**	**409,895 m³**	**308,450 m³**	**101,445 m³**

Table 1.1 — Indicative seasonal production and source allocation treatment facility requirements.

3.3 The treatment facility requirements reflect the physical characteristics of the two sources. Deval Talao is drawn most heavily during and immediately after the monsoon when it is at or near full supply level and the aquifer is resting and recharging. Abstraction shifts progressively to the dug well through the winter and summer as the Lake is drawn down under telemetered level control. The live storage of the Lake gives limited autonomy at full abstraction, and the dry-season duty

therefore falls on the dug well; the specific quantity the dug well must sustain is the principal matter to be established by the Raw Water Characterisation Programme.

Abstraction cap. At all times the low-level cut-off at the 24.0 m ecological reserve level of Deval Talao shall be hard-wired and shall not be capable of being overridden by the operator. Groundwater abstraction shall not exceed the quantity permitted by the abstraction consent granted by the competent authority, and the cap shall be enforced automatically through the supervisory control system. Abstraction in excess of either limit is an Event of Default.

4. The Hybrid Annuity Model structure

4.1 The Project will be implemented on a Hybrid Annuity Model basis. The essential features of the model, as applied to this Project, are as follows.

Element	Provision
Construction Payments	40% of the Bid Project Cost will be reimbursed to the Concessionaire during the Construction Period, linked to certified completion of the works corresponding to the Payment Milestones set out in Schedule 5 of the Concession Agreement.
Capex Annuity	The balance 60% of the Bid Project Cost will be paid to the Concessionaire in 30 equal half-yearly instalments over the O&M Period, together with interest on the reducing balance at the Bank Rate published by the Reserve Bank of India plus 3 per cent per annum, reset half-yearly.
O&M Charges	The O&M Charges quoted by the Bidder will be paid quarterly in arrears from the COD, adjusted for inflation in accordance with Clause 9 of the Concession Agreement, and abated for any failure to meet the Key Performance Indicators.
Power Charges	Grid power consumed in operating the Facilities will be reimbursed at actual, subject to a cap equal to the Guaranteed Energy Consumption quoted by the Bidder for the applicable production and raw water quality band. Consumption above the cap is to the Concessionaire's account. Energy generated and consumed from the solar photovoltaic installation is to the Concessionaire's benefit and is excluded from the cap.
Mobilization Advance	An interest-free Mobilization Advance of 10% of the Bid Project Cost will be released against an unconditional bank guarantee for 110% of the advance, and will be recovered in equal instalments from the Construction Payments.
Escrow	The Authority shall maintain an escrow account funded, from the COD and at all times thereafter, with the Capex Annuity, the O&M Charges and the estimated Power Charges for the succeeding 12 months.
Transfer	On expiry of the O&M Period all Facilities, including the solar photovoltaic installation, shall be transferred to the Authority free of encumbrance after rectification of defects, in accordance with Clause 19 of the Concession Agreement.

4.2 The Concessionaire shall operate the Facilities at its own risk for the term of the Concession Agreement. Payment of the O&M Charges is conditional upon delivery of treated water conforming to the Treated Water Standard in the quantities called under the Monthly Production Schedule, and upon achievement of the Key Performance Indicators set out in Schedule 9.

4.3 The Authority will appoint an Independent Engineer prior to the Appointed Date to supervise construction, certify Payment Milestones and monitor compliance with the Key Performance Indicators during the O&M Period. The costs of the Independent Engineer will be borne solely by the Authority.

4.4 The Selected Bidder is required to incorporate a Special Purpose Vehicle to implement the Project. The Special Purpose Vehicle will execute the Concession Agreement with the Authority in the format attached to this RFP as Volume II.

5. Conditions precedent particular to this Project

5.1 **Bidders are directed to the following conditions precedent, which are unusual and which bear directly on the risk they are asked to price.** These conditions are set out in full at Clause 3 of the Concession Agreement.

Ref.	Condition precedent	Responsibility
CP-1	Grant of permission by the competent authority under the Wetlands (Conservation and Management) Rules 2017, and by the Municipal Corporation of Greater Mumbai where required, for abstraction from Deval Talao and for the use of that abstraction for potable water supply. The Authority acknowledges that the statutory position governing potable use of the Lake requires express determination and undertakes to pursue it. Until this condition is satisfied, the Facilities shall be operated on the Dug Well source alone.	Authority
CP-2	Grant of the groundwater abstraction consent by the Central Ground Water	Authority, with the

Ref.	Condition precedent	Responsibility
	Authority and the competent State authority for the quantity established by the Raw Water Characterisation Programme, and registration of the Dug Well.	Concessionaire's technical support
CP-3	Grant of Consent to Establish by the Maharashtra Pollution Control Board, including approval of the reject, backwash and sludge disposal routes proposed by the Concessionaire.	Concessionaire
CP-4	Completion of the first 90 days of the Raw Water Characterisation Programme and submission of the Raw Water Characterisation Report and the Process Selection Report.	Concessionaire
CP-5	Handover of the Site by the Authority, free of encumbrance, including the treatment plant plot, the Lake intake location, the Dug Well head, the dug well area and the transmission corridors.	Authority
CP-6	Incorporation of the Special Purpose Vehicle, achievement of Financial Close, and furnishing of the Performance Security, the ESHS Performance Security and the Mobilization Advance Guarantee.	Concessionaire
CP-7	Completion by the Authority of the physical isolation works segregating the nine Building GSRs from the legacy Sector-1 distribution feed. The network configuration, the GSR schedule and the delivery mains alignment are issued with this RFP as Reliable Data under Clause 12.4 and are not post-award confirmations.	Authority
CP-8	Grant to the Concessionaire of standing access licences to the nine Building GSR locations, procured by the Authority from the unit occupants, for the installation, operation and maintenance of the GSR connections, check meters, level instrumentation and telemetry.	Authority

Effect of CP-1 on the risk to be priced. Bidders must note that if permission for potable use of the Lake is not obtained, the Facilities will be operated on the Dug Well alone. In that event the Guaranteed Minimum Production of 500 cubic metres per day will continue to apply but the Design Maximum Production will be restricted to the quantity the well can sustain under the abstraction consent. The Concession Agreement provides at Clause 3.6 for a proportionate adjustment to the O&M Charges and for an extension of the Scheduled COD in that event. Bidders should price accordingly and should state in their Technical Proposal how their proposed process would perform on groundwater alone.

6. Brief description of the Bid Process

6.1 The Authority has adopted a single-stage Bid Process for declaration of the Selected Bidder, divided into two sub-stages. Bidders shall submit, in a single online submission, a Qualification Proposal and a Financial Proposal in separate envelopes on the e-procurement portal.

6.2 In the first sub-stage the Authority will open and evaluate the Qualification Proposals against the eligibility and qualification criteria set out in Section II. Only those Bidders determined to be qualified will proceed to the second sub-stage.

6.3 In the second sub-stage the Authority will open the Financial Proposals of the qualified Bidders and evaluate them in accordance with Clause 29 of this RFP. The Bidder offering the lowest Evaluated Bid Price will be declared the Selected Bidder.

6.4 The Authority will hold a pre-bid meeting on the date specified in the e-Tender Notice. Bidders are strongly encouraged to visit the Site and to take their own samples from both sources during the site visit period, at their own cost and risk, before submitting queries.

7. Schedule of the Bid Process

Event	Date
Availability of the bid document on the e-procurement portal	____ August 2026
Site visit and source inspection period	____ August 2026 to ____ September 2026
Last date for receipt of written queries	____ September 2026, 16:00 hours
Pre-bid meeting	____ September 2026, 11:00 hours

Event	Date
Issue of responses to queries and of any addendum	____ September 2026
Bid Due Date	____ October 2026, 15:00 hours
Opening of Qualification Proposals	____ October 2026, 16:00 hours
Notification of qualified Bidders	____ October 2026
Opening of Financial Proposals	____ November 2026
Issue of the Letter of Award	____ November 2026
Execution of the Concession Agreement	Within 45 days of the Letter of Award
Bid validity period	**180 days from the Bid Due Date**

SECTION II — ELIGIBILITY AND QUALIFICATION CRITERIA

8. Eligibility of Bidders

8.1 Nature of Bidder

(a) A Bidder may be a natural person, a company registered under the Companies Act 2013 or an equivalent law outside India, or any other private entity or State-owned entity, acting in its individual capacity or as a Consortium of not more than three members. The term Bidder applies to both a single entity and a Consortium.

(b) Bidders that are Government-owned enterprises or institutions in India may participate only if they establish that they are legally and financially autonomous, operate under commercial law, and are not dependent agencies of the Authority.

(c) A Bidder from a country which shares a land border with India will be eligible to bid only if registered with the Competent Authority in accordance with the applicable Order of the Department for Promotion of Industry and Internal Trade.

(d) A Bidder shall not have a conflict of interest. A Bidder shall be disqualified if it, or any of its members or associates, has been engaged by the Authority to provide consulting services for the preparation of this Project, or is a member of more than one Bidder, or has a controlling shareholder in common with another Bidder.

(e) A Bidder shall not be under a declaration of ineligibility, blacklisting or debarment by any Government, statutory authority or multilateral agency on the Bid Due Date, and shall furnish an undertaking to that effect in the format at Annexure 1I.

8.2 Consortium requirements

(a) Members of a Consortium shall execute a binding and enforceable Joint Bidding Agreement in the format at Annexure 1K, shall nominate one member as the Lead Member, and shall be jointly and severally liable for performance of the Project until the end of the term of the Concession Agreement.

(b) The Lead Member shall hold not less than 51 per cent of the capital and voting rights of the Concessionaire until the COD and not less than 26 per cent for 3 years thereafter.

(c) Any member whose Technical Capacity or Financial Capacity is assessed for qualification shall hold at least 26 per cent of the capital and voting rights of the Concessionaire for 3 years after the COD.

(d) After the expiry of 3 years from the COD a member may exit, provided that the member which demonstrated the operating experience continues to be part of the Concessionaire, or the acquiring entity meets the technical qualification criteria, or the Concessionaire appoints an operator meeting those criteria.

9. Qualification Criteria

A Bidder must satisfy each of the technical criteria at Clause 9.1 and the financial criteria at Clause 9.2 to qualify for evaluation of its Financial Proposal.

9.1 Technical Criteria

(a) **Technical Capability.** During the 7 financial years immediately preceding the Bid Due Date, the Bidder shall have paid for, or received payments for, construction of Eligible Projects, or paid for development of Eligible Projects, or collected and appropriated revenues from Eligible Projects, such that the sum total exceeds INR 9.60 Crore (Rupees Nine Crore Sixty Lakh only). Where the Bidder is a Consortium the requirement shall be demonstrated cumulatively.

(b) **Eligible Projects.** For the purpose of Clause 9.1(a), an Eligible Project is a project in the water supply, water treatment, wastewater treatment, sewerage, irrigation, industrial water or municipal infrastructure sector, having a capital cost of not less than INR 4.5 Crore, executed either as a public-private partnership on a build-operate-transfer or similar basis, or as an engineering-procurement-construction contract. Experience in respect of any project may be quoted under one category only; double counting is not permitted.

(c) **Project-specific water treatment experience.** The Bidder, or a member of the Consortium, or a Nominated Technology Partner, shall have designed, constructed and commissioned at least one

water treatment plant of not less than 0.5 MLD capacity producing water conforming to IS 10500:2012 or an equivalent international drinking water standard, which has been in successful commercial operation for a continuous period of not less than 3 years as on the Bid Due Date. Evidence shall comprise a completion certificate and a performance certificate from the owner, together with water quality test reports for any three months in the preceding twelve.

(d) **Operation and maintenance experience.** The Bidder, or a member of the Consortium, shall have operated and maintained at least one water treatment plant of not less than 0.5 MLD capacity for a continuous period of not less than 3 years within the 7 financial years preceding the Bid Due Date.

(e) **Source development experience.** The Bidder, or a member of the Consortium, or a nominated specialist sub-contractor, shall have executed at least one project involving surface water intake works or groundwater production well development, of a scale not less than 500 cubic metres per day (0.50 MLD) of abstraction.

(f) **Nominated Technology Partner.** A Bidder which does not itself hold the experience at Clause 9.1(c) may rely upon a Nominated Technology Partner, provided that the Nominated Technology Partner executes an undertaking in the format at Annexure 1L to remain associated with the Project for the whole of the Construction Period and for not less than 5 years from the COD, and provided that not less than 25 per cent of the Threshold Technical Capability is met by such Nominated Technology Partner.

9.2 Financial Criteria

(a) **Net Worth.** In each of any three financial years within the period from 2021-22 to 2025-26, the Bidder's Net Worth as per its audited annual financial statements shall be not less than INR 3.60 Crore (Rupees Three Crore Sixty Lakh only). Where the Bidder is a Consortium, the requirement shall be demonstrated cumulatively, and any member whose Net Worth is assessed shall hold at least 26 per cent of the capital and voting rights of the Concessionaire for 3 years after the COD.

(b) **Annual turnover.** The Bidder's average annual turnover from construction, operation or maintenance of infrastructure projects during the three financial years immediately preceding the Bid Due Date shall be not less than INR 7.20 Crore.

(c) **Solvency.** The Bidder shall furnish a solvency certificate of not less than INR 3.00 Crore issued by a Scheduled Bank within 6 months preceding the Bid Due Date.

(d) Where the annual accounts for the financial year immediately preceding the Bid Due Date are not audited, the Bidder shall provide provisional accounts together with an undertaking that audited accounts will be submitted before the Effective Date and that the Net Worth per the audited accounts will not vary by more than 5 per cent from the provisional accounts.

9.3 Summary of qualification

Criterion	Threshold	Format
Threshold Technical Capability over 7 financial years	INR 9.60 Crore	Annexure 1E, Parts III and IV
Minimum capital cost of an Eligible Project	INR 4.5 Crore	Annexure 1E, Part IV
Water treatment plant designed, built and commissioned	≥ 0.5 MLD to IS 10500, operating ≥ 3 years	Annexure 1F
Water treatment plant operated and maintained	≥ 0.5 MLD for ≥ 3 continuous years	Annexure 1F
Source development experience	≥ 500 m³/day abstraction	Annexure 1F
Net Worth in any 3 of the last 5 financial years	INR 3.60 Crore	Annexure 1E, Part II
Average annual turnover, last 3 financial years	INR 7.20 Crore	Annexure 1E, Part II
Bank solvency certificate	INR 3.00 Crore	Scheduled Bank certificate

SECTION III — INSTRUCTIONS TO BIDDERS

Part A — General

10. Scope of the Bid

10.1 The Authority invites Bids for the design, construction, financing, operation and maintenance of the Facilities on Hybrid Annuity Model basis, as described at Section I and specified in Volume III.

10.2 The successful Bidder will be expected to complete the construction works within 12 months from the Appointed Date and to achieve COD within 15 months from the Appointed Date, and thereafter to operate and maintain the Facilities for 15 years.

11. Cost of bidding

11.1 The Bidder shall bear all costs associated with the preparation and submission of its Bid, including the cost of site visits, sampling and laboratory analysis undertaken during the site visit period. The Authority shall in no case be responsible or liable for those costs, regardless of the conduct or outcome of the Bid Process.

12. Site visit and verification of information

12.1 Bidders are encouraged, at their own cost and risk, to visit and examine the Site and to obtain for themselves all information that may be necessary for preparing the Bid. The Authority will open the Deval Talao intake location, the Dug Well head and the proposed treatment plant plot for inspection during the site visit period notified in the e-Tender Notice.

12.2 **Bidders are expressly permitted, and are encouraged, to take their own raw water samples from both sources during the site visit period and to have them analysed at their own cost.** The Authority will provide safe access and will witness sampling on request. Any data so obtained is for the Bidder's own use; the Authority makes no representation as to its representativeness of conditions over a full hydrological year.

12.3 It shall be deemed that by submitting a Bid, the Bidder has satisfied itself as to the nature and location of the Site, the quantities and quality of water available from each source, the character of the ground and subsoil, the means of access, the requirements of Applicable Permits, and all other matters affecting the execution and operation of the Facilities. This deemed verification is subject to Clause 12.4: items there classified as Reliable Data are provided and warranted by the Authority, and the yield and quality of the sources remain governed by the Raw Water Characterisation Programme and Clauses 4.7.3 and 4.7.4 of Volume III.

12.4 **Data which can be viewed at authority office -**

Ref.	Data item
D-01	Bathymetric survey report, Deval Talao (29 January 2026) — area, capacity curve, bed and full supply levels, siltation
D-02	Historical raw water quality analyses for both sources, with dates and laboratories; no representation as to completeness
D-03	Seasonal and diurnal source characterisation over a full hydrological year
D-04	Topographical survey and campus GIS extract — plant plot, transmission and delivery corridors, ground levels along the delivery mains alignment
D-05	Geotechnical investigation — plant plot boreholes and safe bearing capacity; trial pits along the delivery mains corridor
D-06	Utility network drawings, including Water Supply Network drawing 25-02-26_F and the sewer and stormwater sheets for corridor clash checking
D-07	Site plan and land availability statement — plot boundary, leasehold basis, access, intake and wellhead locations
D-08	Sector-1 GSR schedule and datasheets for the nine Building GSRs — location, capacity, inlet level and size, float valve status, condition, access route

D-09	MCGM bulk connection particulars — the 400 mm bulk main connected through 300 mm dia., bulk water main and connected to 400 mm dia., and 150 mm tapings for Sector -1 network, supply hours, pressure record, twelve months of billed volumes, tariff
D-10	Sector-1 demand data — the metered basis of the sector demand
D-11	Dug well construction record and condition survey – if available
D-12	Power supply particulars — connection point, sanctioned load headroom, tariff category, feeder outage record
D-13	Campus sewage treatment plant acceptance envelope for filter backwash routing under Volume III, Clause 6.4
D-14	Consents and applications status log — CP-1 and CP-2 filings made and responses received
D-15	Rainfall and catchment data supporting the design basis at Volume III, Clause 2.3 – Can be procured or referred of SantaCruz station – Mumbai
D-16	Prior studies and reports — the utility programme report, the dug well proposal and the comprehensive survey report, for information
D-17	Supervisory control and command-centre integration specification — protocols, data model, historian and security requirements
D-18	Operation and maintenance records — not applicable; the Facilities are greenfield

12.5 **Any other data available beyond listed above will be shared by the Authority. Reliance on any item is subject to bidders' judgement; the yield and quality of the sources remain matters for the Raw Water Characterisation Programme in all cases.**

13. Contents of the bid document

13.1 The bid document comprises Volumes I to IV as set out in the Table of Contents, together with any addendum issued in accordance with Clause 15.

13.2 The Bidder is expected to examine all instructions, forms, terms, specifications and other information in the bid document. Failure to furnish all information required by the bid document, or submission of a Bid not substantially responsive to the bid document, is at the Bidder's risk and may result in rejection of its Bid.

14. Clarifications and pre-bid meeting

14.1 A Bidder requiring clarification may notify the Authority in writing, by the date specified in the e-Tender Notice, in the format at Annexure 1M. Queries received after that date will not be entertained.

14.2 The Authority will hold a pre-bid meeting on the notified date. Attendance is not mandatory but is strongly recommended. Minutes of the meeting, together with responses to all queries received, will be published on the e-procurement portal without identifying the source of the query.

14.3 The Authority reserves the right not to respond to any query or provide any clarification, and such non-response or non-provision shall not be a ground for extension of the Bid Due Date.

15. Amendment of the bid document

15.1 At any time before the Bid Due Date the Authority may, for any reason, whether at its own initiative or in response to a clarification requested by a Bidder, modify the bid document by the issue of an addendum published on the e-procurement portal.

15.2 In order to give Bidders reasonable time to take an addendum into account, the Authority may at its discretion extend the Bid Due Date. All addenda form part of the bid document and are binding on Bidders.

Part B — Bid Security, Performance Security and Other Securities

16. Bid Security

16.1 Each Bidder shall furnish, as part of its Qualification Proposal, a Bid Security of INR 20,00,000 (Rupees Twenty Lakh only), or in lieu thereof a Bid Securing Declaration in the format at Annexure 1H.

16.2 Where furnished as a security, it shall be by way of an unconditional and irrevocable bank guarantee issued by a Scheduled Bank in the format at Annexure 1G, valid for 210 days from the Bid Due Date, or by online payment through the e-procurement portal.

16.3 The Bid Security of unsuccessful Bidders will be returned within 30 days of the earlier of the execution of the Concession Agreement by the Selected Bidder or the expiry of the bid validity period. The Bid Security of the Selected Bidder will be returned on furnishing of the Performance Security.

16.4 The Bid Security shall be forfeited, or the Bid Securing Declaration invoked with consequent debarment for 2 years, if the Bidder withdraws or modifies its Bid during the bid validity period; or if the Selected Bidder fails to incorporate the Special Purpose Vehicle, to furnish the Performance Security or the ESHS Performance Security, or to execute the Concession Agreement, within the periods stipulated; or if the Bidder is found to have engaged in corrupt, fraudulent, coercive, collusive or obstructive practice.

17. Performance Security

17.1 Within 30 days of the Letter of Award and in any event before execution of the Concession Agreement, the Selected Bidder shall cause the Concessionaire to furnish a Performance Security equal to 5 per cent of the Bid Project Cost, by way of an unconditional and irrevocable bank guarantee from a Scheduled Bank in the format at Annexure 4, valid until 2 years from the COD.

17.2 The Performance Security secures the Concessionaire's obligations during the Construction Period and the first 2 years of the O&M Period, and may be appropriated by the Authority towards liquidated damages, the cost of rectification of defects, or any other sum due from the Concessionaire.

18. ESHS Performance Security

18.1 The Concessionaire shall additionally furnish an ESHS Performance Security equal to 1 per cent of the Bid Project Cost, in the format at Annexure 5, valid until 6 months after the Construction Completion Date, securing compliance with the environmental, social, health and safety obligations under the Concession Agreement.

19. O&M Security

19.1 Within 60 days of the Construction Completion Date, or 30 days before the COD, whichever is earlier, the Concessionaire shall furnish an O&M Security by way of an unconditional and irrevocable bank guarantee for an amount corresponding to 9 per cent of the annual O&M Charges, excluding Power Charges.

19.2 The O&M Security shall be maintained and renewed throughout the O&M Period, and its amount shall be revised annually to reflect the escalated O&M Charges.

20. Mobilization Advance

20.1 An interest-free Mobilization Advance of 10 per cent of the Bid Project Cost will be released to the Concessionaire after the Appointed Date, against an unconditional and irrevocable bank guarantee for 110 per cent of the advance amount.

20.2 The Mobilization Advance shall be recovered in equal instalments from the Construction Payments payable on completion of the Payment Milestones, such that it is fully recovered by the Construction Completion Date.

Security	Amount	Form	Validity
Bid Security	INR 20,00,000	Bank guarantee, online payment, or Bid Securing Declaration	210 days from the Bid Due Date
Performance Security	5% of Bid Project Cost	Unconditional bank guarantee	Until 2 years from COD
ESHS Performance Security	1% of Bid Project Cost	Unconditional bank guarantee	Until 6 months after Construction Completion
O&M Security	9% of annual O&M Charges	Unconditional bank guarantee, renewed annually	Throughout the O&M Period

Security	Amount	Form	Validity
Mobilization Advance Guarantee	110% of the advance	Unconditional bank guarantee	Until full recovery of the advance

Table 3.1 — Summary of securities required.

Part C — Preparation and Submission of Bids

21. Language, currency and validity

21.1 The Bid and all correspondence and documents shall be in English. Supporting documents in another language shall be accompanied by a certified translation, which shall govern.

21.2 All amounts shall be quoted in Indian Rupees. The Bid shall remain valid for 180 days from the Bid Due Date. The Authority may request an extension of validity, which a Bidder may refuse without forfeiting its Bid Security.

22. Contents of the Qualification Proposal

The Qualification Proposal shall comprise the following, uploaded as separate legible files:

No.	Document
1	Covering letter in the format at Annexure 1A, on the Bidder's letterhead, signed by the authorised signatory
2	Bid Security or Bid Securing Declaration — Annexure 1G or 1H
3	Power of attorney for the authorised signatory — Annexure 1B
4	Power of attorney for the Lead Member, where the Bidder is a Consortium — Annexure 1C
5	Joint Bidding Agreement, where the Bidder is a Consortium — Annexure 1K
6	Particulars of the Bidder and of each Consortium member — Annexure 1D
7	Financial capacity statement, certified by a chartered accountant, with audited financial statements — Annexure 1E, Parts I and II
8	Technical capacity statement and details of Eligible Projects — Annexure 1E, Parts III and IV
9	Details of the water treatment plant experience relied upon, with completion and performance certificates and water quality test reports — Annexure 1F
10	Undertaking of the Nominated Technology Partner, if relied upon — Annexure 1L
11	Declaration of no conflict of interest, no blacklisting and no litigation history — Annexure 1I
12	Outline Technical Proposal in accordance with Clause 23
13	Bank solvency certificate, certificate of incorporation, memorandum and articles of association, PAN and GST registration

23. Outline Technical Proposal

23.1 The Qualification Proposal shall include an Outline Technical Proposal of not more than 30 pages, which shall not contain any price or cost information. Inclusion of price information in the Outline Technical Proposal is a ground for rejection of the Bid.

23.2 The Outline Technical Proposal shall address each of the following, and will be reviewed for responsiveness and for consistency with the Financial Proposal, but will not be separately scored:

- The Bidder's understanding of the two raw water sources and of the risks each presents, based on the site visit and on any sampling the Bidder has carried out
- The proposed approach to the Raw Water Characterisation Programme, including the sampling plan, the laboratory to be engaged and the proposed pilot trial arrangement
- The candidate treatment processes under consideration, and the criteria by which the Bidder will select between them once characterisation data is available
- How the proposed process would perform if permission for potable use of the Lake is not obtained and the Facilities are operated on groundwater alone
- The proposed approach to reject, backwash and sludge management, and the disposal routes to be applied for under the Consent to Establish

- The proposed approach to disinfection, to maintenance of a residual through the Sector-1 network, and to controlled interconnection with the municipal supply through the existing distribution network Changeover Facility
- The proposed sizing approach for the Sector-1 booster station and hydropneumatic vessel, and the surge protection philosophy
- The control philosophy for the existing distribution network Changeover Facility, including triggers, fail-safe behaviour and the monthly live test
- The proposed alignment methodology, trenching and reinstatement approach for the dedicated delivery mains
- The GSR interface, level instrumentation and telemetry approach, including battery autonomy and dual-path communications
- The proposed laboratory arrangement and the sampling and testing treatment facility requirements
- The construction programme, showing the critical path to the Scheduled COD
- The operation and maintenance organisation proposed for the 15-year O&M Period, including manning, competence and shift arrangements
- The health, safety and environmental management approach, including working over water at the Lake intake and in confined spaces at the Dug Well

24. Contents of the Financial Proposal

24.1 The Financial Proposal shall be submitted only in the Bid Price Sheet format uploaded on the e-procurement portal, and shall comprise the quoted items set out at Volume IV. No conditional, alternative or qualified Financial Proposal will be entertained.

24.2 The Financial Proposal shall be inclusive of all taxes, duties, cess and levies but exclusive of Goods and Services Tax, which shall be paid additionally at the rate prevailing on the date of the relevant invoice.

25. Submission of Bids

25.1 Bids shall be submitted online through the Central Public Procurement Portal before the Bid Due Date. Bids submitted by any other means, or received after the Bid Due Date, will not be accepted.

25.2 All documents shall be digitally signed by the authorised signatory using a valid Class III digital signature certificate. Scanned documents shall be legible; illegible documents may be treated as not submitted.

25.3 A Bidder may modify or withdraw its Bid on the portal before the Bid Due Date. No Bid may be modified or withdrawn after the Bid Due Date.

Part D — Opening and Evaluation of Bids

26. Opening of Qualification Proposals

26.1 The Authority will open the Qualification Proposals online on the date and time notified. Authorised representatives of Bidders may attend.

26.2 The Authority will examine each Qualification Proposal to determine whether it is complete, whether the required securities and powers of attorney have been furnished, whether the documents are properly signed, and whether the Bid is substantially responsive.

27. Clarification during evaluation

27.1 The Authority may, at its discretion, seek clarification or supporting documents from any Bidder. The request and the response shall be in writing and shall not permit any change in the substance of the Bid or in the quoted prices.

27.2 The Authority may request a Bidder to make a presentation on its Outline Technical Proposal. Attendance at such a presentation shall be at the Bidder's own cost.

28. Evaluation of Qualification Proposals

28.1 The Authority will evaluate each Qualification Proposal against the eligibility criteria at Clause 8 and the qualification criteria at Clause 9. Qualification is on a pass or fail basis; no marks are awarded and no ranking is made at this stage.

28.2 Bidders determined to be qualified will be notified, and the Financial Proposals of qualified Bidders alone will be opened. The Financial Proposals of Bidders determined not to be qualified will remain unopened.

29. Evaluation of Financial Proposals

29.1 The Financial Proposal will be evaluated on the Evaluated Bid Price, computed as the sum of the following, discounted to the Bid Due Date at a discount rate of 9 per cent per annum:

- **the Bid Project Cost;** plus
- **the fixed O&M Charges quoted per month extended over 180 months, plus the variable O&M rate applied to the Reference Annual Production, escalated at 5 per cent per annum; plus**
- **the Power Cost,** computed as the weighted average Guaranteed Energy Consumption quoted across the production and raw water quality bands, applied to the Reference Annual Production of 266,500 cubic metres per annum, valued at INR 9.00 per kWh and escalated at 4 per cent per annum over 15 years.

29.2 The weighting of the Guaranteed Energy Consumption bands for the purpose of Clause 29.1 shall be as set out in Volume IV, and reflects the seasonal production and source allocation treatment facility requirements at Table 1.1. The escalation rates at Clause 29.1 are uniform evaluation assumptions applied identically to every Bidder; the entitlement to escalation of the O&M Charges is governed solely by the indexation formula in the Concession Agreement (Volume II, Article 9 provisions).

29.3 The Bidder offering the lowest Evaluated Bid Price will be declared the Selected Bidder. In the event of a tie, the Bidder with the lower Bid Project Cost will be preferred; if still tied, the Bidder with the greater project-specific water treatment experience under Clause 9.1(c) will be preferred.

29.4 The Authority reserves the right to reject any Financial Proposal which, in its assessment, is abnormally low such that it raises material concern about the Bidder's ability to perform the Concession Agreement. Before rejecting such a Proposal the Authority will seek a written explanation and a detailed cost breakdown from the Bidder, and will consider the explanation before deciding.

Part E — Award of the Project

30. Letter of Award

30.1 The Authority will issue a Letter of Award to the Selected Bidder. Within 7 days of receipt the Selected Bidder shall acknowledge the Letter of Award and confirm its acceptance in writing.

30.2 Failure to acknowledge and accept within that period entitles the Authority to forfeit the Bid Security or invoke the Bid Securing Declaration, to annul the award, and to award the Project to the next ranked Bidder or to annul the Bid Process.

31. Incorporation of the Special Purpose Vehicle and execution of the Concession Agreement

31.1 Within 30 days of the Letter of Award the Selected Bidder shall incorporate the Special Purpose Vehicle and furnish its certificate of incorporation, memorandum and articles of association and shareholding pattern to the Authority.

31.2 Within 45 days of the Letter of Award the Selected Bidder shall cause the Concessionaire to execute the Concession Agreement, having first furnished the Performance Security, the ESHS Performance Security and evidence of insurance.

32. Fraud and corrupt practices

32.1 The Authority requires Bidders, and the Concessionaire, to observe the highest standard of ethics during the Bid Process and the term of the Concession Agreement. The Authority will reject a Bid, and may debar a Bidder for a period of up to 2 years, if it determines that the Bidder has engaged in corrupt, fraudulent, coercive, collusive, undesirable or restrictive practice.

32.2 The definitions of those practices shall be as set out in the General Financial Rules 2017 and the guidance of the Central Vigilance Commission, as amended. In particular: (a) “corrupt practice” means offering, giving, receiving or soliciting, directly or indirectly, anything of value to influence the action of any person connected with the Bid Process; (b) “fraudulent practice” means a

misrepresentation or omission of facts, made knowingly or recklessly, in order to influence the Bid Process or to obtain a financial or other benefit; (c) “coercive practice” means impairing or harming, or threatening to impair or harm, directly or indirectly, any person or the property of any person, to influence its participation in the Bid Process; (d) “collusive practice” means any arrangement between two or more persons designed to establish bid prices at artificial, non-competitive levels; (e) “undesirable practice” means establishing contact with any person connected with the Bid Process with the object of canvassing or influencing it, or the existence of a conflict of interest; and (f) “restrictive practice” means forming a cartel or arriving at any arrangement with the object of restricting or manipulating full and fair competition.

33. Authority's right to accept or reject

33.1 The Authority reserves the right to accept or reject any Bid, and to annul the Bid Process and reject all Bids, at any time before the award of the Project, without thereby incurring any liability to the affected Bidder or Bidders or any obligation to inform them of the grounds for its action.

Part F — Miscellaneous

34. Number of Bids

34.1 A Bidder may submit only one Bid for the Project. A person or entity that submits or participates in more than one Bid, whether individually, as a member of a Consortium or through an Associate, shall cause every Bid in which it has participated to be rejected.

35. Confidentiality and proprietary data

35.1 Information relating to the examination, clarification, evaluation and comparison of Bids, and recommendations for the award of the Project, shall not be disclosed to Bidders or to any other person not officially concerned with the Bid Process until the Selected Bidder has been notified.

35.2 This RFP and all data issued with it, including the Reliable Data and the data-room items at Clause 12.4, remain the property of the Authority, are issued solely for the preparation of Bids, and shall not be used or disclosed for any other purpose. An unsuccessful Bidder shall, on the request of the Authority, return or destroy all such data in its possession.

35.3 Disclosure is permitted to the extent required by Applicable Law or by any judicial or statutory process, or to a Bidder’s professional advisers bound by an equivalent duty of confidence.

36. Governing law and jurisdiction

36.1 The Bid Process and this RFP shall be governed by and construed in accordance with the laws of India, and the courts at Mumbai shall have exclusive jurisdiction over any dispute arising out of or in connection with the Bid Process.

VOLUME III

Employer's Requirements and Technical Specifications

SECTION 1 — SCOPE OF WORK

1.1 General

1.1.1 The Concessionaire shall design, construct, finance, commission, operate and maintain the Facilities so as to abstract raw water from Deval Talao and from the campus dug well, treat it to the Treated Water Standard, store it, and deliver it through the Sector-1 booster station and the dedicated delivery mains to the Building GSRs in Sector-1, with the municipal supply interconnected as standing backup through the existing distribution network Changeover Facility, at the quantities called under the Monthly Production Schedule, throughout the Construction Period and the O&M Period.

1.1.2 The scope is output-based. The Authority specifies the quantity, the quality and the point of delivery; the Concessionaire selects the process, sizes the units and takes the risk that the process it selects achieves the specified output on the raw water actually available. Nothing in these Employer's Requirements relieves the Concessionaire of that responsibility.

1.1.3 The scope includes everything necessary for the Facilities to function as a complete and integrated whole, whether or not expressly mentioned, including all civil, mechanical, electrical, instrumentation, control, plumbing, drainage, access, lighting, security, fire safety and landscaping works, all spares and consumables, all Applicable Permits within the Concessionaire's responsibility, and all training of the Authority's personnel.

1.2 Detailed scope

No.	Work	Requirement
A	Lake intake and lifting	Intake structure at Deval Talao positioned to draw from below the surface layer and above the bed; coarse bar screen and mechanically cleaned fine screen; hard-wired low-level cut-off at 24.0 m above mean sea level which cannot be overridden; raw water sump; not fewer than one duty and one standby raw water pump with variable speed drive; electromagnetic abstraction meter with telemetry; walkway, handrail and fall-arrest provision for working over water.
B	Dug well rehabilitation	Dewatering and disposal of standing water; desilting and removal of accumulated deposits; inspection and repair of the lining; plugging of all identified contamination points; repair of surrounding drainage; construction of a plinth to prevent surface percolation; jet cleaning to open the water-bearing strata; permanent covering and lockable access.
C	Dug well development	Development of additional production wells as required to sustain the dry-season abstraction, following a hydrogeological assessment and constant-rate pumping test to IS 11624; well head works; submersible pumps; flow meters to IS 13010; piezometers with telemetry at each well and at not fewer than two observation points.
D	Raw water transmission	Rising mains from the Lake intake and from the dug well to the treatment plant raw water sump, in ductile iron or high-density polyethylene of appropriate pressure class; isolation, non-return and air valves; washouts; separate metering of each source so that Lake and groundwater abstraction are independently recorded.
E	Water treatment plant	A complete treatment plant of 1.0 MLD design capacity, of a process configuration selected under Section 5, including all pre-treatment, primary treatment, polishing, disinfection and conditioning stages, chemical storage and dosing, clean-in-place provision where membranes are used, and all interconnecting pipework, valves and instrumentation.
F	Treated water storage	Reinforced concrete treated water reservoir of not less than 200 cubic metres, in two interconnected compartments each independently isolatable and drainable, constructed to IS 3370:2021, with food-grade internal lining, mosquito-proof vents, level instrumentation and provision for sampling from each compartment. The storage low level shall initiate the automatic changeover under Clause 9.5.
G	Treated water pumping and	Not fewer than one duty and one standby treated water pump with variable speed drive; surge protection; residual chlorine boosting and contact

No.	Work	Requirement
	transmission	provision; transmission main to the Delivery Point of adequate class and diameter, pressure tested, swabbed, disinfected and cleared bacteriologically before commissioning.
H	Delivery Point works	Bulk meter chamber at the Payment Metering Point, on the booster station feed, housing an electromagnetic bulk flow meter of accuracy class 1 or better, isolation valve, non-return valve, pressure transmitter, online residual chlorine and turbidity analysers, and a dedicated sampling tap. The chamber shall be lockable and jointly sealed by the Authority and the Concessionaire.
I	Controlled interconnection	Treated water and the municipal supply shall be interconnected only at, and through, the existing distribution network Changeover Facility in accordance with Clause 9.3.3, with double non-return protection, motorised isolation and separate metering of each feed. No other interconnection or uncontrolled cross-connection shall exist anywhere in the Facilities or the delivery system.
J	Reject and residuals management	Collection, conveyance, treatment where required, and disposal of all process reject, filter backwash, membrane cleaning waste and sludge streams, by routes approved in the Consent to Establish. Discharge of any untreated stream to the campus stormwater system, to Deval Talao or to the ground is prohibited.
K	Laboratory	An on-site laboratory with the instruments, reagents, glassware and trained personnel necessary to perform the continuous, daily and weekly analyses at Section 8, together with a contract with an NABL-accredited laboratory for the monthly and less frequent analyses.
L	Instrumentation and control	Online analysers as specified at Section 8; flow metering at every abstraction point, at the plant inlet and outlet, and at the Delivery Point; a supervisory control and data acquisition system with local human-machine interface and a data link to the campus command centre; historian retaining not less than 5 years of data at not more than 5-minute interval.
M	Solar photovoltaic installation	A grid-connected solar photovoltaic installation of not less than 40 kWp with net metering where permitted, to offset the electrical load of the Facilities.
N	Buildings and site works	Plant building, chemical store, laboratory, control room, store, toilet and rest facilities; internal roads and hardstanding; boundary treatment; lighting; fire detection and fighting provision; landscaping and restoration of all areas disturbed by the works.
O	Operation and maintenance	Complete operation and maintenance of all Facilities for 15 years from the COD, including all manpower, power, chemicals, consumables, spares, membrane or media replacement, planned and breakdown maintenance, statutory returns, water quality testing and reporting.
P	Handover	Transfer of the Facilities to the Authority on expiry of the O&M Period in the condition specified at Clause 19 of the Concession Agreement, with a residual life of not less than 5 years on all major assets.
Q	Sector-1 booster station	A booster pumping station drawing from the treated water storage, comprising not fewer than two working and one standby identical variable-speed pump sets, a hydropneumatic vessel maintaining set-point pressure at zero demand without pump cycling exceeding six starts per hour, a common delivery header, surge protection determined by the surge analysis, the bulk flow meter at the Payment Metering Point, and all associated civil, electrical and control works.
R	MCGM water supply through existing distribution network as standing backup and automatic changeover	A changeover facility interconnecting the existing 400 mm municipal bulk main, through the existing 150 mm tapping, with the booster delivery header, comprising a motorised changeover valve operating within 60 seconds of trigger, double non-return protection between the two feeds, isolation valves, electromagnetic bulk metering of both feeds, and control logic that opens the changeover automatically on low storage level, source-yield restriction or plant trip and fails open to the municipal feed on loss of power or control. The firm capacity of the municipal connection shall be retained undiminished.
S	Dedicated delivery mains and GSR	Approximately 1.4 km of ductile iron K9 delivery mains of 100 to 150 mm diameter from the booster header to the nine Building GSRs, generally

No.	Work	Requirement
	connections	along the alignment issued with this RFP, including trenching and reinstatement, laying and jointing to IS 12288, valve chambers, isolation at every takeoff, connection to each Building GSR with strainer, check meter and float-valve interface with air gap, hydrostatic testing, swabbing, disinfection and bacteriological clearance, and identification per the campus convention for potable water.
T	GSR-level demand control	Level instrumentation on each Building GSR with remote terminal unit, battery autonomy of not less than 24 hours and dual-path telemetry to the plant control system; automatic duty control such that the booster pumps start, modulate and stop on Building GSR levels; low-low and high alarms; and integration of all delivery-system data with the campus command centre.
U	Delivery-system electrical works	Power distribution, cabling, earthing and protection for the booster station and the existing distribution network Changeover Facility, incorporated in the plant electrical scheme and in the solar photovoltaic offset under item M.

1.3 Exclusions

1.3.1 The following are outside the Concessionaire's scope and will be provided by the Authority: the Site, free of encumbrance; the permissions listed against the Authority at Clause 5.1 of the RFP; the high-tension / LT power connection up to the metering point of the Concessionaire; the legacy Sector-1 distribution network; the Building GSRs themselves and all building-side plumbing beyond the GSR Delivery Points; and the municipal bulk main and tapping upstream of the isolation valve of the existing water distribution network.

1.3.2 The Concessionaire is not responsible for water quality within a Building GSR or in the building-side plumbing beyond a GSR Delivery Point, save that it shall maintain at each GSR Delivery Point a free residual chlorine of not less than 0.2 mg/l, as demonstrated under Section 8; the quarterly consumer-tap survey at Clause 8.3 continues for information and joint review with the Authority.

SECTION 2 — THE SITE AND THE SOURCES

2.1 Deval Talao

Parameter	Value	Source of information
Area	1.30 hectares	Bathymetric survey, 29 January 2026
Gross storage	26.43 ML	Bathymetric survey, 29 January 2026
Bed level	22.6 m above mean sea level	Bathymetric survey, 29 January 2026
Full supply level	25.4 m above mean sea level	Bathymetric survey, 29 January 2026
Maximum depth	2.8 m	Bathymetric survey, 29 January 2026
Ecological reserve level	24.0 m above mean sea level	Adopted by the Authority; not to be drawn below
Live storage above reserve level	18.28 ML	Derived
Siltation	Approximately 16% of capacity, about 4,900 cubic metres	Bathymetric survey, 29 January 2026
Measured annual inflow	Approximately 198,800 cubic metres	Estimated from catchment analysis; indicative only
Statutory status	Protected under the Wetlands (Conservation and Management) Rules 2017 and the Mumbai Municipal Corporation Act 1888. Use for potable supply is subject to CP-1.	Legal review

Desilting. Desilting of Deval Talao is not within the Concessionaire's scope and will be undertaken by the Authority under a separate package. The Concessionaire shall design the intake and its screening on the assumption that desilting may not have been completed at the Appointed Date and shall state in the Basic Engineering Design what allowance it has made for suspended and settleable solids in the interim.

2.2 The Dug Well

2.2.1 The existing dug well is a masonry structure of traditional construction within the campus. It is presently unregistered, unmetered and without abstraction control, and has not been maintained. No reliable yield record exists.

2.2.2 The Authority makes no representation as to the yield or quality of the Dug Well or of the surrounding aquifer. Establishing both is the purpose of the Raw Water Characterisation Programme at Section 4 and of the hydrogeological assessment and constant-rate pumping test at Clause 4.6.

2.2.3 The campus lies within a notified area for the purposes of groundwater regulation. Abstraction is permitted only to the extent of the consent obtained under CP-2, and the consented quantity will be set by reference to the demonstrated safe yield established under the Raw Water Characterisation Programme.

2.3 Rainfall and catchment

Parameter	Value
Campus area	110 acres, approximately 4,45,150 square metres
Annual rainfall — normal year	2,200 mm
Annual rainfall — design basis	2,400 mm
One-day maximum, 25-year return period	944.2 mm
Gross campus rainfall endowment	0.99 to 1.07 million cubic metres per annum
Annual abstraction proposed under this Project	**409,895 cubic metres, being 38 to 41 per cent of the endowment**

2.4 Delivery to Sector-1 — booster, changeover and Building GSRs

2.4.1 The delivery system for Sector-1 comprises the Sector-1 booster station drawing from the treated water storage, the existing distribution network Changeover Facility interconnecting the existing bulk supply as standing backup, and approximately 1.4 km of dedicated ductile iron delivery mains serving the nine Building GSRs listed in the GSR schedule issued with this RFP, generally along the alignment of drawing 25-02-26_F. The Delivery Point (Payment Metering Point) is on the booster station feed, upstream of the changeover.

2.4.2 The Building GSRs, their float valves and the building-side plumbing remain with the Authority and the unit occupants. The Concessionaire installs and maintains the GSR connections, check meters and level instrumentation under the access licences at CP-8, and operates the delivery system on Building GSR level control in accordance with Clause 9.5. The physical isolation of the nine Building GSRs from the legacy distribution feed is completed by the Authority under CP-7.

2.4.3 The Concessionaire shall deliver at each GSR Delivery Point a residual head of not less than 5 metres at the float-valve inlet of the hydraulically most unfavourable Building GSR at peak draw, shall limit the maximum system pressure to the pressure rating of the delivery mains and fittings, and shall verify the delivery system by surge analysis at the Basic Engineering Design stage.

2.5 The backup connection

2.5.1 The existing water supply from municipal bulk supply enters the campus through a 400 mm bulk main and connected through a 300 mm dia., bulk meter and thereafter internal distribution is manged by the SEEPZ through 400 mm dia., and at present multiple tapings are provided to Sector -1, refer the existing water distribution network with an existing 150 mm tapping. The particulars of the connection — supply hours, pressure record, twelve months of billed volumes to each building / consumer will be provided — are provided in the data room (Volume I, Clause 12.4) for information.

2.5.2 Availability of the municipal supply at the changeover is at the risk of the Authority; the function of the existing water distribution network Changeover Facility — detection, operation and fail-safe — is at the risk of the Concessionaire and is measured by KPI-14. Water drawn through the changeover is to the account of the Authority and is excluded from the quantity measured for payment.

2.6 Sector-1 Building GSRs

2.6.1 Sector-1 comprises nine buildings served by ground and terrace storage reservoirs, including the DC Office, NEST-2, NEST-III, SDF-VI and SDF-VII and the adjoining buildings listed in the GSR schedule issued with this RFP as Reliable Data, which sets out for each Building GSR the location, capacity, inlet level and size, float valve status, condition and access route. The delivery mains alignment of approximately 1.4 km follows the Water Supply Network drawing 25-02-26_F.

SECTION 3 — DESIGN BASIS

Parameter	Requirement
Design capacity	1,000 cubic metres per day (1.0 MLD) of treated water conforming to the Treated Water Standard
Guaranteed Minimum Production	500 cubic metres per day on every day of the year
Design Maximum Production	1,000 cubic metres per day, callable during the Monsoon Season
Turndown	The plant shall be capable of stable, compliant operation continuously at any output between 500 and 1,000 cubic metres per day without recirculation to waste
Net operating hours	Not more than 22 hours per day at the Design Maximum Production, so that not less than 2 hours per day is available for backwash, cleaning and standby
Minimum overall recovery	Not less than 65 per cent, measured as treated water delivered at the Delivery Point divided by raw water abstracted, averaged over any calendar month
Redundancy	Not less than one standby unit for every duty pump, blower, dosing pump and compressor. Membrane racks or filter units shall be arranged so that the plant can meet the Guaranteed Minimum Production with any one rack or unit out of service
Design life	Civil structures 50 years; mechanical and electrical equipment 15 years; membranes and media as per the replacement schedule in the Concessionaire's proposal
Seismic and wind	IS 1893 for Seismic Zone III (Mumbai) and IS 875 for wind loads
Structural design	IS 456:2000 for reinforced concrete; IS 3370:2021 for liquid-retaining structures; IS 800 for structural steel
Electrical	Relevant parts of IS and IEC; the Central Electricity Authority (Measures relating to Safety and Electric Supply) Regulations
Materials in contact with water	All materials in contact with treated water shall be certified as suitable for potable water use and shall not impart taste, odour, colour or toxicity
Noise	Not more than 75 dB(A) at 1 metre from any equipment; not more than 55 dB(A) at the Site boundary during the day and 45 dB(A) at night
Accessibility	All units requiring routine attention shall be accessible without confined-space entry wherever practicable; where confined-space entry is unavoidable, permanent provision for safe entry shall be made
Delivery system hydraulics	Design flow equal to the peak hourly demand of the connected Building GSRs with a peak factor of 2.0 on the average day demand; velocity 0.6 to 1.8 m/s in the delivery mains; Hazen-Williams C = 140 for new cement-mortar-lined ductile iron; residual head not less than 5 m at the float-valve inlet of the hydraulically most unfavourable Building GSR at peak draw
Booster station	Not fewer than 2 working and 1 standby identical variable-speed pump sets, each rated for 50 per cent of the peak flow; hydropneumatic vessel holding set-point pressure at zero demand without pump cycling exceeding 6 starts per hour; pump efficiency not less than 70 per cent at the duty point
Existing water distribution network changeover	Motorised changeover valve operating within 60 seconds of trigger; double non-return protection between the feeds; electromagnetic metering of accuracy class 1 on both feeds; fail-safe open to the municipal feed on loss of power or control
GSR instrumentation and telemetry	Level sensor accuracy ±0.5 per cent of full scale; remote terminal unit in IP65 enclosure with not less than 24 hours battery autonomy; dual-path radio or fibre telemetry to the plant control system; data interval not more than 60 seconds
Surge	Surge analysis of the treated water pumping and delivery system at the Basic

Parameter	Requirement
	Engineering Design stage; protection as determined by the analysis; maximum system pressure not more than the pressure rating of the mains and fittings
Standby power	Grid outage at the plant is covered by the existing distribution network Changeover Facility; controls, instrumentation and telemetry on uninterruptible power supply of not less than 30 minutes autonomy; a grid outage is not a failure of KPI-1 or KPI-13 while the changeover performs
Metering hierarchy	Payment — the bulk meter at the Payment Metering Point; verification — the nine GSR check meters and the municipal feed meter; reconciliation — the quarterly water balance under KPI-15; all bulk meters calibrated annually by an accredited agency

SECTION 4 — RAW WATER CHARACTERISATION PROGRAMME

4.1 Purpose

4.1.1 The purpose of the Raw Water Characterisation Programme is to establish, on evidence rather than assumption: the quality of raw water available from each source and its variation through the year; the quantity each source can sustain, and in particular the dry-season yield of the dug well and Deval talao; and the treatment process necessary to convert that raw water into water conforming to the Treated Water Standard as per IS 10500: 2012 at the specified recovery.

4.2 Phasing

Phase	Period	Requirement
Phase 1 — Baseline	First 90 days from the Appointed Date	Weekly sampling and analysis of both sources for the full parameter suite at Clause 4.4; hydrogeological desk study; commencement of the constant-rate pumping test
Phase 2 — Pilot	Days 60 to 120 from the Appointed Date	Continuous 30-day pilot trial on actual raw water in accordance with Clause 4.5, overlapping Phase 1 so that pilot feed reflects characterised water
Phase 3 — Seasonal	To the end of the Construction Period	Monthly sampling of both sources; completion of the pumping test and of a full monsoon and dry-season observation of Lake level and well water table
Phase 4 — Operational	Throughout the O&M Period	Monthly raw water characterisation of both sources, reported with the monthly water quality report at Section 8.7

4.3 Sampling

4.3.1 Samples shall be drawn separately from Deval Talao and from each production well. Lake samples shall be drawn at not fewer than three points and at not fewer than two depths at each point and shall be composited and also analysed discretely for turbidity, algae and organics.

4.3.2 Sampling, preservation, transport and storage shall be in accordance with IS 3025 (Part 1) and the relevant Parts for each determined. Chain of custody shall be documented for every sample.

4.3.3 All Phase 1 and Phase 2 analyses shall be performed by an NABL-accredited laboratory. The Authority and the Independent Engineer shall be given not less than 3 working days' notice of every sampling occasion and shall be entitled to witness sampling and to take split samples.

4.4 Parameters to be Assessed

Group	Assessment
Physical and organoleptic	Temperature, colour, odour, taste, turbidity, total dissolved solids, electrical conductivity, total suspended solids
General chemical	pH, total alkalinity, total hardness, calcium, magnesium, chloride, sulphate, nitrate, nitrite, ammoniacal nitrogen, fluoride, silica, sodium, potassium, phosphate
Metals	Iron, manganese, aluminium, copper, zinc, arsenic, cadmium, chromium (total and hexavalent), lead, mercury, nickel, selenium, barium, molybdenum, boron
Organic	Total organic carbon, dissolved organic carbon, ultraviolet absorbance at 254 nm, specific ultraviolet absorbance, anionic detergents, phenolic compounds, mineral oil
Biological	Total coliform, faecal coliform, Escherichia coli, heterotrophic plate count, algal count and dominant species, chlorophyll-a, presence of Cryptosporidium and Giardia (Phase 1 and annually thereafter)
Oxygen demand	Dissolved oxygen, biochemical oxygen demand, chemical oxygen demand
Sulphide and gases	Hydrogen sulphide, sulphide, carbon dioxide
Treatability indicators	Jar test optimum coagulant dose, settled water turbidity, silt density index, membrane fouling index, Langelier saturation index, chlorine demand and

Group	Assessment
	decay curve, disinfection by-product formation potential
Pesticides	The full suite specified in IS 10500:2012 (Phase 1 and annually thereafter)
Radioactivity	Gross alpha and gross beta activity (Phase 1 and annually thereafter)

4.5 Pilot trial

4.5.1 The Concessionaire shall install and operate a pilot plant on the Site, drawing actual raw water from both sources in the proportions of the seasonal treatment facility requirements then applicable, at a throughput of not less than 5 cubic metres per hour, continuously for not less than 30 days.

4.5.2 The pilot shall demonstrate: achievement of the Treated Water Standard on the actual raw water; the recovery achievable and the volume and character of every reject stream; the chemical doses required; the specific energy consumption; and the rate of fouling or head loss development, with at least one complete cleaning cycle performed and its effectiveness measured.

4.5.3 The Authority and the Independent Engineer shall have unrestricted access to the pilot and to all pilot data. A Pilot Trial Report shall be submitted within 15 days of completion.

4.6 Hydrogeological assessment and pumping test

4.6.1 The Concessionaire shall carry out a hydrogeological assessment of the campus aquifer and a constant-rate pumping test on the Dug Well and on production well in accordance with IS 11624, of not less than 72 hours' duration, with recovery monitored to not less than 90 per cent.

4.6.2 The assessment shall determine the transmissivity and storage coefficient of the aquifer, the sustainable yield of each well, the interference between wells, the zone of influence, and the recommended safe yield of the dug well expressed as a daily rate for each season.

4.6.3 Water table observations shall be recorded at not less than weekly interval at every well and at not fewer than two observation points throughout the Construction Period, and monthly thereafter.

4.7 Reports and gate

4.7.1 The Concessionaire shall submit a Raw Water Characterisation Report at the end of Phase 1 and a consolidated report at the end of Phase 3, each setting out all data, the analytical methods used, the laboratory accreditation, and the Concessionaire's interpretation.

4.7.2 **The Basic Engineering Design shall not be submitted for approval, and no permanent process equipment shall be ordered, until the Phase 1 Raw Water Characterisation Report, the Pilot Trial Report and the Process Selection Report have been submitted and accepted by the Authority.** This is a hard gate. Equipment ordered before the gate is passed is at the Concessionaire's sole risk and shall not found any claim for extension of time or additional payment.

4.7.3 If the characterisation establishes that the raw water differs materially from the indicative data in this RFP such that the Concessionaire's proposed process cannot achieve the Treated Water Standard at the specified recovery, the matter shall be dealt with as a Variation under Clause 20 of the Concession Agreement.

4.7.4 **If the Raw Water Characterisation Programme, including the hydrogeological assessment and pumping tests at Clause 4.6, establishes that the demonstrated safe yield of the dug well, together with the permissible abstraction from the Lake under the Applicable Permits and the ecological reserve level, is insufficient to sustain the Guaranteed Minimum Production or the seasonal treatment facility requirements at Table 1.1 in any season, the Parties shall record the demonstrated quantities, and the Guaranteed Minimum Production, the Design Maximum Production, the basis of the Monthly Production Schedule and the O&M Charges shall be adjusted pro rata as a Variation under Clause 20 of the Concession Agreement; the abstraction consent under CP-2 shall be pursued for the demonstrated quantities. No such adjustment relieves the Concessionaire of the Treated Water Standard, nor of the obligation to deliver the adjusted quantities.**

SECTION 5 — PROCESS SELECTION

5.1 Principle

5.1.1 The Authority does not prescribe the treatment process. The Concessionaire shall select the process on the evidence of the Raw Water Characterisation Programme and the pilot trial and shall justify its selection in the Process Selection Report. The Concessionaire warrants that the process it selects will achieve the Treated Water Standard on the raw water actually available, at not less than the minimum recovery, for the whole of the O&M Period.

5.2 Minimum process requirements

Whatever process is selected shall satisfy each of the following as a minimum.

No.	Requirement
a	Multiple barriers. The train shall provide not fewer than three independent barriers to pathogens, of which at least one shall be a physical barrier and at least one a disinfection barrier.
b	Physical barrier. The train shall include either a membrane barrier of nominal pore size not exceeding 0.1 micron, or a validated conventional clarification and filtration train whose performance on the actual raw water has been demonstrated at pilot scale.
c	Pre-treatment. Provision shall be made for coagulant dosing and for powdered activated carbon or equivalent assist to address the seasonal algal and organic load of the Lake, whether or not the Concessionaire expects to use it routinely. A claim that no chemical assist will be required is not acceptable unless demonstrated over a full monsoon at pilot scale.
d	Iron and manganese. Where the characterisation shows iron or manganese above the acceptable limits of IS 10500:2012, a dedicated removal stage shall be provided; reliance on the physical barrier alone is not acceptable.
e	Dissolved solids. Where the characterisation shows total dissolved solids, hardness, chloride, sulphate, nitrate or fluoride above the acceptable limits, a stage capable of reducing them shall be provided, and the design shall address blending, remineralisation and pH correction.
f	Disinfection. A disinfection stage with a contact tank sized for the contact time and concentration product necessary to achieve the required log inactivation at the design flow and at the lowest expected water temperature, with a maintained free residual chlorine at the Delivery Point.
g	Conditioning. Where the process produces water of low alkalinity or negative Langelier saturation index, remineralisation and pH correction shall be provided so that the delivered water is neither corrosive nor scale-forming in the Sector-1 network.
h	Recovery. Overall recovery of not less than 65 per cent, with a reject management plan for every reject stream.
i	Automation. The plant shall be capable of unattended operation for not less than 8 continuous hours with automatic shutdown and alarm on any excursion of a critical control parameter.
j	Critical control points. The Concessionaire shall identify the critical control points of its process, the critical limit at each, the monitoring method, and the corrective action, and shall operate to that plan throughout the O&M Period.

5.3 Process Selection Report

The Process Selection Report shall contain, at a minimum:

- A statement of the design raw water quality for each source and for the blend, derived from the characterisation data, with the basis on which design values were chosen from the observed range
- The candidate processes considered and the reasons for rejecting those not selected
- A complete process flow diagram and hydraulic profile from each source intake to the Delivery Point
- A mass balance at the Design Maximum Production and at the Guaranteed Minimum Production, showing every stream including every reject stream, and demonstrating the overall recovery
- Sizing calculations for every unit process, with the design parameter adopted, the source of that parameter and the margin allowed
- The chemical dosing schedule with expected and maximum doses

- The specific energy consumption by stage, referred to a cubic metre of treated water, at the Design Maximum Production and at the Guaranteed Minimum Production
- The disinfection calculation demonstrating the contact time and concentration product achieved
- The critical control point plan under Clause 5.2(j)
- The reject management plan under Section 6
- The membrane or media replacement schedule and the basis of the sinking provision made for it
- The pilot trial data supporting each of the above

SECTION 6 — REJECT, BACKWASH AND RESIDUALS MANAGEMENT

6.1 The Concessionaire shall prepare, and obtain approval of, a reject management plan covering every liquid and solid residual stream generated by the Facilities, including pre-treatment sludge, filter backwash, membrane cleaning waste, process reject, laboratory waste and desludging from the raw water sump.

6.2 For each stream the plan shall state the quantity at the Design Maximum Production and at the Guaranteed Minimum Production, its expected quality, the proposed treatment if any, and the proposed disposal route, together with the statutory basis on which that route is permitted.

6.3 **The following are prohibited:** discharge of any untreated stream to Deval Talao; discharge of any stream to the campus stormwater system; discharge to ground or to any soak pit; and discharge of any stream of elevated dissolved solids to the campus sewerage system in a quantity which would impair the quality of recycled water produced by the campus sewage treatment plant.

6.4 Streams of low dissolved solids and high suspended solids, such as filter backwash, may be settled and recycled to the head of the works, or routed to the campus sewage treatment plant inlet, subject to approval. Streams of elevated dissolved solids shall be disposed of by a route approved in the Consent to Establish, which may include beneficial use for road washing or dust suppression where the quality permits.

6.5 All disposal routes shall be metered and recorded, and the record shall form part of the monthly report.

SECTION 7 — TREATED WATER STANDARD

7.1 The standard

7.1.1 **Treated water delivered at the Delivery Point shall conform at all times to the acceptable limits specified in IS 10500:2012, Drinking Water — Specification, as amended.** The permissible limits in the absence of an alternate source shall not be relied upon: the Authority requires the acceptable limits to be met, because an alternate source, namely the municipal supply, is available to the Zone.

7.1.2 Conformity is required in respect of every parameter in Tables 1 to 6 of IS 10500:2012. The parameters set out below are those on which the Facilities will be routinely judged and against which the Key Performance Indicators are drawn; they do not limit the requirement at Clause 7.1.1.

7.2 Principal parameters

Parameter	Unit	Requirement at the Delivery Point	Reference
Colour	Hazen	Not more than 5	IS 10500 Table 1
Odour	—	Agreeable	IS 10500 Table 1
Taste	—	Agreeable	IS 10500 Table 1
Turbidity	NTU	Not more than 1	IS 10500 Table 1
pH value	—	6.5 to 8.5	IS 10500 Table 1
Total dissolved solids	mg/l	Not more than 500	IS 10500 Table 1
Total hardness as $CaCO_3$	mg/l	Not more than 200	IS 10500 Table 2
Total alkalinity as $CaCO_3$	mg/l	Not more than 200	IS 10500 Table 2
Calcium as Ca	mg/l	Not more than 75	IS 10500 Table 2
Magnesium as Mg	mg/l	Not more than 30	IS 10500 Table 2
Chloride as Cl	mg/l	Not more than 250	IS 10500 Table 2
Sulphate as SO_4	mg/l	Not more than 200	IS 10500 Table 2
Nitrate as NO_3	mg/l	Not more than 45	IS 10500 Table 2
Fluoride as F	mg/l	Not more than 1.0	IS 10500 Table 2
Iron as Fe	mg/l	Not more than 0.3	IS 10500 Table 2
Manganese as Mn	mg/l	Not more than 0.1	IS 10500 Table 2
Aluminium as Al	mg/l	Not more than 0.03	IS 10500 Table 2
Copper as Cu	mg/l	Not more than 0.05	IS 10500 Table 2
Zinc as Zn	mg/l	Not more than 5	IS 10500 Table 2
Ammonia as total ammonia-N	mg/l	Not more than 0.5	IS 10500 Table 2
Anionic detergents as MBAS	mg/l	Not more than 0.2	IS 10500 Table 2
Phenolic compounds as C_6H_5OH	mg/l	Not more than 0.001	IS 10500 Table 2
Mineral oil	mg/l	Not more than 0.5	IS 10500 Table 2
Sulphide as H_2S	mg/l	Not more than 0.05	IS 10500 Table 2
Free residual chlorine	mg/l	Not less than 0.2 and not more than 1.0	IS 10500 Table 2
Total coliform bacteria	**per 100 ml**	**Shall not be detectable in any 100 ml sample**	**IS 10500 Table 3**
Escherichia coli	**per 100 ml**	**Shall not be detectable in any 100 ml sample**	**IS 10500 Table 3**
Arsenic as As	mg/l	Not more than 0.01	IS 10500 Table 4
Cadmium as Cd	mg/l	Not more than 0.003	IS 10500 Table 4
Total chromium as Cr	mg/l	Not more than 0.05	IS 10500 Table 4

Parameter	Unit	Requirement at the Delivery Point	Reference
Lead as Pb	mg/l	Not more than 0.01	IS 10500 Table 4
Mercury as Hg	mg/l	Not more than 0.001	IS 10500 Table 4
Nickel as Ni	mg/l	Not more than 0.02	IS 10500 Table 4
Selenium as Se	mg/l	Not more than 0.01	IS 10500 Table 4
Cyanide as CN	mg/l	Not more than 0.05	IS 10500 Table 4
Barium as Ba	mg/l	Not more than 0.7	IS 10500 Table 4
Molybdenum as Mo	mg/l	Not more than 0.07	IS 10500 Table 4
Pesticide residues	µg/l	Within the individual limits of IS 10500	IS 10500 Table 5
Gross alpha activity	Bq/l	Not more than 0.5	IS 10500 Table 6
Gross beta activity	Bq/l	Not more than 1.0	IS 10500 Table 6

Table 7.1 — Principal parameters of the Treated Water Standard. The complete requirement is conformity with IS 10500:2012 in full. Where the standard is amended during the term, the amended standard shall apply from the date notified, and the consequences shall be dealt with under Clause 13 of the Concession Agreement (Change in Law).

7.3 Additional requirements

7.3.1 Disinfection by-products, in particular total trihalomethanes and haloacetic acids, shall be monitored quarterly and shall not exceed the limits of IS 10500:2012 or, where the standard is silent, the guideline values of the World Health Organization.

7.3.2 Where the selected process includes reverse osmosis or nanofiltration, the delivered water shall have a total dissolved solids content of not less than 100 mg/l and a Langelier saturation index between −0.5 and +0.5, so that the water is neither aggressive nor scale-forming in the Sector-1 network.

7.3.3 The Concessionaire shall not add any substance to the treated water other than those necessary for treatment, disinfection and conditioning, and every such substance shall be of a grade certified for use in potable water.

SECTION 8 — TESTING, MONITORING AND REPORTING

8.1 Sampling points

Ref.	Sampling point	Purpose
SP-1	Deval Talao intake, upstream of screening	Raw water characterisation, Lake
SP-2	Dug well and each production well head	Raw water characterisation, groundwater
SP-3	Combined raw water at the plant inlet	Blended feed quality and plant loading
SP-4	Outlet of each principal treatment stage	Process control and barrier verification
SP-5	Plant outlet, before treated water storage	Process performance
SP-6	Treated water storage outlet	Storage integrity and residual maintenance
SP-7	Payment Metering Point, on the booster station feed upstream of the existing water distribution connections - Changeover Facility	Contractual compliance with the Treated Water Standard
SP-8	Two nominated consumer taps in Sector-1	Verification of residual and quality at the point of use
SP-9	Each reject and residuals discharge point	Consent compliance
SP-10	Each GSR Delivery Point	Verification of delivered quality and residual chlorine at the Building GSRs

8.2 Continuous online monitoring

8.2.1 The following shall be monitored continuously by online instruments, logged to the supervisory control system at not more than 5-minute interval, and made visible in real time to the Authority:

Location	Parameters monitored continuously
Each raw water source (SP-1, SP-2)	Flow, turbidity, pH, electrical conductivity, level (Lake level and well water table)
Plant inlet (SP-3)	Flow, turbidity, pH, electrical conductivity
Each principal treatment stage (SP-4)	Differential pressure or head loss, flow, and the parameter critical to that stage
Plant outlet (SP-5)	Flow, turbidity, pH, electrical conductivity, free residual chlorine
Delivery Point (SP-7)	Flow, cumulative volume, pressure, turbidity, free residual chlorine
Reject points (SP-9)	Flow and cumulative volume
Existing distribution Changeover Facility and Building GSRs	Changeover valve position and mode; municipal feed flow and cumulative volume; Building GSR levels with low-low and high alarms, via remote terminal unit telemetry

8.2.2 Every online analyser shall be calibrated at not more than monthly interval against a laboratory determination, and the calibration record shall be available for inspection. An analyser out of service for more than 24 hours shall be reported to the Authority and shall be replaced or repaired within 72 hours.

8.3 Routine testing treatment facility requirements

8.3.1 The Concessionaire shall carry out the testing set out in Table 8.1 throughout the O&M Period. Testing shall be by the Concessionaire's own laboratory where indicated as ‘site’, and by an NABL-accredited laboratory where indicated as ‘NABL’.

Frequency	Sampling points	Determinands	Laboratory
Continuous	SP-1 to SP-3, SP-5, SP-7, SP-9	As Table at Clause 8.2.1	Online instruments
Daily — every production day	**SP-5 and SP-7**	**Colour, odour, taste, turbidity, pH, total dissolved solids, electrical conductivity, free residual chlorine, temperature**	**Site**
Daily	SP-3	Turbidity, pH, electrical conductivity, temperature	Site
Weekly	**SP-5, SP-6, SP-7, SP-8 and SP-10**	**Total coliform, Escherichia coli, heterotrophic plate count, iron, manganese, total hardness, total alkalinity, chloride, nitrate, fluoride, ammonia, residual chlorine profile**	**Site for chemical; NABL for bacteriological**
Weekly	SP-1 and SP-2	Turbidity, pH, conductivity, total dissolved solids, iron, manganese, hardness, alkalinity, algal count	Site
Monthly	**SP-1, SP-2, SP-3, SP-5, SP-7**	**The complete suite of IS 10500:2012 Tables 1, 2 and 3, together with calcium, magnesium, sulphate, aluminium, copper, zinc, anionic detergents, phenolic compounds, mineral oil, sulphide, total organic carbon and ultraviolet absorbance at 254 nm**	**NABL**
Quarterly	**SP-5 and SP-7**	**IS 10500:2012 Table 4 toxic substances in full — arsenic, cadmium, total chromium, lead, mercury, nickel, selenium, cyanide, barium, molybdenum, boron, polychlorinated biphenyls and polynuclear aromatic hydrocarbons — together with total trihalomethanes and haloacetic acids**	**NABL**
Quarterly	SP-8 and network survey	Residual chlorine, turbidity and bacteriological quality at not fewer than 6 consumer taps distributed across Sector-1	Site and NABL
Half-yearly	**SP-5 and SP-7**	**Pesticide residues, the full suite of IS 10500:2012 Table 5**	**NABL**
Annually	**SP-1, SP-2, SP-5, SP-7**	**The complete IS 10500:2012 suite including Table 6 radioactive residues, Cryptosporidium and Giardia, performed by an NABL-accredited laboratory other than the laboratory used for routine monthly testing**	**Independent NABL**
Annually	Treated water storage	Internal inspection, cleaning and disinfection of each compartment in turn, with bacteriological clearance before return to service	Site and NABL

Table 8.1 — Routine testing treatment facility requirements. The treatment facility requirements is a minimum; the Concessionaire shall test more frequently where its critical control point plan or an adverse result requires it.

8.4 Response to an adverse result

Situation	Required response
Any online analyser at SP-7 indicates turbidity above 1 NTU or free residual chlorine below 0.2 mg/l	Automatic alarm; investigation begun immediately; the Authority notified within 1 hour; resample and confirm within 3 hours
A confirmed exceedance of any chemical parameter of the Treated Water Standard at SP-7	Notify the Authority within 4 hours; identify cause and submit a corrective action plan within 24 hours; resample daily until three consecutive conforming results are obtained
Total coliform or Escherichia coli detected at SP-6, SP-7 or SP-8	Notify the Authority and the Independent Engineer immediately; increase disinfection; resample the same day; if confirmed, suspend delivery at the Delivery Point and notify the Maharashtra Pollution Control Board and the Authority's medical officer; do not resume delivery until two consecutive sets of conforming results 24 hours apart are obtained
Any parameter of IS 10500:2012	Suspend delivery immediately; notify the Authority, the Independent

Situation	Required response
Table 4 exceeded	Engineer and the pollution control board; investigate the source; resume only with the written approval of the Authority
Raw water quality departs materially from the design basis	Notify the Authority within 24 hours; assess whether the process remains capable; where it is not, raise the matter as a Variation under Clause 20 of the Concession Agreement

Suspension of delivery is not a Force Majeure event and does not relieve the Concessionaire. Where delivery is suspended because the treated water does not conform to the Treated Water Standard, the O&M Charges shall abate for the period of suspension in accordance with Schedule 9, and the liquidated damages at Schedule 7 shall apply. The Authority will draw on the municipal supply during any such period and the cost of doing so shall be recoverable from the Concessionaire.

8.5 Records and reporting

Report	Content	Frequency and timing
Daily log	Production, abstraction from each source, all online parameters, all daily test results, chemical consumption, power consumption, any alarm or excursion and its resolution	Daily; available on the supervisory system in real time
Weekly report	Summary of production against the Monthly Production Schedule, weekly test results, plant availability, any maintenance carried out	Weekly, by the second working day of the following week
Monthly water quality report	All test results for the month against the Treated Water Standard, with trend charts; raw water characterisation for both sources; recovery achieved; specific energy consumption; reject quantities and disposal; a statement of conformity signed by the Concessionaire's competent person	Monthly, by the seventh day of the following month
Monthly performance report	Achievement against each Key Performance Indicator; abstraction against the consented quantity; Lake level and well water table record; incidents and corrective actions; planned maintenance for the following month	Monthly, by the seventh day of the following month
Quarterly compliance report	Quarterly test results; consent compliance; statutory returns filed; a summary for the Authority's own reporting to the pollution control board and groundwater authority	Quarterly, within 15 days of quarter end
Annual report	Annual complete IS 10500 suite; independent laboratory cross-check results; annual draft and recharge audit; asset condition report; membrane or media condition and replacement forecast; energy performance	Annually, within 30 days of year end

8.5.1 All records shall be retained for the whole of the O&M Period and shall be handed over to the Authority on expiry. The Authority and the Independent Engineer shall have unrestricted access to all raw data, laboratory worksheets and instrument records at all times.

8.5.2 The Authority reserves the right to take split samples at any sampling point at any time, and to have them analysed at a laboratory of its choosing at its own cost. Where a split sample result differs materially from the Concessionaire's result, a referee analysis shall be carried out at a third NABL-accredited laboratory agreed between the Parties, whose result shall be final and whose cost shall be borne by the Party whose result is shown to be in error.

SECTION 9 — STORAGE, DELIVERY SYSTEM AND NETWORK INTERCONNECTION

9.1 Treated water storage

Parameter	Requirement
Capacity	Not less than 400 cubic metres, in two compartments, providing buffer storage between the plant and the Sector-1 booster station; distributed storage subsists downstream in the nine Building GSRs, and the storage low level is a trigger of the existing distribution Changeover Facility under Clause 9.5
Configuration	Two interconnected compartments of equal volume, each independently isolatable, drainable and cleanable without interrupting delivery
Construction	Reinforced concrete to IS 3370:2021, with a food-grade internal lining certified for potable water contact
Protection	Mosquito-proof and vermin-proof vents; lockable access covers; no direct connection between any vent or overflow and any drain
Instrumentation	Continuous level measurement on each compartment with high and low alarms; sampling tap on each compartment outlet
Retention	The Concessionaire shall manage retention so that water age does not cause loss of residual or deterioration of quality; where retention exceeds 24 hours the compartments shall be operated in rotation
Cleaning	Each compartment to be drained, inspected, cleaned and disinfected annually, with bacteriological clearance before return to service

9.2 Treated water transmission

9.2.1 The transmission main from the treated water pumping station to the Delivery Point shall be of ductile iron with cement mortar lining to IS 8329, or high-density polyethylene PE100 to IS 4984, of a pressure class appropriate to the duty, with a minimum cover of 1.0 metre in carriageway and 0.75 metre in footpath.

9.2.2 The main shall be hydrostatically tested at 1.5 times the working pressure, swabbed, disinfected and cleared bacteriologically to IS 3114 before being placed in service, and shall be provided with isolation valves, air valves at summits, washouts at low points and sampling points at not more than 500 metre interval.

9.2.3 The main shall be laid within the campus common services corridor, with the codified separations from other services, and shall be identified along its length in accordance with the campus convention for potable water.

9.3 Payment metering and controlled interconnection

9.3.1 The Delivery Point works shall include an electromagnetic / ultrasonic bulk flow meter of accuracy class 1 or better, calibrated before commissioning and annually thereafter by an accredited agency, with the calibration certificate furnished to the Authority.

9.3.2 The meter shall be the sole basis for measurement of the quantity delivered for payment. It shall be housed in a lockable chamber jointly sealed by the Authority and the Concessionaire, and the seal shall be broken only in the presence of both Parties. Water drawn through the existing water distribution network of SEEPZ Changeover Facility is measured on the municipal feed meter, is excluded from the quantity delivered, and is to the account of the Authority under its municipal bulk supply arrangement; where the changeover operates by reason of a failure attributable to the Concessionaire, the cost of the substitute municipal supply during the failure is recoverable from the Concessionaire in accordance with Section 8.4.

9.3.3 Treated water from the Facilities and the municipal supply shall be interconnected only at, and through, the existing distribution network Changeover Facility. The arrangement shall physically prevent flow from the delivery system back into the municipal main and from the municipal feed back into the Facilities, by double non-return protection and motorised isolation, and shall meter each feed separately. No other interconnection, and no uncontrolled cross-connection, between the two supplies shall exist anywhere in the Facilities or the delivery system. The arrangement shall be

reviewed and approved by the Independent Engineer before commissioning, tested live monthly, inspected annually, and recorded on the as-built drawings.

9.3.4 The Concessionaire shall operate and maintain the Delivery Infrastructure, including the existing distribution Changeover Facility, in accordance with the approved operating protocol. The Concessionaire shall not operate any valve of the legacy campus distribution network, nor any valve or fitting on the building side of a GSR Delivery Point, without the written authority of the Authority.

9.4 Booster station, changeover facility and delivery mains

9.4.1 The Sector-1 booster station shall comprise not fewer than two working and one standby identical variable-speed pump sets drawing from the treated water storage, a hydropneumatic vessel maintaining set-point pressure at zero demand without pump cycling exceeding six starts per hour, a common delivery header with surge protection determined by the surge analysis, and the bulk flow meter at the Payment Metering Point.

9.4.2 The existing water distribution network of SEEPZ Changeover Facility shall connect the existing 400 mm municipal bulk main, through the existing 150 mm tapping, to the booster delivery header with a motorised changeover valve operating within 60 seconds of trigger, double non-return protection between the two feeds, motorised isolation, and electromagnetic bulk metering of accuracy class 1 on both feeds. The triggers shall be: low level in the treated water storage; a source-yield restriction; a plant trip; and loss of control power, on which the facility shall fail open to the municipal feed. The firm capacity of the municipal connection shall be retained undiminished.

9.4.3 The delivery mains shall be ductile iron K9 to IS 8329 with cement mortar lining, of 100 to 150 mm diameter, laid, jointed and tested to IS 12288 with a minimum cover of 1.0 metre in carriageway and 0.75 metre in footpath, hydrostatically tested at 1.5 times the working pressure, swabbed and disinfected to IS 3114 with bacteriological clearance before service, with an isolation valve and a sampling point at every Building GSR takeoff, marker tape, and identification along the length per the campus convention for potable water.

9.4.4 Each GSR connection shall comprise isolation, strainer, a check meter of accuracy class 2 or better to IS 779 / ISO 4064, and a float-valve interface preserving an air gap in accordance with IS 1172 at the tank inlet. Work on building premises shall be carried out under the access licences at CP-8 with not less than 48 hours notice to the occupant, save in emergency.

9.4.5 Each Building GSR shall be provided with level instrumentation and a remote terminal unit in an IP65 enclosure with not less than 24 hours battery autonomy and dual-path telemetry to the plant control system, reporting at not more than 60-second interval, with low-low and high alarms.

9.5 Delivery system operation

9.5.1 The delivery system shall operate in three modes, hard-coded, logged and alarmed: NORMAL — the Facilities feed Sector-1 on Building GSR level control with the municipal feed on standby; LOW YIELD — the municipal feed blends automatically at the booster header to sustain Building GSR service while a source-yield restriction subsists; PLANT OUTAGE — the municipal feed carries the whole sector. There shall be no operator override of the fail-safe.

9.5.2 A live changeover test shall be performed and logged monthly and witnessed quarterly by the Independent Engineer (KPI-14).

9.5.3 Payment shall in all modes be based solely on the quantity measured at the Payment Metering Point. A failure of grid power at the plant is not a failure of KPI-1 or KPI-13 while the distribution network Changeover Facility performs and the control system remains on its uninterruptible supply.

SECTION 10 — KEY PERFORMANCE INDICATORS

The following Key Performance Indicators apply throughout the O&M Period. Failure to achieve a Key Performance Indicator attracts the abatement or liquidated damages set out against it, computed and applied quarterly in accordance with Schedules 7 and 9 of the Concession Agreement.

Ref.	Key Performance Indicator	Requirement	Measurement	Consequence of failure
KPI-1	Quantity delivered	Not less than the quantity called under the Monthly Production Schedule, and in no case less than the Guaranteed Minimum Production of 500 m³/day	Delivery Point bulk meter, daily	Abatement of the O&M Charges pro rata to the shortfall, plus liquidated damages under Schedule 7
KPI-2	Treated water quality	Full conformity with the Treated Water Standard at the Delivery Point	The testing treatment facility requirements at Section 8	Abatement for each day of non-conformity; suspension of delivery and recovery of the cost of substitute municipal supply for a bacteriological failure
KPI-3	Plant availability	Not less than 95 per cent of days in any quarter with the plant available to produce at the called quantity	Supervisory system record, verified by the Independent Engineer	Abatement of 1 per cent of the quarterly O&M Charges for each percentage point below 95
KPI-4	Overall recovery	Not less than 65 per cent, averaged over any calendar month	Raw water meters and Delivery Point meter	Abatement where the shortfall causes abstraction to exceed the consented quantity
KPI-5	Abstraction compliance	Abstraction from each source within the consented quantity and within the seasonal treatment facility requirements; Lake never drawn below 24.0 m	Source meters, Lake level and well water table telemetry	An Event of Default if abstraction exceeds the consent or the Lake is drawn below the reserve level
KPI-6	Specific energy consumption	Not more than the Guaranteed Energy Consumption for the applicable band	Energy meters and Delivery Point meter	Consumption above the cap is to the Concessionaire's account
KPI-7	Residual chlorine at the GSR Delivery Points	Not less than 0.2 mg/l at each GSR Delivery Point	Weekly testing at the GSR Delivery Points (SP-10); quarterly consumer-tap survey for information	Abatement and a corrective action plan
KPI-8	Reject compliance	All reject and residual streams disposed of by the approved routes, with no unauthorised discharge	Reject meters, records and inspection	An Event of Default for any unauthorised discharge to the Lake, the stormwater system or the ground
KPI-9	Reporting	All reports at Clause 8.5 submitted complete and on time	Receipt by the Authority	Abatement of 0.5 per cent of the quarterly O&M Charges for each report more than 7 days late
KPI-10	Statutory compliance	All Applicable Permits maintained in force and all statutory returns filed on time	Documentary record	An Event of Default if a permit lapses or is revoked through the Concessionaire's act or omission

Ref.	Key Performance Indicator	Requirement	Measurement	Consequence of failure
KPI-11	Health, safety and environment	No reportable lost-time injury; no environmental incident; compliance with the ESHS management plan	Incident record and audit	Appropriation from the ESHS Performance Security and, for a repeated failure, an Event of Default
KPI-12	Asset condition	Assets maintained so that the residual life at handover is not less than 5 years on all major items	Annual asset condition report and independent inspection in years 10 and 14	Rectification at the Concessionaire's cost before handover; appropriation from the O&M Security
KPI-13	Building GSR service	No Building GSR below its low-low level for more than 2 continuous hours for reasons attributable to the Concessionaire, while either the Facilities or the municipal feed is available	Remote terminal unit level logs	Liquidated damages under Schedule 7, plus abatement under Schedule 9
KPI-14	Changeover availability	The existing water distribution network of SEEPZ Changeover Facility passes its monthly live test and operates within 60 seconds on every genuine trigger	Test log and supervisory system event record	Abatement of 1 per cent of the quarterly O&M Charges per failed or omitted test; failure on a genuine trigger is treated as a KPI-13 event for every affected building
KPI-15	Delivery-main losses	Quarterly water balance losses not exceeding 5 per cent	Payment Metering Point and municipal feed meters against the sum of the Building GSR check meters	Investigation and rectification plan; abatement under Schedule 9 where losses persist above 5 per cent for two consecutive quarters

Table 10.1 — Key Performance Indicators.

SECTION 11 — CONSTRUCTION, COMMISSIONING AND TRIAL RUN

11.1 Programme

Milestone	Time from the Appointed Date
Raw Water Characterisation Programme Phase 1 complete; Raw Water Characterisation Report submitted	90 days
Pilot trial complete; Pilot Trial Report and Process Selection Report submitted	120 days
Basic Engineering Design approved	150 days
Detailed engineering complete; all major equipment ordered	180 days
Civil works of the treatment plant and treated water reservoir complete	270 days
Source works, raw water and treated water transmission mains complete and tested	300 days
Mechanical, electrical and instrumentation installation complete	330 days
Delivery Infrastructure complete — booster station and the existing water distribution network of SEEPZ Changeover Facility installed and live-tested; delivery mains tested, disinfected and cleared; GSR connections and telemetry operational	340 days
Construction Completion Date	**12 months**
Trial Run complete and Treated Water Standard demonstrated	15 months
Scheduled COD	**15 months**

11.1.1 The Authority and the Independent Engineer shall review each design submission and furnish a single consolidated set of comments, or approval, within 21 days of receipt. A submission on which no comments are furnished within that period shall be deemed approved for the purpose of the programme, without relieving the Concessionaire of its design responsibility. Resubmission cycles attract the same period. Delay in review beyond the period extends the affected milestone day for day.

11.1.2 The existing distribution network and water supply Changeover Facility shall be commissioned, live-tested and in service before the Trial Run commences, so that Building GSR service is protected throughout the Trial Run.

11.2 Trial Run

11.2.1 The Trial Run shall be of 3 months' continuous duration. During the Trial Run the Facilities shall be operated at the quantities called by the Authority, and the full testing treatment facility requirements at Section 8 shall apply. The existing water distribution network of SEEPZ Changeover Facility shall be in service throughout, so that Building GSR service is protected.

11.2.2 The Trial Run shall be regarded as successful, and the Independent Engineer shall certify the COD, only when all of the following are demonstrated over a continuous period of not less than 30 days within the Trial Run: delivery of the called quantity on every day; full conformity with the Treated Water Standard on every test; achievement of the minimum overall recovery; specific energy consumption within the Guaranteed Energy Consumption; and correct functioning of every online analyser, meter and interlock, including the Lake low-level cut-off and the abstraction cap.

11.2.3 If the Trial Run is not successful, it shall be extended until it is, at the Concessionaire's cost and without extension of the O&M Period. Where the Trial Run extends beyond 3 months for reasons attributable to the Concessionaire, liquidated damages under Schedule 7 shall apply from the Scheduled COD.

11.2.4 Potable Induction Period. Notwithstanding certification of the COD, drinking-water duty for Sector-1 shall remain with the municipal supply until the Potable Induction Date. During the Potable Induction Period the Facilities shall be operated and tested in full under Sections 8 and 10, with the quantities called under the Monthly Production Schedule directed to non-potable duty, the water kiosk and network commissioning and measured at the Payment Metering Point, and with the existing water supply Changeover Facility open to the municipal feed for Building GSR service. The Construction Payments, the Capex Annuity, the O&M Charges and the Power Charges shall be

payable in full during the Potable Induction Period, and the Key Performance Indicators shall apply with delivery measured at the Payment Metering Point. On the Potable Induction Date, certified by the Independent Engineer on twelve consecutive months of conformity with the Treated Water Standard, the delivery system shall assume the NORMAL mode and the Facilities shall assume primary drinking-water duty for Sector-1.

11.3 Training and documentation

11.3.1 Before the COD the Concessionaire shall train not fewer than four persons nominated by the Authority in the operation, monitoring and emergency response procedures of the Facilities, and shall repeat the training annually thereafter.

11.3.2 The Concessionaire shall furnish, before the COD, complete as-built drawings, operation and maintenance manuals, equipment manuals, the critical control point plan, the emergency response plan, the calibration and test certificates for every instrument, and the asset register in a format compatible with the Authority's asset management system.

SECTION 12 — ENVIRONMENTAL, SOCIAL, HEALTH AND SAFETY REQUIREMENTS

12.1 The Concessionaire shall comply with all Applicable Laws relating to environment, labour, health and safety, including the Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act 1996, the Contract Labour (Regulation and Abolition) Act 1970, the Child and Adolescent Labour (Prohibition and Regulation) Act 1986, the Minimum Wages Act 1948, the Environment (Protection) Act 1986, the Water (Prevention and Control of Pollution) Act 1974, the Air (Prevention and Control of Pollution) Act 1981 and the Noise Pollution (Regulation and Control) Rules 2000, together with the conditions of every Applicable Permit and the security, access and safety regulations of the Zone.

12.2 Within 45 days of the Appointed Date, and before any works other than survey and investigation commence, the Concessionaire shall submit for the Authority's approval an ESHS Management Plan covering, at a minimum: construction health and safety, including working over water at the Lake intake with life jackets, fall-arrest and rescue provision; confined-space entry at the Dug Well and in chambers, under a permit-to-work system with gas testing, tripod-and-harness recovery and a trained attendant; excavation and trenching along the delivery mains corridor, with shoring, barricading and traffic and pedestrian management within the operating Zone; chemical handling and chlorine safety, including leak detection and emergency kits; electrical safety and lock-out tag-out; personal protective equipment, induction and toolbox training; first aid and emergency response; labour welfare and a worker code of conduct; and a grievance mechanism for workers and Zone occupants.

12.3 The Concessionaire shall deploy a designated safety officer for the whole of the Construction Period, and trained first-aiders on every shift during both the Construction Period and the O&M Period.

12.4 Every lost-time injury, dangerous occurrence or environmental incident shall be reported to the Authority within 24 hours, and an investigation report with a corrective action plan shall be submitted within 7 days. Statutory reporting obligations remain with the Concessionaire.

12.5 During the O&M Period the ESHS Management Plan shall be maintained and reviewed annually, and monthly ESHS statistics shall be included in the monthly performance report under Clause 8.5. Performance against this Section is measured by KPI-11.

12.6 Compliance with this Section is secured by the ESHS Performance Security under Clause 18 of the RFP, which the Authority may appropriate in accordance with KPI-11. A repeated failure under KPI-11 is an Event of Default.

VOLUME II

Draft Concession Agreement — Principal Terms and Schedules

VOLUME II — DRAFT CONCESSION AGREEMENT

This Volume. This Volume sets out the principal commercial and legal terms which the Concession Agreement will contain, and the Schedules which will form part of it. The full engrossed Concession Agreement, drawn on the model agreement approved for Hybrid Annuity Model water sector projects, is issued together with this RFP; where any Schedule is completed later, it shall issue not later than 21 days before the pre-bid meeting, and the Bid Due Date shall stand extended so that not less than 30 days intervene between that issue and the Bid Due Date. Bidders shall be deemed to have priced on the terms set out in this Volume. Any Bidder wishing to comment on these terms shall do so in writing before the pre-bid meeting; no deviation proposed after the Bid Due Date will be entertained.

Parties and structure

A.1 The Concession Agreement will be executed between the SEEPZ–SEZ Authority, acting through the Zonal Development Commissioner, and the Concessionaire, being the Special Purpose Vehicle incorporated by the Selected Bidder.

A.2 The Authority grants to the Concessionaire the exclusive right and obligation, during the term, to abstract raw water from Deval Talao and the campus dug well to the extent permitted by the Applicable Permits, to design, construct, finance, operate and maintain the Facilities, and to deliver treated water at the Delivery Point, in consideration of the payments set out at Article 9.

Articles of the Concession Agreement

Article	Subject	Principal provisions for this Project
1	Definitions and interpretation	As Volume I, Definitions, together with the additional definitions required by the Agreement
2	Scope of the Project and grant of the Concession	Grant of the concession for the term; the scope as Volume III; the Concessionaire's obligation to deliver the Guaranteed Minimum Production
3	Conditions precedent, effectiveness and term	The conditions precedent at Clause 5.1 of the RFP, with CP-1 relating to potable use of the Lake as an Authority condition; consequences of non-fulfilment; the adjustment mechanism at Clause 3.6 where CP-1 is not satisfied; the redefined Appointed Date, the construction phasing of the Lake intake and compensation for Authority-side delay, as set out below
4	Site and asset ownership	Licence of the Site to the Concessionaire; ownership of all assets vesting in the Authority; the Concessionaire's right of access and use
5	Securities	Performance Security at 5% of Bid Project Cost; ESHS Performance Security at 1%; O&M Security at 9% of annual O&M Charges; Mobilization Advance Guarantee at 110% of the advance
6	Independent Engineer	Appointment, scope, powers of certification and of direction, and the binding nature of certifications subject to dispute resolution
7	Construction Period	Basic Engineering Design submission and approval; the hard gate at Volume III Clause 4.7.2; Payment Milestones; testing and inspection; Construction Completion; the Trial Run; the COD
8	Operations and Maintenance Period	The 15-year O&M obligation; the Monthly Production Schedule; the Key Performance Indicators; the Potable Induction Period; scheduled and unscheduled maintenance; the Scheduled Maintenance Programme; records and reporting
9	Payment and invoicing	Construction Payments at 40%; the Capex Annuity at 60% with interest; the O&M Charges and their escalation; Power Charges against the Guaranteed Energy Consumption; abatement; the escalation indexation and the invoicing, payment and interest provisions set out below; the Escrow Account and its application order
10	Financing arrangements and security	Financial Close; permitted security over the Concessionaire's receivables; the lenders' rights and the Substitution Agreement; lodgement of the base-case financial model at Financial Close, to be

Article	Subject	Principal provisions for this Project
		used thereafter for termination and Variation computations
11	Insurance and indemnities	Contractors' all-risk, erection all-risk, third-party liability, workmen's compensation, and during the O&M Period, public liability, business interruption and product liability appropriate to a potable water supply
12	Change in ownership	The lock-in at Clause 8.2 of the RFP; restrictions on transfer of shares; the Authority's consent rights
13	Change in Law	Relief where a change in Applicable Law, including any amendment to IS 10500:2012, materially affects cost or performance; the threshold and the compensation mechanism
14	Force Majeure	Non-political, indirect political and political events; the consequences; the relief and the compensation for each category
15	Suspension	The Authority's right to suspend on a material breach; the Concessionaire's right to cure; the consequences
16	Events of Default	Concessionaire events including abstraction in excess of consent, unauthorised discharge, and persistent failure of the Treated Water Standard; Authority events including persistent failure to pay
17	Consequences of Termination	Transfer of the Facilities; the transfer notice; the handover requirements
18	Termination Compensation	The formulae for Authority Default, Concessionaire Default and Force Majeure termination, computed on the unamortised Capex Annuity
19	Transfer on Termination	Condition of the Facilities on handover; the divestment requirements; the residual life requirement of not less than 5 years on major assets
20	Variation	The mechanism for a Variation, including where the Raw Water Characterisation Programme establishes raw water materially different from the design basis
21	Dispute Resolution	Amicable settlement; conciliation; arbitration under the Arbitration and Conciliation Act 1996 seated at Mumbai; the Independent Engineer's role
22	Representations and warranties	Of each Party, given on the Appointed Date and repeated
23	Miscellaneous	Governing law, notices, assignment, waiver, severability, entire agreement, and the jurisdiction of the courts at Mumbai

Schedules to the Concession Agreement

Schedule	Title	Content
1	Scope of Work	Volume III, Sections 1 to 11, incorporated in full
2	Substitution Agreement	The form of agreement between the Authority, the Concessionaire and the lenders
3	Escrow Agreement	The form of agreement governing the operation of the Escrow Account
4	Mobilization Advance Guarantee	The form of bank guarantee
5	Payment Milestones	The milestones and the percentage of the Construction Payments released against each, as set out below
6	Independent Engineer	Terms of reference, scope and powers
7	Liquidated Damages	The scale of liquidated damages for delay and for failure of the Key Performance Indicators
8	Applicable Permits	The schedule of permits, the Party responsible for each, and the time by which each is to be obtained
9	Key Performance Indicators and Abatement	Volume III, Section 10, together with the abatement formulae
10	Reporting Requirements	Volume III, Clause 8.5, together with the report formats

Schedule	Title	Content
11	Insurance	The policies to be maintained, the minimum sums insured and the deductibles
12	Technical Specifications	Volume III in full, together with the approved Basic Engineering Design once approved
13	Termination Payments	The termination compensation formulae

Schedule 5 — Payment Milestones

The Construction Payments, being 40 per cent of the Bid Project Cost, shall be released against certified completion of the following milestones. The Mobilization Advance shall be recovered in equal instalments from milestones M-2 to M-8.

Ref.	Payment Milestone	Per cent of the Construction Payments
M-1	Appointed Date; Mobilization Advance released against guarantee	Nil (advance of 10% of Bid Project Cost released separately)
M-2	Raw Water Characterisation Report, Pilot Trial Report and Process Selection Report submitted and accepted	8
M-3	Basic Engineering Design approved and all major equipment ordered, evidenced by purchase orders and advance payments	12
M-4	Source works complete — Lake intake, dug well rehabilitation development, tested and metered	13
M-5	Civil works of the treatment plant and the treated water reservoir complete, including water-tightness testing of the reservoir	15
M-6	Raw water and treated water transmission mains laid, pressure tested, swabbed, disinfected and cleared	12
M-7	Mechanical, electrical and instrumentation installation complete; Delivery Point works complete; supervisory system integrated	15
M-7A	Delivery Infrastructure complete — booster station and the existing water distribution network of SEEPZ -Changeover Facility installed and live-tested; delivery mains laid, tested, disinfected and bacteriologically cleared; GSR connections, level instrumentation and telemetry operational	15
M-8	Construction Completion certified by the Independent Engineer; Trial Run commenced	10
	Total	**100**

B.1 No Payment Milestone shall be certified until the works comprised in it have been completed in accordance with the approved design and the Technical Specifications, and all tests specified for that milestone have been passed.

B.2 The Capex Annuity shall commence on the COD and shall be paid in 30 equal half-yearly instalments, together with interest on the reducing balance of the unpaid 60 per cent at the Bank Rate published by the Reserve Bank of India plus 3 per cent per annum, reset on 1 April and 1 October each year.

Schedule 7 — Liquidated Damages

Event	Liquidated damages
Delay in achieving the Construction Completion Date	0.05 per cent of the Bid Project Cost for each day of delay, subject to a cap of 10 per cent of the Bid Project Cost
Delay in achieving the COD beyond the Scheduled COD	0.05 per cent of the Bid Project Cost for each day of delay, subject to a cap of 10 per cent of the Bid Project Cost
Failure to deliver the Guaranteed Minimum	INR 25 per cubic metre of shortfall, in addition to

Event	Liquidated damages
Production on any day	abatement of the O&M Charges
Failure of the Treated Water Standard on any chemical parameter	INR 20,000 for each day on which a confirmed non-conformity subsists
Bacteriological failure at the Delivery Point	INR 1,00,000 per occurrence, together with the cost of substitute municipal supply during the period of suspension
Abstraction in excess of the consented quantity, or drawing the Lake below the ecological reserve level	INR 2,00,000 per occurrence, and a repeated occurrence is an Event of Default
Unauthorised discharge of any reject or residual stream	INR 2,00,000 per occurrence, together with the cost of remediation, and a repeated occurrence is an Event of Default
Failure to submit a report within 7 days of its due date	Abatement of 0.5 per cent of the quarterly O&M Charges per report
Failure of Building GSR service (KPI-13), attributable to the Concessionaire	INR 10,000 per building per day or part thereof, in addition to abatement under Schedule 9
Aggregate limit: the aggregate of abatements and liquidated damages relating to the Key Performance Indicators in any quarter shall not exceed 20 per cent of the O&M Charges for that quarter; failure which would exceed the cap in two consecutive quarters is an Event of Default	—

Payment, escalation and invoicing — provisions to be embodied in Article 9

C.1 Escalation. The O&M Charges (both components) shall be adjusted on each anniversary of the COD by the factor E = 0.70 × (WPIn ÷ WPI0) + 0.30 × (CPIn ÷ CPI0), where WPI is the all-commodities Wholesale Price Index, CPI is the all-India Consumer Price Index for Industrial Workers, n denotes the latest index published three months before the adjustment date and 0 the corresponding index three months before the COD.

C.2 Invoicing and payment. The Independent Engineer shall verify each invoice within 10 days of receipt. The Authority shall pay each verified invoice, from the Escrow Account, within 30 days of the invoice date. Amounts not in dispute shall be paid notwithstanding any dispute on the balance. Amounts remaining unpaid after the due date carry interest at the Bank Rate published by the Reserve Bank of India plus 2 per cent per annum from the due date to the date of payment.

C.3 Escrow application. Amounts in the Escrow Account shall be applied in the following order: first, Power Charges and O&M Charges due to the Concessionaire; second, the Capex Annuity instalment and interest due; third, amounts due to the Authority by way of abatement set-off and liquidated damages; fourth, surplus to the Authority.

C.4 Blended municipal volumes. Water drawn through the existing water distribution network of SEEPZ Changeover Facility is measured on the municipal feed meter, is excluded from the quantity delivered for payment, and is to the account of the Authority under its municipal bulk supply arrangement; where the changeover operates by reason of a failure attributable to the Concessionaire, the cost of the substitute municipal supply during the failure is recoverable from the Concessionaire.

C.5 Taxes. Goods and Services Tax, where applicable to any payment stream — Construction Payments, Capex Annuity, O&M Charges or Power Charges — shall be paid additionally at the prevailing rate. A change after the Bid Due Date in the rate or applicability of any tax shall be dealt with under Article 13 (Change in Law).

Conditions precedent — provisions to be embodied in Article 3

D.1 Appointed Date. The Appointed Date is as defined in Volume I. Where it has not occurred within 90 days of signature for reasons not attributable to the Concessionaire, the affected milestones shall extend day for day; beyond 120 days the Concessionaire shall additionally be entitled to its documented and audited time-related establishment costs.

D.2 CP-1 phasing. Construction of the Lake intake shall commence only upon fulfilment of CP-1. All other Facilities shall proceed independently of CP-1, and the adjustment at Clause 3.6 applies while, and if, CP-1 remains unfulfilled.

D.3 GSR access. The access licences at CP-8 shall be procured by the Authority from the unit occupants before the Appointed Date.

Schedule 8 — additional Applicable Permits

The permits schedule shall additionally list: the existing water distribution network of SEEPZ tapping and changeover operation permission — Authority — before the Appointed Date; road opening permissions for the delivery mains corridor — Concessionaire, with the assistance of the Authority — before commencement of laying; and electrical inspectorate approval for the booster station installation — Concessionaire — before commissioning.

Schedule 9 — abatement formulae

E.1 Quantity. For each day on which the quantity delivered falls short of the quantity called, the O&M Charges for the quarter abate by D × S ÷ Q, where D is the daily equivalent of the quarterly O&M Charges (the quarterly O&M Charges divided by the number of days in the quarter), S the shortfall in cubic metres and Q the quantity called for that day; in addition to the liquidated damages at Schedule 7.

E.2 Quality. For each day of confirmed non-conformity with the Treated Water Standard, an abatement equal to 2 × D, in addition to the liquidated damages at Schedule 7.

E.3 Availability and service. Abatement of 1 per cent of the quarterly O&M Charges for each percentage point of plant availability below 95 per cent (KPI-3); 1 per cent per failed or omitted monthly changeover test (KPI-14); 0.5 per cent per report more than 7 days late (KPI-9); and, where delivery-main losses persist above 5 per cent for two consecutive quarters, 1 per cent for each full percentage point above 5 until rectified (KPI-15).

E.4 Worked example. Quarterly O&M Charges of INR 30,00,000 over 91 days give D = INR 32,967. On a day with 600 cubic metres called and 450 delivered, the quantity abatement is 32,967 × 150 ÷ 600 = INR 8,242, plus liquidated damages of 150 × INR 25 = INR 3,750.

E.5 Cap. The aggregate of abatements and Key Performance Indicator liquidated damages in any quarter shall not exceed 20 per cent of the O&M Charges for that quarter; failure which would exceed the cap in two consecutive quarters is an Event of Default.

Schedule 11 — minimum insurance requirements

Contractors and erection all-risk — the full reinstatement value of the Bid Project Cost; third-party liability during construction — INR 1 Crore per occurrence, unlimited in aggregate; public and product liability during the O&M Period — INR 2 Crore per annum in aggregate, with product liability appropriate to potable water supply; workmen compensation — statutory; maximum deductible per claim — 1 per cent of the sum insured of the relevant policy. The Delivery Infrastructure is included in all reinstatement values.

Schedule 13 — Termination Payments

F.1 Authority Default — 100 per cent of the Debt Due plus 150 per cent of the Adjusted Equity, less insurance proceeds, and in no case less than the unamortised balance of the Capex Annuity together with interest accrued.

F.2 Concessionaire Default — 90 per cent of the Debt Due, less insurance proceeds; no payment on account of equity.

F.3 Force Majeure — for Non-Political events, 90 per cent of the Debt Due plus 110 per cent of the Adjusted Equity; for Indirect Political and Political events, as for Authority Default.

F.4 Debt Due and Adjusted Equity have the meanings given in the engrossed Concession Agreement, and the base-case financial model lodged at Financial Close is the basis of computation.

VOLUME IV

Financial Proposal Formats

VOLUME IV — BID PRICE SHEET

The Financial Proposal shall be submitted only in the electronic Bid Price Sheet uploaded on the e-procurement portal. The format below sets out the items to be quoted and is provided for the Bidder's preparation. All amounts shall be in Indian Rupees, inclusive of all taxes, duties, cess and levies but exclusive of Goods and Services Tax. Goods and Services Tax, where applicable to any payment stream, shall be paid additionally at the prevailing rate; any change after the Bid Due Date in the rate or applicability of Goods and Services Tax shall be dealt with under Article 13 of the Concession Agreement (Change in Law).

Item A — Bid Project Cost

Ref.	Item	Unit	Quantity	Quoted amount (INR)
A.1	Bid Project Cost — the total capital cost of the Facilities, comprising all works described at Volume III, Section 1, including design, construction, testing, commissioning and the Trial Run	Each	1	_____

Note: 40 per cent of the quoted Bid Project Cost is payable as Construction Payments against the Payment Milestones at Schedule 5; the balance 60 per cent is payable as the Capex Annuity over the O&M Period with interest. The Bidder shall satisfy itself as to the adequacy of the quoted amount; no escalation on the Bid Project Cost is payable.

Item B — Operation and Maintenance Charges

Ref.	Item	Unit	Quantity	Quoted amount (INR)
B.1	O&M Charges (non-power) — fixed component: the fixed amount required per month to operate and maintain the Facilities irrespective of the quantity delivered, exclusive of Power Charges and of Goods and Services Tax, quoted for the first month from the COD	INR per month	180	_____
B.2	O&M Charges (non-power) — variable component: the rate per cubic metre of treated water delivered at the Payment Metering Point, covering chemicals, consumables and the volume-linked share of media or membrane replacement, exclusive of Power Charges and of Goods and Services Tax	INR per m³	266,500 per annum	_____

Note: Both components will be escalated by the indexation formula in Volume II (Article 9 provisions). For the purpose of evaluation under Clause 29.1 of the RFP the fixed component will be extended over 180 months, and the variable component will be applied to the Reference Annual Production of 266,500 cubic metres per annum, both escalated at a uniform evaluation assumption of 5 per cent per annum. The fixed component shall include all manpower, spares, planned and breakdown maintenance, laboratory and testing costs, statutory compliance costs and insurance; the variable component shall cover chemicals, consumables and the volume-linked share of membrane or media replacement provision.

Item C — Guaranteed Energy Consumption

The Bidder shall quote the maximum grid energy it expects to consume per cubic metre of treated water delivered, for each of the bands below. Power Charges will be reimbursed at actual, capped at the applicable quoted figure. Energy generated and consumed from the solar photovoltaic installation is excluded.

Ref.	Band	Unit	Evaluation weight	Quoted GEC
C.1	Production not more than 600 m³/day and raw water total dissolved solids less than 1,000 mg/l	kWh per m³	0.14	_____
C.2	Production not more than 600 m³/day and raw water total dissolved solids 1,000 to 1,500 mg/l	kWh per m³	0.16	_____
C.3	Production not more than 600 m³/day and raw water total dissolved solids more than 1,500 mg/l	kWh per m³	0.11	_____

Ref.	Band	Unit	Evaluation weight	Quoted GEC
C.4	Production more than 600 m³/day and raw water total dissolved solids less than 1,000 mg/l	kWh per m³	0.35	_____
C.5	Production more than 600 m³/day and raw water total dissolved solids 1,000 to 1,500 mg/l	kWh per m³	0.16	_____
C.6	Production more than 600 m³/day and raw water total dissolved solids more than 1,500 mg/l	kWh per m³	0.08	_____
C.7	**Weighted average Guaranteed Energy Consumption**	**kWh per m³**	**1.00**	**_____**

Note: The evaluation weights reflect the seasonal production and source allocation treatment facility requirements at Table 1.1 of Volume I. The weighted average at C.7 is computed automatically from C.1 to C.6 and is the figure applied to the Reference Annual Production of 266,500 cubic metres in the evaluation under Clause 29.1 of the RFP. During the O&M Period, raw water total dissolved solids for band determination shall be measured at the plant inlet (SP-3) as the monthly average of the daily online conductivity-derived value, and the applicable band shall be determined month by month.

Evaluated Bid Price

Component	Basis of computation
Capital component	Item A.1, taken at its quoted value
O&M component	Item B.1 × 180 months, plus Item B.2 × 266,500 m³ per annum over 15 years, escalated at 5 per cent per annum, discounted to the Bid Due Date at 9 per cent per annum
Power component	Item C.7 × 266,500 m³ per annum × INR 9.00 per kWh, escalated at 4 per cent per annum over 15 years, discounted to the Bid Due Date at 9 per cent per annum
Evaluated Bid Price	**The sum of the three components above. The Bidder offering the lowest Evaluated Bid Price will be declared the Selected Bidder.**

I confirm that this Financial Proposal is submitted in accordance with the terms of the bid document, that the quoted amounts are inclusive of all taxes and duties other than Goods and Services Tax, and that this Financial Proposal is valid for 180 days from the Bid Due Date.

Signature of the authorised signatory: _____

Name and designation: _____

For and on behalf of: _____

Date: _____

ANNEXURES

Bid Forms and Formats

ANNEXURES — INDEX

Annexure	Title
1A	Letter comprising the Bid
1B	Power of Attorney for the authorised signatory
1C	Power of Attorney for the Lead Member of a Consortium
1D	Particulars of the Bidder and of each Consortium member
1E	Financial and Technical Capacity — Parts I to IV
1F	Details of water treatment plant and source development experience
1G	Form of Bid Security (bank guarantee)
1H	Bid Securing Declaration
1I	Declaration of eligibility, no conflict of interest and no blacklisting
1J	Undertaking on anti-collusion and fair practice
1K	Joint Bidding Agreement
1L	Undertaking of the Nominated Technology Partner
1M	Format for pre-bid queries
2	Form of Letter of Award and its acceptance
3	Format of the Outline Technical Proposal
4	Form of Performance Security
5	Form of ESHS Performance Security

ANNEXURE 1A — LETTER COMPRISING THE BID

(On the letterhead of the Bidder or of the Lead Member of the Consortium)

To

The Zonal Development Commissioner

SEEPZ–SEZ, Andheri (East), Mumbai 400 096

Subject: Bid for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis

Dear Sir,

1. With reference to your Request for Proposal dated _____, we, having examined the bid document and understood its contents, hereby submit our Bid for the Project. The Bid is unconditional and unqualified.

2. All information provided in the Bid and in the Annexures is true and correct, and all documents accompanying the Bid are true copies of their respective originals.

3. We acknowledge the right of the Authority to reject our Bid without assigning any reason, and we hereby waive any right we may have to challenge that decision on any ground whatsoever.

4. We certify that in the last 3 years we have neither failed to perform on any contract, as evidenced by an imposition of a penalty by an arbitral or judicial authority or a judicial pronouncement against us, nor been expelled from any project or contract, nor had any contract terminated for breach on our part.

5. We declare that we are not a member of any other Consortium submitting a Bid for the Project, and that no other member of our Consortium is a member of any other Consortium.

6. We have visited the Site, examined both sources and satisfied ourselves as to the conditions under which the Facilities are to be constructed and operated, and we accept the risk of process selection in accordance with Volume III, Section 5.

7. We acknowledge the conditions precedent at Clause 5.1 of the RFP and in particular that, should permission for potable use of Deval Talao not be obtained, the Facilities will be operated on the dug well alone on the terms set out in Clause 3.6 of the Concession Agreement. We have priced our Bid accordingly.

8. We undertake, if declared the Selected Bidder, to incorporate the Special Purpose Vehicle, to furnish the Performance Security and the ESHS Performance Security, and to execute the Concession Agreement, within the periods stipulated in the RFP.

9. Our Bid is valid for 180 days from the Bid Due Date and is binding upon us.

10. We enclose the Bid Security / Bid Securing Declaration as required by Clause 16 of the RFP.

Yours faithfully, signature: _____

Name and designation of the authorised signatory: _____

For and on behalf of: _____

Place and date: _____

ANNEXURE 1B — POWER OF ATTORNEY FOR THE AUTHORISED SIGNATORY

(To be executed on non-judicial stamp paper of appropriate value and duly notarised)

Know all men by these presents that we, _____, a company incorporated under the Companies Act 2013 / [nature and law of incorporation of the entity], having our registered office at _____ (the "Principal"), do hereby irrevocably constitute, nominate, appoint and authorise Mr / Ms _____, son / daughter of _____, presently residing at _____ and holding the position of _____ in the Principal, as our true and lawful attorney (the "Attorney"), to do in our name and on our behalf all such acts, deeds and things as are necessary or required in connection with or incidental to the preparation and submission of our Bid for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis (the "Project"), including signing and submission of the Bid and all other documents and writings, attendance at the pre-bid meeting and other conferences, responding to queries and furnishing information and clarifications, and generally dealing with the Authority in all matters connected with or relating to or arising out of our Bid and, upon award, until the execution of the Concession Agreement.

We hereby agree to ratify and confirm, and do hereby ratify and confirm, all acts, deeds and things lawfully done or caused to be done by the Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney, and all such acts, deeds and things shall always be deemed to have been done by us.

IN WITNESS WHEREOF the Principal has executed this Power of Attorney on this _____ day of _____ 2026.

For _____ — signature, name, designation and seal:

_____

Witnesses: 1. _____ 2. _____

Accepted — signature, name and designation of the Attorney: _____

Note: Where the Principal is a company, this Power of Attorney shall be supported by a certified copy of the board resolution authorising its execution. A Power of Attorney executed outside India shall be legalised or apostilled as required under Applicable Laws.

ANNEXURE 1C — POWER OF ATTORNEY FOR THE LEAD MEMBER OF THE CONSORTIUM

(To be executed on non-judicial stamp paper of appropriate value by all Members of the Consortium and duly notarised)

Whereas _____, _____ and _____ (collectively the "Consortium") are interested in bidding for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis (the "Project") in accordance with the Request for Proposal, and whereas it is necessary for the Members of the Consortium to designate one Member with all necessary power and authority to do, for and on behalf of the Consortium, all acts, deeds and things connected with or incidental to the Bid;

Now therefore know all men by these presents that we, the Members named above, do hereby irrevocably designate, nominate, constitute, appoint and authorise _____, being one of the Members, as the Lead Member of the Consortium, and hereby authorise the Lead Member (with power to sub-delegate to its authorised signatory under Annexure 1B) to represent and act on our behalf and on behalf of the Consortium in all matters connected with the Bid, including submission and signing of the Bid and all documents comprised in it, attendance at the pre-bid meeting, responding to queries, furnishing the Bid Security or the Bid Securing Declaration, receiving and accepting the Letter of Award and, upon selection, taking all steps for the incorporation of the Special Purpose Vehicle and the execution of the Concession Agreement.

We hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by the Lead Member pursuant to and in exercise of the powers conferred by this Power of Attorney, and all such acts, deeds and things shall always be deemed to have been done by us.

IN WITNESS WHEREOF the Members have executed this Power of Attorney on this _____ day of _____ 2026.

For and on behalf of the First Member — signature, name, designation and seal:
_____

For and on behalf of the Second Member — signature, name, designation and seal:
_____

For and on behalf of the Third Member — signature, name, designation and seal:
_____

Witnesses: 1. _____ 2. _____

Note: This Power of Attorney shall be read together with the Joint Bidding Agreement at Annexure 1K.

ANNEXURE 1D — PARTICULARS OF THE BIDDER

No.	Particulars	Details
1	Name of the Bidder or of the Consortium	_____
2	Status — single entity or Consortium	_____
3	Where a Consortium, name of the Lead Member and of each member, with proposed shareholding in the Special Purpose Vehicle	_____
4	Country of incorporation and registered address	_____
5	Corporate Identity Number, PAN and GST registration number	_____
6	Address for correspondence in India	_____
7	Name, designation, telephone and email of the contact person	_____
8	Name and designation of the authorised signatory, with reference to the Power of Attorney at Annexure 1B	_____
9	Name and address of the Nominated Technology Partner, if any	_____
10	Name and address of the bankers	_____

ANNEXURE 1E — FINANCIAL AND TECHNICAL CAPACITY

Part I — Summary

No.	Criterion	Minimum	Claimed by the Bidder	Reference to supporting document
1	Threshold Technical Capability over 7 financial years	INR 9.60 Crore	_____	_____
2	Net Worth in each of any 3 of the last 5 financial years	INR 3.60 Crore	_____	_____
3	Average annual turnover, last 3 financial years	INR 7.20 Crore	_____	_____
4	Bank solvency	INR 3.00 Crore	_____	_____

Part II — Financial capacity

Financial year	Net Worth (INR Crore)	Turnover from infrastructure works (INR Crore)	Reference to audited accounts
2021-22	_____	_____	_____
2022-23	_____	_____	_____
2023-24	_____	_____	_____
2024-25	_____	_____	_____
2025-26	_____	_____	_____

Certified that the above figures are extracted from the audited annual financial statements of the Bidder.

Signature, name, membership number and seal of the Chartered Accountant:

_____

Part III — Technical capacity summary

Financial year	Category 1 — development (PPP)	Category 2 — construction	Total (INR Crore)
Each of the 7 financial years preceding the Bid Due Date, one row per year	_____	_____	_____
Aggregate over 7 financial years	_____	_____	_____

Part IV — Details of each Eligible Project

Field	Details
Name and location of the project	_____
Name and address of the owner or client	_____
Category claimed — 1 or 2	_____
Nature of the project and sector	_____
Capital cost of the project (INR Crore)	_____
Role of the entity claiming experience, and its equity holding where Category 1	_____
Date of commencement and date of completion	_____
Amount paid or received, financial year by financial year (INR Crore)	_____
Reference to the completion certificate enclosed	_____

ANNEXURE 1F — WATER TREATMENT AND SOURCE DEVELOPMENT EXPERIENCE

Part A — Water treatment plant designed, constructed and commissioned

Field	Details
Name and location of the plant	_____
Owner and address	_____
Design capacity (MLD)	_____
Raw water source and its principal characteristics	_____
Treatment process employed	_____
Drinking water standard achieved — IS 10500:2012 or equivalent, with the standard named	_____
Date of commissioning	_____
Period in continuous commercial operation as on the Bid Due Date	_____
Role of the entity claiming the experience	_____
Reference to the completion certificate and performance certificate enclosed	_____
Reference to the water quality test reports for any three months in the preceding twelve, enclosed	_____

Part B — Operation and maintenance experience

Field	Details
Name and location of the plant operated	_____
Design capacity (MLD) and the capacity actually operated	_____
Period of continuous operation, with dates	_____
Basis of engagement — concession, O&M contract or in-house	_____
Compliance record, with any penalty or notice disclosed	_____
Reference to the performance certificate enclosed	_____

Part C — Source development experience

Field	Details
Name and location of the project	_____
Nature — surface water intake or groundwater production well development	_____
Abstraction capacity developed (m³/day)	_____
Whether a pumping test to IS 11624 or equivalent was carried out, and by whom	_____
Date of completion and reference to the certificate enclosed	_____

ANNEXURE 1G — FORM OF BID SECURITY (BANK GUARANTEE)

(To be issued by a Scheduled Bank on non-judicial stamp paper of appropriate value)

Bank Guarantee No.: _____ Date: _____

In consideration of _____ (the "Bidder") submitting its Bid to the SEEPZ–SEZ Authority (the "Authority") for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis, and the Bid being required under Clause 16 of the Request for Proposal to be accompanied by a Bid Security of INR 20,00,000 (Rupees Twenty Lakh only):

We, _____ Bank, having our registered office at _____ and acting through our branch at _____, do hereby unconditionally and irrevocably guarantee and undertake to pay to the Authority, forthwith on first written demand and without protest, demur or proof or condition, and without reference to the Bidder, any sum or sums up to an aggregate of INR 20,00,000 (Rupees Twenty Lakh only), upon the Authority stating in its demand that the Bidder has committed one or more of the breaches set out in Clause 16.4 of the Request for Proposal.

This guarantee shall remain valid for 210 days from the Bid Due Date, and our liability shall not be discharged or affected by any extension of the bid validity period, any variation of the terms of the Bid Process, or any forbearance or indulgence shown to the Bidder.

Notwithstanding anything contained above, our liability under this guarantee is restricted to INR 20,00,000 (Rupees Twenty Lakh only), this guarantee shall remain in force until _____, and we shall be discharged from all liability unless a claim in writing is lodged with us on or before that date.

For and on behalf of the Bank, signature: _____

Name, designation and employee code: _____

Branch, address and bank seal: _____

Date: _____

ANNEXURE 1H — BID SECURING DECLARATION

(On the letterhead of the Bidder)

We, the undersigned, declare that we understand that, according to the terms of the Request for Proposal, Bids must be supported by a Bid Securing Declaration in lieu of a Bid Security.

We accept that we will automatically be suspended from being eligible for bidding in any contract with the SEEPZ–SEZ Authority for a period of 2 years from the date of notification if we are in breach of our obligations under the bid conditions, because we:

- have withdrawn or modified our Bid during the period of bid validity specified in the Request for Proposal; or
- having been notified of the acceptance of our Bid by the Authority during the period of bid validity, have failed to incorporate the Special Purpose Vehicle, to furnish the Performance Security or the ESHS Performance Security, or to execute the Concession Agreement, within the periods stipulated; or
- have been found to have engaged in corrupt, fraudulent, coercive, collusive, undesirable or restrictive practice in connection with the Bid Process.

We understand that this Bid Securing Declaration shall expire if we are not the Selected Bidder, upon the earlier of our receipt of notification of the name of the Selected Bidder, or 28 days after the expiry of the period of bid validity.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1I — DECLARATION OF ELIGIBILITY

(On the letterhead of the Bidder, and of each Consortium member separately)

We hereby declare and confirm that, as on the Bid Due Date:

1. We are not, and none of our directors, promoters or associates is, under a declaration of ineligibility, blacklisting, debarment or suspension by the Government of India, any State Government, any public sector undertaking, any statutory authority or any multilateral or bilateral agency.

2. We do not have a conflict of interest within the meaning of Clause 8.1(d) of the RFP. In particular, we have not been engaged by the Authority to provide consulting services for the preparation of this Project, and we are not a member of any other Bidder.

3. No insolvency, bankruptcy, winding-up or corporate insolvency resolution proceeding is pending or threatened against us, and we have not been declared insolvent or bankrupt.

4. There is no litigation, arbitration or proceeding pending or threatened against us which, if determined adversely, would materially and adversely affect our ability to perform the Concession Agreement, save as disclosed in the schedule appended to this declaration.

5. No performance security, ESHS performance security or similar security furnished by us has been called or forfeited by any employer, in the 5 years preceding the Bid Due Date, for reasons related to environmental, social, health or safety performance, save as disclosed in the schedule appended to this declaration.

6. All information furnished in our Bid is true, correct and complete, and we acknowledge that any material misstatement or omission is a ground for rejection of our Bid, for forfeiture of the Bid Security, and for termination of the Concession Agreement if discovered after award.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1J — UNDERTAKING ON ANTI-COLLUSION AND FAIR PRACTICE

(On the letterhead of the Bidder, and of each Consortium member separately)

We hereby certify and confirm, in relation to our Bid for the Project, that:

1. our Bid has been prepared and submitted independently, and we have not entered into any agreement, arrangement or understanding, formal or informal, with any other Bidder or prospective Bidder regarding prices, the terms of the Bid, or the decision to submit or to refrain from submitting a Bid;

2. we have not engaged, and shall not engage, in any corrupt, fraudulent, coercive, collusive, undesirable or restrictive practice, as described in Clause 32 of the RFP, in connection with the Bid Process;

3. we have not offered, promised or given, directly or indirectly, any gratification, gift, commission or inducement to any officer, employee, adviser or representative of the Authority in connection with the Bid Process, and we shall not do so at any time;

4. we have not attempted, and shall not attempt, to canvass, lobby or otherwise influence the evaluation of Bids or the award of the Project; and

5. we acknowledge that a breach of this undertaking is a ground for rejection of our Bid, forfeiture of the Bid Security or invocation of the Bid Securing Declaration, debarment for up to 2 years, and termination of the Concession Agreement if discovered after award.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1K — JOINT BIDDING AGREEMENT

(To be executed on non-judicial stamp paper of appropriate value by all Members of the Consortium)

This Joint Bidding Agreement is entered into on this _____ day of _____ 2026 among _____ (the "First Part"), _____ (the "Second Part") and _____ (the "Third Part", and together with the First Part and the Second Part, the "Members", constituting the "Consortium"), for the purpose of submitting a joint Bid for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis (the "Project") pursuant to the Request for Proposal issued by the SEEPZ–SEZ Authority. The Members agree as follows.

1. The Members hereby associate as a Consortium for the Bid and designate the First Part as the Lead Member, holding the power of attorney at Annexure 1C to represent and bind the Consortium in all matters connected with the Bid.

2. The Members shall be jointly and severally liable to the Authority for the performance of all obligations in connection with the Bid and, upon award, under the Concession Agreement, until the end of the term of the Concession Agreement.

3. The role and responsibility of each Member, and the technical and financial capacity contributed by each Member for qualification, are set out in the schedule appended to this Agreement and shall not be varied without the prior written consent of the Authority.

4. If declared the Selected Bidder, the Members shall incorporate the Special Purpose Vehicle in accordance with Clause 31 of the RFP, with shareholding conforming to Clause 8.2, namely: the Lead Member holding not less than 51 per cent of the capital and voting rights of the Concessionaire until the COD and not less than 26 per cent for 3 years thereafter, and each Member whose Technical Capacity or Financial Capacity is assessed for qualification holding not less than 26 per cent for 3 years after the COD.

5. No Member shall withdraw from the Consortium, assign its rights or obligations under this Agreement, or transfer its proposed shareholding, before the execution of the Concession Agreement, and thereafter except in accordance with Clause 8.2(d) of the RFP, without the prior written consent of the Authority.

6. This Agreement shall be governed by the laws of India, and the courts at Mumbai shall have exclusive jurisdiction. It shall remain in force until the obligations of the Members under the RFP and the Concession Agreement are discharged, unless terminated earlier with the consent of the Authority.

IN WITNESS WHEREOF the Members have executed this Agreement on the date first written above.

For the First Part — signature, name, designation and seal: _____

For the Second Part — signature, name, designation and seal: _____

For the Third Part — signature, name, designation and seal: _____

Witnesses: 1. _____ 2. _____

ANNEXURE 1L — UNDERTAKING OF THE NOMINATED TECHNOLOGY PARTNER

(On the letterhead of the Nominated Technology Partner)

1. We confirm that we have agreed to act as the Nominated Technology Partner of _____ (the Bidder) for the Project, and that the Bidder is relying upon our experience to satisfy Clause 9.1(c) of the RFP.

2. We confirm that the water treatment plant experience set out at Annexure 1F, Part A, is our own experience, that the particulars given are true and correct, and that the plant referred to has been in successful commercial operation for not less than 3 years as on the Bid Due Date.

3. We undertake that, if the Bidder is declared the Selected Bidder, we shall remain associated with the Project as the technology provider for the whole of the Construction Period and for not less than 5 years from the COD, and shall not withdraw without the prior written consent of the Authority.

4. We undertake to make available to the Concessionaire, throughout that period, the process design, the proprietary equipment, the technical support and the trained personnel necessary for the Facilities to achieve and maintain the Treated Water Standard.

5. We confirm that not less than 25 per cent of the Threshold Technical Capability required by Clause 9.1(a) is met by us, and we have furnished the supporting particulars at Annexure 1E.

6. We acknowledge that this undertaking is given for the benefit of the Authority and may be enforced by the Authority directly against us.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 1M — FORMAT FOR PRE-BID QUERIES

No.	Volume and clause reference	Page	Provision as stated in the bid document	Query or suggested amendment, with reasons
1	_____	_____	_____	_____
2	_____	_____	_____	_____
3	_____	_____	_____	_____
4	_____	_____	_____	_____

Queries shall be submitted in editable electronic format to the address in the e-Tender Notice by the last date for receipt of queries. Queries received in any other format, or after that date, will not be entertained. The Authority will publish responses without identifying the source of the query.

ANNEXURE 2 — FORM OF LETTER OF AWARD AND ITS ACCEPTANCE

Part A — Letter of Award (to be issued by the Authority on its letterhead)

To: _____ (the Selected Bidder)

Subject: Letter of Award — the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis

1. With reference to your Bid dated _____, the Authority is pleased to inform you that you have been declared the Selected Bidder for the Project on the basis of the Evaluated Bid Price computed in accordance with Clause 29 of the RFP, comprising a Bid Project Cost of INR _____, O&M Charges of INR _____ per month (fixed component) and INR _____ per cubic metre (variable component), and a weighted average Guaranteed Energy Consumption of _____ kWh per cubic metre.

2. You are required, in accordance with the RFP: to acknowledge and accept this Letter of Award within 7 days, in the format at Part B below; to incorporate the Special Purpose Vehicle and furnish its certificate of incorporation, memorandum and articles of association and shareholding pattern within 30 days; and to cause the Concessionaire to furnish the Performance Security and the ESHS Performance Security and to execute the Concession Agreement within 45 days.

3. Failure to comply with any requirement at paragraph 2 entitles the Authority to forfeit the Bid Security or invoke the Bid Securing Declaration and to annul this award in accordance with Clause 30.2 of the RFP. Your Bid Security will be returned on furnishing of the Performance Security.

For and on behalf of the SEEPZ–SEZ Authority — signature, name and designation:

_____

Date: _____

Part B — Acceptance of the Letter of Award (on the letterhead of the Selected Bidder, to be returned within 7 days)

We acknowledge receipt of Letter of Award No. _____ dated _____ for the Project and unconditionally accept it. We confirm that we shall comply with each of the requirements set out in it within the stipulated periods.

Signature of the authorised signatory: _____

Name, designation and seal: _____

Date: _____

ANNEXURE 3 — FORMAT OF THE OUTLINE TECHNICAL PROPOSAL

The Outline Technical Proposal shall be submitted as part of the Qualification Proposal in accordance with Clause 23 of the RFP. It shall not exceed 30 A4 pages including annexes, and shall contain no price or cost information; inclusion of price information is a ground for rejection of the Bid (Clause 23.1). It shall follow the structure below. The page allocations are indicative.

No.	Content — corresponding to Clause 23.2 of the RFP	Indicative pages
1	Understanding of the two raw water sources and the risks each presents	2
2	Approach to the Raw Water Characterisation Programme — sampling plan, laboratory to be engaged, pilot trial arrangement	3
3	Candidate treatment processes and the criteria for selecting between them	4
4	Performance of the proposed process on groundwater alone, if CP-1 is not fulfilled	2
5	Reject, backwash and sludge management, and the disposal routes to be applied for under the Consent to Establish	2
6	Disinfection, maintenance of residual through the Sector-1 network, and controlled interconnection through the Changeover Facility	2
7	Sizing approach for the Sector-1 booster station and hydropneumatic vessel; surge protection philosophy	2
8	Control philosophy for the Changeover Facility — triggers, fail-safe behaviour, monthly live test	1
9	Alignment methodology, trenching and reinstatement for the dedicated delivery mains	2
10	GSR interface, level instrumentation and telemetry — battery autonomy, dual-path communications	2
11	Laboratory arrangement and the sampling and testing requirements	1
12	Construction programme, showing the critical path to the Scheduled COD	2
13	Operation and maintenance organisation for the 15-year O&M Period — manning, competence, shifts	3
14	Health, safety and environmental management, including working over water and in confined spaces	2

Every page of the Outline Technical Proposal shall be signed by the authorised signatory, and it shall be accompanied by a declaration that it contains no price or cost information.

ANNEXURE 4 — FORM OF PERFORMANCE SECURITY

(To be issued by a Scheduled Bank on non-judicial stamp paper of appropriate value)

In consideration of the SEEPZ–SEZ Authority (the Authority) having awarded to _____ (the Concessionaire) the Concession Agreement dated _____ for the Development of a 1.0 MLD Water Treatment Plant on the Deval Talao and Campus Dug Well Sources and Associated Infrastructure at SEEPZ–SEZ, Mumbai, on Hybrid Annuity Model basis, and the Concessionaire being required to furnish a Performance Security of INR _____ (Rupees _____ only), being 5 per cent of the Bid Project Cost:

We, _____ Bank, having our registered office at _____ and acting through our branch at _____, do hereby unconditionally and irrevocably guarantee and undertake to pay to the Authority, forthwith on first written demand and without protest, demur or proof of satisfaction of any condition and without reference to the Concessionaire, any sum or sums up to an aggregate of INR _____ (Rupees _____ only).

We further agree that the guarantee shall remain in full force and effect until _____, being 2 years from the COD, and that our liability shall not be discharged or affected by any variation of the Concession Agreement, any extension of time, or any forbearance or indulgence granted to the Concessionaire.

Notwithstanding anything contained above, our liability under this guarantee is restricted to INR _____, this guarantee shall remain in force until _____, and we shall be discharged from all liability unless a claim in writing is lodged with us on or before that date.

For and on behalf of the Bank, signature: _____

Name, designation and employee code: _____

Branch, address and bank seal: _____

Date: _____

Note on Annexure 5. The Form of ESHS Performance Security shall be in the same terms as this Annexure 4, save that the amount shall be 1 per cent of the Bid Project Cost and the validity shall be until 6 months after the Construction Completion Date.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI
AGENDA ITEM NO. 08 (B)

A) Proposal

Approval for construction of a new centralized **Ground Service Reservoir (GSR) System of 2.6 ML capacity** at the existing septic-tank location at SEEPZ-SEZ, Mumbai, including demolition of the existing defunct septic tank, pumping station, electrical works, DI pipeline, MCGM water-supply connection and RCC storm-water drain.

B) Relevant Provision of SEZ Act, 2005 & Rules

Section 34 of the SEZ Act, 2005 and Rule 7 of the SEZ Authority Rules, 2009.

C) Other Information

Background and Context

SEEPZ-SEZ presently relies on decentralized water-storage infrastructure comprising ground reservoirs and overhead tanks, having a cumulative storage capacity of approximately **2.6 ML**.

With the implementation of SEEPZ 2.0 redevelopment, the built-up area, population density and water demand within the Zone are expected to increase substantially. Further, old infrastructure is required to be phased out and replaced with efficient, reliable and scalable water-storage facilities.

The existing RCC Ground Service Reservoir requires major repairs, for which MIDC has estimated a cost of approximately **₹4.25 crore**. However, repair of the existing RCC GSR would not provide a long-term and scalable solution to meet the future water demand arising due to redevelopment and increase in built-up area.

Accordingly, it is proposed to construct a new centralized GSR system at the existing defunct septic-tank location, along with the necessary pumping, water-distribution, electrical and storm-water-management infrastructure.

Details of Proposed Works

The following works are proposed under the project:

1. **Site preparation and enabling works**
    - Demolition of the existing 1 ML RCC septic tank.
    - Site clearance, excavation and preparation for construction of the new GSR system.
    - Relocation of the existing watchtower, as required for execution of the proposed work.

2. **Ground Service Reservoir**
    - Installation of two circular GRS/GFS tanks of **1.3 ML capacity each**, providing a total water-storage capacity of **2.6 ML**.
    - The tanks shall be of Glass Reinforced Steel/Glass-Fused Steel type, with a minimum height of 4.5 metres.
    - The tanks shall be interconnected to facilitate operational flexibility, maintenance and uninterrupted water supply.
3. **Pumping system**
    - Provision of a pumping system designed for an 8-hour pumping cycle.
    - Provision of four pumps comprising **two working pumps and two standby pumps**, of approximately 25 HP capacity each, subject to detailed hydraulic calculations and final design.
    - Provision of a common header, valves, fittings and associated accessories.
4. **Water-supply connection and pipeline works**
    - Provision of a direct **300 mm diameter MCGM water-supply connection**.
    - Construction of a connection chamber and installation of a bulk flow meter.
    - Laying of approximately **400 mm diameter DI pipeline**, including valves, chambers, interconnections and integration with the internal water-distribution network of SEEPZ-SEZ.
5. **Pump house and electrical works**
    - Construction of a pump house of approximately 10 m × 3 m, either as a porta cabin or RCC structure, as technically finalized.
    - Provision of power supply, electrical panels, cabling, lighting and other allied electrical works.
6. **Storm-water-management works**
    - Conversion of the existing drain into an RCC storm-water drain of approximately 60 metres length and 2.0 metres width.
    - The RCC storm-water drain is required to prevent contamination, waterlogging and pollution risk in the vicinity of the proposed GSR system.

Tentative Financial Estimate

The tentative cost estimate, based on current market rates, is as under:

Sr. No.	Component	Estimated Cost (₹ crore)
1	GRS/GFS tanks – 2.6 ML capacity	1.82
2	Foundation and site preparation	0.50
3	Demolition of existing septic tank	0.25
4	Relocation of watchtower	0.20
5	Pumping machinery	0.40
6	Pump house	0.20
7	Electrical works	0.30
8	400 mm diameter DI pipeline	0.80
9	MCGM connection and meter chamber	0.40
10	RCC storm-water drain	0.35
11	Miscellaneous works and contingencies	0.50
	Total Estimated Project Cost	**₹5.70 crore to ₹6.00 crore approximately**

The final project cost shall be determined after preparation of detailed drawings, hydraulic design, technical specifications, BOQ and tender documents.

Technical Justification

The proposed construction of a new centralized GSR system is technically justified for the following reasons:

- The proposed GSR system will provide centralized water storage of **2.6 ML capacity** to cater to the present and future water requirements of SEEPZ-SEZ.
- The new GRS/GFS tank system is expected to be constructed and commissioned within approximately **six months**, thereby ensuring quicker implementation compared with conventional RCC construction.
- The proposed system provides flexibility for modular expansion in future, considering the projected increase in water demand due to SEEPZ 2.0 redevelopment.
- The GRS/GFS system is expected to have lower maintenance requirements and better operational efficiency compared with the existing ageing RCC GSR.
- The existing RCC GSR requires repairs costing approximately ₹4.25 crore, but such repairs would not provide additional storage capacity or a scalable long-term solution.
- The estimated cost of the new system, approximately ₹5.70 crore to ₹6.00 crore, will provide new water-storage tanks, pumping arrangement, DI pipeline, MCGM connection, electrical works and storm-water-management infrastructure.
- The proposed RCC storm-water drain will prevent contamination and pollution risks around the GSR location.
- Provision for future expansion can be considered at the location of the existing GSR, based on water demand and redevelopment requirements.

Implementation Timeline

The proposed work is expected to be completed within **six months** from the date of award of work and handing over of the site, subject to finalization of detailed design, statutory permissions, availability of materials and other site conditions.

D) Recommendation

In view of the increasing water demand anticipated under the SEEPZ 2.0 redevelopment programme, the need for a centralized and scalable water-storage facility, and the limited long-term viability of repairing the existing RCC GSR, the Authority is requested to consider and accord approval for the following:

1. Demolition of the existing 1 ML RCC defunct septic tank and preparation of the site for construction of the proposed GSR system.
2. Construction of a centralized **2.6 ML GRS/GFS-based Ground Service Reservoir system**, comprising two interconnected tanks of 1.3 ML capacity each.
3. Construction of the pumping station, pump house, electrical installations, control panels, cabling and allied works.
4. Laying of 400 mm diameter DI pipeline, including valves, chambers, interconnections and integration with the internal water-distribution system.
5. Provision of 300 mm diameter MCGM water-supply connection, connection chamber and bulk flow meter.

6. Construction of RCC storm-water drain for prevention of contamination, water logging and pollution risk in the vicinity of the GSR system.
7. Acceptance of the tentative project cost of **₹5.70 crore to ₹6.00 crore approximately**, subject to finalization of the detailed estimate, drawings, specifications, BOQ and tender process.
8. Completion of the proposed work within an estimated period of **six months** from the date of award of work and handing over of the site.
9. Authorization of the Development Commissioner SEEPZ to submit the proposal to MIDC SPA for approval.

The proposal is placed before the SEEPZ-SEZ Authority for kind consideration and approval.

****

Subject: Construction of New Ground Service Reservoir (GSR) System at Existing Septic Tank Location, Associated Infrastructure, ESC Cost Recovery, and Mandatory Rainwater Harvesting Compliance – Approval thereof

1. Background

SEEPZ-SEZ presently relies on decentralized water storage systems (ground reservoirs and overhead tanks) with cumulative storage of approximately **3.5 ML**.

With the implementation of **SEEPZ 2.0 redevelopment**, there will be:

- Increase in built-up area
- Higher water demand
- Phasing out of old infrastructure

Further, the existing **RCC GSR requires major repairs**, for which **MIDC has estimated a cost of approx. ₹4.25 Crore**, without offering long-term scalability.

Simultaneously, MCGM has stipulated augmentation measures along with **Extra Sewerage Charges (ESC)**.

2. Proposal

It is proposed to develop a **new centralized water storage and pumping system** as detailed below:

2.1 Site & Enabling Works

- Construction proposed at **existing septic tank location**
- **Mandatory demolition of septic tank (1 ML RCC)** prior to start of work
- **Relocation of watchtower**

2.2 Ground Service Reservoir (GSR)

- **2 Nos. circular tanks (1.3 ML each) – Total 2.6 ML**
- **Type:** Glass Reinforced / Glass-Fused Steel (GRS/GFS)
- **Height:** Minimum 4.5 m
- Tanks interconnected for operational efficiency

2.3 Pumping System

- Designed for **8-hour pumping**
- Configuration:
    - **2 Working + 2 Standby pumps**
    - Approx. **25 HP each** (Detailed Calculation needed)
- Common header arrangement

2.4 Storm Water Management

- Existing drain to be **converted into RCC storm water drain**
- Approx. **60 m length × 2.0 m width**
- To prevent contamination and pollution risk to GSR

2.5 MCGM Water Supply Integration

- **Direct 300 mm dia. connection** by MCGM
- Provision of:
    - **Connection chamber**
    - **Bulk flow meter**
- Integration with internal distribution system

2.6 Pipeline & Infrastructure

- **400 mm dia DI pipeline**
- Interconnections, valves, chambers

2.7 Pump House & Electrical

- Pump house (10 m × 3 m, porta cabin / RCC)
- Electrical works:
    - Power supply
    - Panels, cabling, lighting

3. Tentative Cost Estimate (Current Market Basis)

Component	Estimated Cost (₹ Crore)
GRS Tanks (2.6 ML @ ₹7/litre)	1.82
Foundation & Site Preparation	0.50
Septic Tank Demolition	0.25
Watchtower Relocation	0.20
Pumping Machinery	0.40
Pump House	0.20
Electrical Works	0.30
400 mm DI Pipeline	0.80
MCGM Connection & Meter Chamber	0.40
RCC Storm Drain	0.35
Misc. & Contingencies	0.50

Total Estimated Cost: ₹5.7 – ₹6.0 Crore (Approx.)

4. Financial Implications – ESC Charges

- **MCGM ESC Charges:** Approx. **₹12.4 Crore**
- Proposed recovery mechanism:
    - **One-time charge on units**
    - ₹700–₹800 per sq.m

This will:

- Offset ESC burden
- Partly fund infrastructure

5. Technical Justification

- New GRS system provides:
    - Faster construction (~6 months)
    - Modular expansion
    - Lower maintenance
    - Improved water quality
- Compared to:
    - **₹4.25 Cr repair (non-scalable)** vs

- ₹6 Cr new system (future-ready)

6. Capacity Justification

- Existing storage: **~3.5 ML (distributed)**
- Proposed centralized: **2.6 ML**

Considering:

- Future redevelopment
- Increased density
- Demand growth

Provision also made for:

- Future expansion at existing GSR site

7. Implementation Timeline

- Estimated duration: **~6 months**

8. Approval Sought

Approval is requested for:

1. Demolition of septic tank and site preparation
2. Construction of **2.6 ML GRS-based GSR system**
3. Pumping station and electrical infrastructure
4. RCC storm drain works
5. MCGM 300 mm connection with metering chamber
6. Acceptance of project cost (~₹6 Cr)
7. Acceptance of ESC recovery (~₹12.4 Cr)
8. Implementation of **mandatory rainwater harvesting in all new buildings**
9. Execution timeline of 6 months



Submitted for kind approval please.
Arvind Singh Raghuwanshi

BRIEF OF THE DOCUMENT (FOR QUICK REFERENCE)

- Proposes **new 2.6 ML GSR system** at septic tank site
- Includes **demolition, pumping station, pipeline, and MCGM integration**
- Estimated cost: **₹5.7–6.0 Cr**
- ESC liability: **₹12.4 Cr (to be recovered from units)**
- Compares with **₹4.25 Cr repair option (not viable long-term)**
- Ensures **pollution control via RCC drain**
- Timeline: **6 months**
- **Critical addition:**
  → Rainwater harvesting is mandatory for all new buildings as per Government directive

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY, MUMBAI

AGENDA ITEM NO. 08 (C)

A) Proposal

Approval for the laying of a new dedicated potable water supply pipeline grid across various sectors of SEEPZ-SEZ, Mumbai, comprising approximately 9.10 km of core distribution mains and 3.50 km of high-pressure trunk ring mains for supply to buildings, along with the conversion of the existing obsolete 1970s potable water distribution network for non-potable water supply, to ensure a reliable 24×7 potable water supply.

B) Relevant Provision of SEZ Act, 2005 & Rules

Section 34 of the SEZ Act, 2005 and Rule 7 of the SEZ Authority Rules, 2009.

C) Other Information

1. Background and Technical Justification

- **Legacy Grid Obsolescence:** The existing water distribution network was laid in the 1970s and has reached its structural end-of-life for potable service. Operating completely unmetered, it suffers from a high non-revenue water (NRW) loss of approximately 18% (0.65 MLD) through underground leaks and structural defects.
- **Resource Optimization Strategy:** To support the SEEPZ 2.0 modernization programme, this project avoids disruptive in-situ pipeline reconstruction by laying a brand-new potable grid. To maximize resource circularity, the legacy 1970s network will be cleaned, hydro-surveyed, purple-tagged, and converted into a non-potable ring. This ring will distribute recycled water to meet 49.7% of total campus demand (flushing, cooling towers, landscaping), substituting expensive municipal and tanker water.

2. Scope of Work

The infrastructure works will be executed through competitive, sectorized contracts comprising:

- **Potable Grid Layout (Package P-5):** Sourcing, trenching, and laying of 3.50 km of ductile iron (DI) trunk ring mains and 9.10 km of core distribution mains across six campus sectors. Construction of 2 nos, of GSR and pumping station near the watch tower over defunct septic tank. Replacement of all consumer meters and major bulk meters on branch to achieve equitable water distribution and reduction of NRW to 10 %.
- **Legacy Conversion & Retrofit (Package P-4):** Flushing, testing, and converting legacy lines into a non-potable network, including building-level external risers and backflow check assemblies.

3. Cost Estimate and Financial Framework

Capital expenditures are benchmarked to **Q1 2026 price levels, exclusive of GST**:

Project Stream & Package Reference	**Scope of Infrastructure Works**	**Amount (₹)**
Package P-5 (Potable Grid & Core)	New distribution network from the proposed new GSR near Watch Tower / defunct Septic tank	**7,50,00,000**
	Consumer meter, SCADA, and integration with the central command center	**1,00,00,000**
Total Water Grid Outlay	**Combined Potable/Non-Potable Pipeline Investment (ex-GST)**	**8,50,00,000**

D) Recommendation

In view of the critical requirement to replace end-of-life distribution infrastructure, eliminate systemic water losses, and implement sustainable water recycling under the SEEPZ 2.0 program, the Authority is requested to accord approval for:

1. **The physical construction and laying of the new dedicated Potable Water Supply Pipeline Grid** across various sectors of SEEPZ-SEZ, Mumbai, comprising approximately 9.10 km of core distribution mains and 3.50 km of high-pressure trunk ring mains.
2. **The infrastructure conversion of the legacy 1970s potable water distribution network** to serve as a firmed non-potable water supply ring, alongside associated external building riser retrofits and backflow protection assemblies.
3. **The comprehensive deployment of network infrastructure elements**, including civil trenching within the common services corridor, sectional valves, RCC chambers, road reinstatement, and the rollout of 372 smart AMI/AMR consumer water meters.
4. **Acceptance of the total capital works cost of ₹ 8,50,00,000, exclusive of GST**.
5. Authorization of the Development Commissioner SEEPZ to submit the proposal to MIDC SPA for approval.

The proposal is placed before the SEEPZ-SEZ Authority for kind consideration and approval.

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सीप्ज़ विशेष आर्थिक क्षेत्र

Office of Zonal Development Commissioner
(Maharashtra,Goa, Union Territory of Daman, Diu & Dadra Nagar Haveli)

OFFICE OF THE DEVELOPMENT COMMISSIONER

SANTACRUZ ELECTRONICS EXPORT PROCESSING ZONE

SPECIAL ECONOMIC ZONE, ANDHERI (EAST), MUMBAI

INTEGRATED UTILITY INFRASTRUCTURE PROGRAMME

COMPREHENSIVE PROJECT REPORT

Water Supply · Sewerage and Sewage Treatment · Stormwater and Water Bodies · Solid Waste Management

Planning horizon 2026–2055 | Price base Q1 2026, ex-GST | Submitted for the consideration of the SEEPZ–SEZ Authority

Particulars	Details
Title	Integrated Utility Infrastructure Programme
Client	SEEPZ–SEZ Authority, Office of the Development Commissioner
Purpose	Decision document seeking approval of the utility infrastructure strategy across all four streams, the phased implementation plan and package structure, the capital and operating commitments, and the procurement route for each package
Coverage	Water supply including a proposed 1.0 MLD ultrafiltration–reverse osmosis plant; sewerage and sewage treatment; stormwater management and water bodies; solid waste management; and the supervisory control and command systems that integrate them
Basis	Detailed Project Report for the Integrated Water, Wastewater, Stormwater and Solid Waste Management Programme R1 and R2; Draft 30-Year Master Plan (Tractebel Engineering, Package 1 KD-5); Deval Talao bathymetric survey of 29 January 2026; SEEPZ–SEZ Annual Report and audited accounts; SEEPZ 2.0 strategy
Structure	Nine chapters of strategic, planning, financial and operational content, supported by eight annexures carrying all engineering design, calculations, life-cycle assessment, specifications, standards and drawings
Classification	Authority document

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Report structure

Chapter	Title	Focus
1	Executive Summary	Background, objectives, issues, interventions, costs, benefits and recommendations
2	Introduction and SEEPZ Overview	Mandate, verified Zone profile, data verification
3	Existing Infrastructure Assessment	Condition of all four utility streams and the consequences
4	Water Supply Strategy	Bulk supply, storage, distribution, metering, migration and the 1.0 MLD UF–RO plant
5	Sewerage and Sewage Treatment Strategy	All-vacuum collection, IFAS rehabilitation, recycled-water network and reuse
6	Stormwater Management and Water Bodies	Drainage strategy, sustainable drainage, Deval Talao and groundwater
7	Solid Waste Management	Regulatory obligations, characterisation, materials recovery, composting and specialist streams
8	Cross-Cutting Systems, Compliance and Monitoring	Control and command systems, fire and life safety, the services corridor, regulatory approvals and monitoring commitments
9	Implementation, Packages, Costs and Benefits	Phasing, package structure with priority, cost estimates, funding, risk and governance
10	Conclusions and Recommendations	Conclusions and the decisions sought from the Authority
A–H	Annexures	Engineering design, calculations, process design, life-cycle assessment, costs, standards, drawings and references

CHAPTER 1

EXECUTIVE SUMMARY

1.1 Background

The Santacruz Electronics Export Processing Zone was established on 1 May 1973, converted to a Special Economic Zone in November 2000, and today occupies 110 acres of land leased through the Maharashtra Industrial Development Corporation at Andheri (East), Mumbai. It is the country's single largest cluster of studded jewellery manufacturing and records an annual export turnover of the order of Rs 37,000 Crore.

The utility infrastructure serving this asset was laid in the 1970s and has not been renewed. Water reaches the campus through a constrained bulk connection feeding a defunct reservoir and an unmetered distribution system that loses about 18% of what it buys, supplemented by tanker water at roughly six times the mains tariff. Sewage is collected by failing gravity sewers and septic tanks and delivered to a treatment plant rated at 2.0 MLD that receives 2.8 to 3.0 MLD; none of the treated output is recycled. Stormwater discharges through a blocked outfall while Deval Talao has lost about 16% of its capacity to siltation. Solid waste is disposed of largely without segregation, at a landfill diversion rate below 50%, against obligations under the Solid Waste Management Rules 2026 that the Zone does not presently meet.

Each of these is separately a cost, a regulatory exposure and a constraint on the SEEPZ 2.0 redevelopment programme. Taken together they are the reason this report is before the Authority.

1.2 Objectives

- **Security of supply —** firm, pressure-managed 24×7 water to every connected building, ending tanker dependence.
- **Reduced municipal dependence —** net draw on municipal supply cut from 6.50 MLD to 5.50 MLD at Stage 1 and 4.00 MLD at ultimate, against a demand that more than doubles.
- **Circularity —** 4.0 MLD of treated wastewater recovered at Stage 1 rising to 5.5 MLD, so that potable-grade water is used only where potable quality is required.
- **Source diversification —** a second campus-controlled source of 1.0 MLD, expandable to 1.5 MLD, on the Deval Talao and dug well resource.
- **Environmental compliance —** an end to untreated discharge, formalised and monitored groundwater abstraction, restored water bodies, and landfill diversion above 90%.
- **Accountability —** 100% consumer metering, sector-wise measurement, non-revenue water below 10%, and a single command centre reporting every utility.

1.3 The integrated scheme

The scheme is set out in Figure 1 overleaf. Three water sources replace one; two distribution networks replace one, with the existing 1970s mains retired from potable duty and redeployed as a treated-water ring; sewage is collected by vacuum and returned as reuse-grade water to that ring; stormwater is managed through sustainable drainage with Deval Talao restored to its detention and recharge functions; and solid waste is segregated at source and routed through a materials recovery facility. A single supervisory control and command centre reports all four streams.

FIGURE 1 **SEEPZ–SEZ — INTEGRATED UTILITY INFRASTRUCTURE SCHEME** CPR-2026/R0 · FIG-01

Water supply · Sewerage and sewage treatment · Stormwater · Solid waste. Flows in **MLD at Stage 1, Stage 2 in brackets**; solid waste in tonnes per day. **Net MCGM draw after all sources: 5.50 (Stage 1) · 4.00 (Stage 2)**

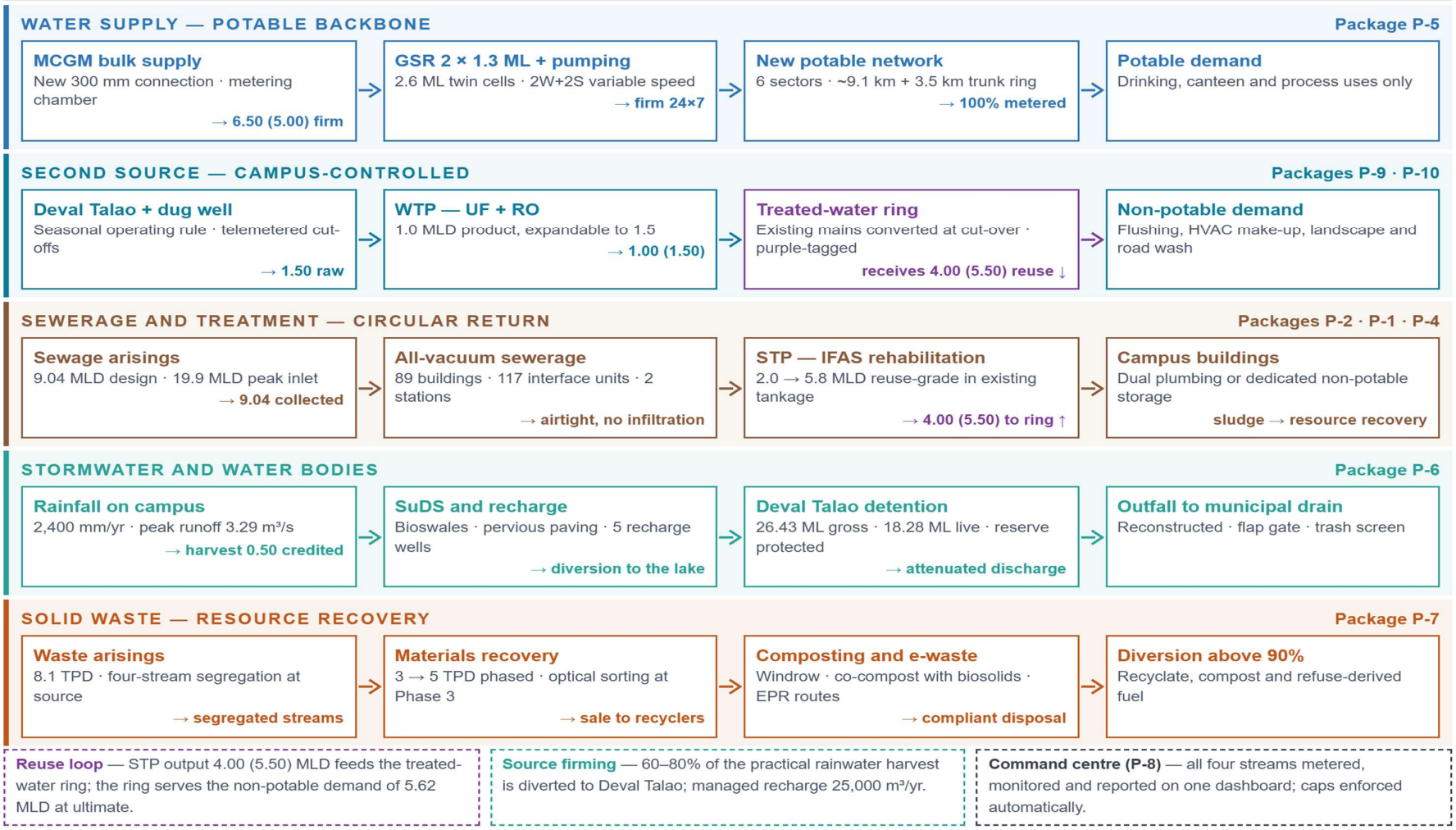


Figure 1 — SEEPZ–SEZ integrated utility infrastructure scheme. Flows in MLD at Stage 1 with Stage 2 in brackets; solid waste quantities in tonnes per day. Drawn on a landscape sheet at issue R0; content unchanged from the source models.

Figure 1 — SEEPZ–SEZ integrated utility infrastructure scheme. Flows in MLD at Stage 1 with Stage 2 in brackets; solid waste quantities in tonnes per day.

1.4 Existing issues

Stream	Present position	Consequence
Water supply	300 mm bulk main reducing to 200 mm; 3.6 MLD billed against a 6.50 MLD firm requirement; reservoir and pump house defunct; non-revenue water about 18%; consumers substantially unmetered	Tanker purchase at roughly Rs 190 per kilolitre; no pressure management, storage buffer or billing integrity
Sewerage	About 4.2 km of functional and 2.8 km of defunct gravity sewer; about 120 functional and 80 abandoned septic tanks; bypasses to storm drains	Untreated discharge in breach of the Water Act 1974; infiltration inflates flows; redevelopment blocked
Sewage treatment	Plant rated 2.0 MLD receiving 2.8–3.0 MLD; effluent non-compliant; no reuse	Capacity exceeded by 40 to 50%, in breach of consent conditions; the entire non-potable demand drawn from potable supply
Stormwater	Blocked southern outfall; external inflows at Gates 1 and 2; open drains; Deval Talao about 16% silted	Flooding in low-lying reaches; loss of detention and recharge function
Groundwater	Dug well unregistered, unmetered, no abstraction control or monitoring	Non-compliance with the Central Ground Water Authority framework and the Maharashtra Groundwater Act
Solid waste	Diversion below 50%; no materials recovery facility; no on-site organic processing; e-waste uncontrolled	Non-compliance with the Solid Waste Management Rules 2026, under which the Zone is a Bulk Waste Generator; recycle value lost

Table 1.1 — Summary of existing issues across the four streams. The full condition assessment is at Chapter 3.

1.5 Proposed interventions and packages

The programme is delivered through ten procurement packages. Five works have been directed by the Development Commissioner as priorities, and these are identified in the table below; ‘priority’ denotes the order of initiation and commitment rather than of completion, since the works overlap by design.

Package	Scope	Priority	Rs Crore
P-1	Sewage treatment plant — rehabilitation from 2.0 to 5.8 MLD of reuse-grade capacity by integrated fixed-film activated sludge	—	9.50
P-2	All-vacuum sewerage — two central stations, about 9 km of collection network, 117 interface units serving 89 buildings	—	11.03
P-3	Eliminated — gravity sewerage trunk superseded by the all-vacuum decision	—	0.00
P-4	Recycled-water network and building retrofit, including conversion of the existing mains to the treated-water ring	5 (part)	10.50
P-5	Water supply — reservoirs, pumping, bulk connection, transmission main, consumer metering and the new potable network	1, 3, 4, 5	14.50
P-6	Stormwater management, sustainable drainage, rainwater harvesting and Deval Talao restoration	—	2.00
P-7	Solid waste — materials recovery facility, composting, e-waste and specialist streams	—	2.50
P-8	Supervisory control, instrumentation and integrated command centre	—	2.50
P-9	Source development — Deval Talao and dug well works	2 (enabling)	1.90
P-10	Water treatment plant — 1.0 MLD ultrafiltration and reverse osmosis, expandable to 1.5 MLD (concession-delivered, outside the reference capital cost)	2	5.00

Table 1.2 — Package structure with the five priority works identified. Priority 1 is consumer metering; 2 is the water treatment plant; 3 the ground service reservoirs; 4 the new potable network; 5 the interconnection and phased migration.

1.6 Implementation strategy

The programme runs over sixty months in three phases on a single governing principle: make supply firm before touching the network. The whole storage, pumping and treatment core — including the interconnection that charges the existing mains from the new reservoir — is delivered in Phase 1, so the campus is on firm 24×7 supply from Months 12 to 18 and every subsequent sector of new network is built and cut over behind a secure supply. Sewage treatment rehabilitation is advanced into the same window so that untreated discharge ends early and reuse-grade water is ready when the ring is energised. Two tracks sit deliberately off the critical

path: consumer metering, which has no civil dependency and completes in December 2026, and the water treatment plant, which carries 12 to 18 months of float so that its evidence gate can complete without delaying anything.

1.7 Costs, funding and benefits

Parameter	Value
Capital cost (ex-GST)	Rs 80.55 Crore across ten packages
Water treatment plant	Rs 5.00 Crore capital value under concession, outside the reference cost; Authority share Rs 2.00 Crore
Funding	Entirely from internal resources – No borrowing
Minimum reserve during deployment	Rs 50.59 Crore; peak cumulative drawdown Rs 9.41 Crore
Annual operating cost, stabilised	Rs 5.095 Crore, escalating at 5% per annum
Net present value — conservative case	Rs 18.59 Crore at the 10% hurdle rate; internal rate of return 13.1%
Net present value — base case	Rs 75.75 Crore; internal rate of return 21.2%; simple payback 6.30 years
Thirty-year whole-life cost	Rs 144.93 Crore present value; equivalent annual cost Rs 15.37 Crore
Present value of avoided water cost over thirty years	**Rs 229.85 Crore**

Table 1.3 — Key financial figures. The conservative case, which excludes all revenue from precious-metal recovery, is the basis on which funding adequacy is confirmed.

The case rests on avoided cost rather than new revenue. The present value of the municipal water displaced over thirty years is Rs 229.85 Crore against a reference capital cost of Rs 80.55 Crore. Tanker elimination alone is worth Rs 7.65 Crore a year and recycled water a further Rs 5.53 Crore. The programme is not a discretionary upgrade; it is the cheaper of the two available futures.

1.8 Key recommendations

The Authority is invited to approve the strategy, the package structure and the funding arrangement; to authorise tender of the Phase-1 core works together with the sewage treatment rehabilitation package; to endorse the metering programme and its December 2026 completion date; to approve the 1.0 MLD treatment plant in principle with the priced option to 1.5 MLD, on the express condition that award follows and never precedes the twelve-month source-yield record; to note that the municipal extra sewerage charge remains subject to confirmation by the Municipal Corporation; and to constitute the Project Management Unit with the reporting framework and decision gates at Chapter 9. The full schedule of decisions is at Table 10.1.

1.9 Expected outcomes

Indicator	Present	Stage 1 (2030)	Ultimate (2055)
Water demand met	About 5.1 MLD, partly by tanker	8.30 MLD	11.30 MLD
Net municipal draw	3.60 MLD billed	5.50 MLD	4.00 MLD
Self-sufficiency from campus sources	Nil	51.3%	64.6%
Treated-water reuse	Nil	4.00 MLD	5.50 MLD
Sewage treatment capacity	2.0 MLD, overloaded	5.8 MLD, reuse-grade	About 9.0 MLD
Untreated discharge	From parts of the campus	Ended	Ended
Non-revenue water	About 18%	Below 10%	Below 10%
Landfill diversion	Below 50%	Above 82%	Above 90%
Tanker dependence	About 1.0 MLD	Nil	Nil
Greenhouse-gas footprint	Baseline	About 76% below business as usual	Sustained

Table 1.4 — Expected outcomes across all four streams.

CHAPTER 2

INTRODUCTION AND SEEPZ OVERVIEW

2.1 Purpose and scope

This report is submitted to the SEEPZ–SEZ Authority as a decision document covering all four utility streams. It presents the modernisation strategy, the phased plan and package structure for implementing it, the capital and operating commitments involved, and the specific approvals now sought. It draws on the Detailed Project Report for the Integrated Water, Wastewater, Stormwater and Solid Waste Management Programme and on the Draft 30-Year Master Plan, and carries both forward into a form suitable for consideration by the Authority and by Government.

The main body is confined to strategic, planning, financial, operational and decision-making content. All engineering design, hydraulic and process calculations, life-cycle assessment, technical specifications, applicable standards, drawings and design methodology are placed in Annexures A to H and cross-referenced from the relevant chapter.

2.2 The Zone

SEEPZ was established on 1 May 1973 as a uni-product export processing zone for electronics manufacture, on 100 acres of MIDC-leased land at Andheri (East). The gems and jewellery sector was admitted in 1987–88 and became the dominant activity. The Zone was converted to a Special Economic Zone in November 2000, and the adjoining 11-acre SEEPZ++ area was merged by notification dated 7 January 2002, bringing the total to 110 acres. Since 1992–93 the Development Commissioner has additionally held jurisdiction over Export Oriented Units in Maharashtra, Goa, Dadra and Nagar Haveli, and Daman and Diu. The SEEPZ–SEZ Authority was constituted with effect from 1 October 2008 with autonomous powers over development of the Zone, business registration, environmental regulation and land use.

Parameter	Verified value	Source
Establishment	1 May 1973 as a uni-product EPZ for electronics	SEEPZ–SEZ Annual Report
Conversion to SEZ	November 2000	SEEPZ–SEZ Annual Report
Campus area	110 acres (about 44.0 hectares), MIDC-leased	SEEPZ–SEZ Annual Report; MIDC GIS survey of about 42 hectares developed area
Constituent area	100 acres original plus 11 acres SEEPZ++ merged from 7 January 2002	SEEPZ–SEZ Annual Report
Operational units	260 operational units	SEEPZ 2.0 mission statement
Built-up area occupied	33,01,967 sq ft (about 3,06,800 sq m)	SEEPZ 2.0 mission statement
Annual export turnover	About Rs 37,000 Crore	Development Commissioner, July 2026; trade estimate Rs 35,000–36,000 Crore
Sectoral profile	Gems and jewellery (dominant), electronics hardware, software and IT-enabled services	SEEPZ–SEZ Annual Report
Principal buildings	Standard Design Factories I–VIII; Gems and Jewellery Complexes I–III; Service Centre Building; NEST-1 and NEST-2; Bharat Ratnam Mega Common Facilitation Centre	SEEPZ–SEZ Annual Report
Redevelopment	SEEPZ 2.0 — Rs 200 Crore rejuvenation benchmarked to LEED Platinum and near-zero-waste standards	SEEPZ 2.0 strategic approach
Electricity	About 12 crore units per year; AEML SEEPZ Limited appointed co-developer for distribution	SEEPZ–SEZ Annual Report
Environmental recognition	Certified a Zero Garbage Green Society by the Municipal Corporation	SEEPZ–SEZ Annual Report

Table 2.1 — Verified profile of SEEPZ–SEZ.

2.3 Data verification

All Zone-specific data has been checked against official sources. Where an official figure differs from that carried in earlier project documentation, the official figure is adopted and the earlier figure shown as superseded. Two items required judgement and are flagged for the Authority's confirmation at Section 10.3.

Parameter	Earlier figure	Verified position	Treatment adopted
Export turnover	About Rs 35,000 Crore	About Rs 37,000 Crore (Development Commissioner, July 2026)	Updated
Campus area	4,45,155 sq m	110 acres = 4,45,150 sq m	Consistent; retained
Operational units	About 450, rising to about 650	260 operational units over 33,01,967 sq ft	Official figure adopted for the profile. The higher figure appears to count allotted premises rather than operating units and is retained only as the connection-point basis for distribution design
Campus sectors	Sectors 1 to 6	SEEPZ 2.0 records a seven-sector division for GIS asset mapping	Six sectors adopted for distribution. Sector 7 is residential area
Sewage treatment plant	2.0 MLD, overloaded	2.0 MLD with 40% overloading capacity, receiving 2.8–3.0 MLD	Confirmed
Deval Talao	Perimeter about 540 m, depth 12–18 ft (narrative)	Bathymetric survey of 29 January 2026: 1.30 ha, gross storage 26.43 ML, bed 22.6 m, full supply level 25.4 m MSL, maximum depth 2.8 m	Survey data adopted; earlier narrative superseded
On-site employment	About 78,000 persons	Not separately published; about 15,000 women employees confirmed under the Swasth Naari programme	Retained as the demand-model basis from the Master Plan

Table 2.2 — Data verification against official sources.

2.4 Why act now

Three considerations make this the moment for decision. The SEEPZ 2.0 redevelopment is under way and utility capacity is now the binding constraint on it; every year of delay increases the cost and disruption of retrofitting services into a redeveloped campus. The regulatory position is deteriorating rather than static — the treatment plant operates beyond consent, the dug well without registration, and the Zone does not meet its obligations as a Bulk Waste Generator under rules that took effect on 1 April 2026. And the economics improve with early action: every year the Zone continues to buy tanker water at six times the mains tariff is a year of avoidable expenditure.

CHAPTER 3

EXISTING INFRASTRUCTURE ASSESSMENT

3.1 Approach

The assessment covers all four utility streams. It draws on physical inspection, the MIDC geographic-information-system asset mapping, the bathymetric survey of Deval Talao of 29 January 2026, waste characterisation surveys, and the Authority's maintenance and billing records. Detailed inventories, network data and test results are at Annexure A, Section A.1.

3.2 Water supply

Asset	Condition	Assessment
Bulk connection	300 mm municipal main reducing to 200 mm at the ICH building; billed supply about 3.6 MLD	Inadequate. Cannot deliver the 6.50 MLD firm requirement
Ground service reservoir	3.5 ML reservoir at the Deval Talab out of service; residual structural life uncertain	Beyond economic rehabilitation; replacement is the sound course
Pumping station	Associated pump house defunct	Replaced under the programme
Distribution network	Old single-pipe system; no sector metering or pressure management, consumer meters are installed	End of life for potable duty; serviceable, after testing, for non-potable duty
Consumer metering	Nine large ultrasonic bulk meters installed; consumer connections are mechanical non-AMI /AMR meters	Balance rollout already in progress

3.3 Sewerage and sewage treatment

Asset	Condition	Assessment
Gravity sewer network	About 4.2 km functional and 2.8 km defunct or clogged; shallow gradients across terrain at 3.5 to 8.0 m above mean sea level	Failing. Self-cleansing velocity cannot be maintained without deep excavation across a live campus
Septic tanks and soak pits	Some functional and abandoned units; bypasses to storm drains observed	Abandoned units pose collapse and leachate risk; bypasses are a live regulatory breach
Groundwater interaction	Water table 1.0 to 1.5 m below ground in the monsoon	Heavy infiltration inflating flows to the treatment plant
Sewage treatment plant	Filter-bed plant rated 2.0 MLD with 40% overloading capacity, receiving 2.8 to 3.0 MLD; effluent non-compliant	Capacity exceeded by 40 to 50%
Plant tankage	1,750 cubic metres of aeration volume, structurally sound	A material asset. Suitable for process rehabilitation rather than replacement
Recycled water	None produced or distributed	The entire non-potable demand of 5.62 MLD is met from potable supply

3.4 Stormwater and water bodies

Asset	Condition	Assessment
Southern outfall	Blocked; discharge capacity substantially lost	Reconstruction is the single highest-value stormwater intervention
Perimeter	External inflows entering the campus at Gates 1 and 2	A cut-off drain is required to intercept catchment that is not the Zone's own
Internal drainage	Open drains; limited attenuation; no monitoring	Requires conversion to lined section with sustainable drainage measures
Deval Talao	1.30 hectares, gross storage 26.43 ML; about 16% of capacity lost to siltation (approximately 4,900 cubic metres)	Restorable. Live storage of 18.28 ML above the ecological reserve is a usable resource once desilted and firmed
Dug well	Unregistered, unmetered, no piezometer, no abstraction control	Non-compliant. Requires formalisation, instrumentation and a monitored abstraction regime

3.5 Solid waste

Aspect	Condition	Assessment
Segregation	Four-stream segregation not established across units and common areas	Need to implement as per Solid Waste Management Rules 2026, effective 1 April 2026
Processing	No materials recovery facility; no on-site organic processing	Extended Bulk Waste Generator Responsibility makes on-site wet-waste processing mandatory
Diversion	Below 50% of arisings diverted from landfill	Against a rules-driven trajectory requiring refuse-derived fuel and inert-only landfill
Specialist streams	E-waste uncontrolled; construction and demolition waste unmanaged; drain silt handled ad-hoc	Extended producer responsibility obligations unmet; recyclate value lost
Registration	Not registered on the Central Pollution Control Board portal	A first-month action under the programme

Table 3.1 — Condition assessment across the four utility streams (Sections 3.2 to 3.5). Supporting inventories and test data are at Annexure A, Section A.1.

3.6 Consequences and what can be retained

The consequences fall under five heads. Financially, the Zone buys tanker water at roughly six times the mains tariff, loses about 18% of billed supply, and meets its entire non-potable demand from priced potable water. In regulatory terms it operates a treatment plant beyond consent, discharges untreated sewage from parts of the campus, abstracts groundwater outside the statutory framework, and does not meet its solid-waste obligations. Operationally it has no storage buffer, no pressure management and no measurement. Developmentally, utility capacity now constrains the building programme. Reputationally, this performance is inconsistent with the Zone's positioning and with the LEED Platinum ambition of SEEPZ 2.0.

CHAPTER 4

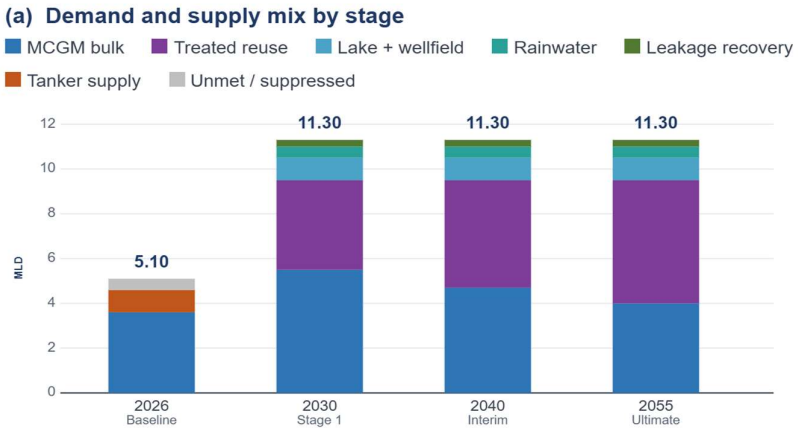
WATER SUPPLY STRATEGY

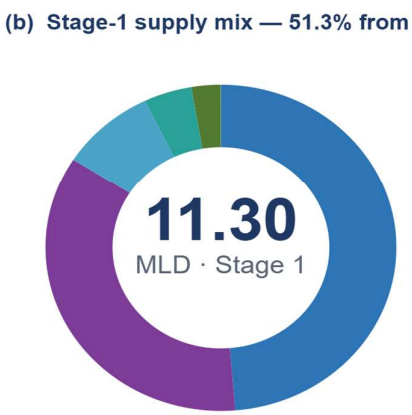
4.1 Demand and the gap to be closed

Demand is assessed on the Master Plan population and floor-area projections and verified against national norms: 5.215 MLD domestic, office and industrial at 45 litres per capita per day on 1,90,000 persons; 5.074 MLD of flushing and area-based uses; and a 10% system-loss allowance of 1.029 MLD, totalling 11.30 MLD. Wastewater generation is 9.04 MLD at 80% of demand and the peak-day potable draw is 10.58 MLD. Derivations are at Annexure A, Section A.2.

The most consequential finding is that nearly half the demand does not require potable quality. Disaggregated by end use, 2.50 MLD of flushing, 1.20 MLD of cooling-tower make-up and 1.92 MLD of landscape irrigation and road washing — 5.62 MLD, or 49.7% of total demand — can be met by treated wastewater without any loss of service. This single observation shapes the whole strategy: the largest intervention available is not new supply but recycling.

FIGURE 2 **DEMAND AND SUPPLY MIX, 2026–2055** CPR-2026/R0 · FIG-02





Source	MLD	Share
MCGM bulk supply	5.50	48.7%
Treated reuse	4.00	35.4%
Lake + wellfield (WTP product)	1.00	8.8%
Rainwater harvesting credit	0.50	4.4%
Leakage recovery	0.30	2.7%

Figure 2 — Demand and supply mix, 2026 to 2055. The 2026 column shows effective demand of about 5.1 MLD met by 3.6 MLD of billed municipal supply, about 1.0 MLD of tanker water and about 0.5 MLD of suppressed demand.

Figure 2 — Demand and supply mix, 2026 to 2055. The 2026 column shows effective demand of about 5.1 MLD met by 3.6 MLD of billed municipal supply, about 1.0 MLD of tanker water and about 0.5 MLD of suppressed demand.

FIGURE 3 **DEMAND BY END USE AND NON-REVENUE WATER** CPR-2026/R0 · FIG-03

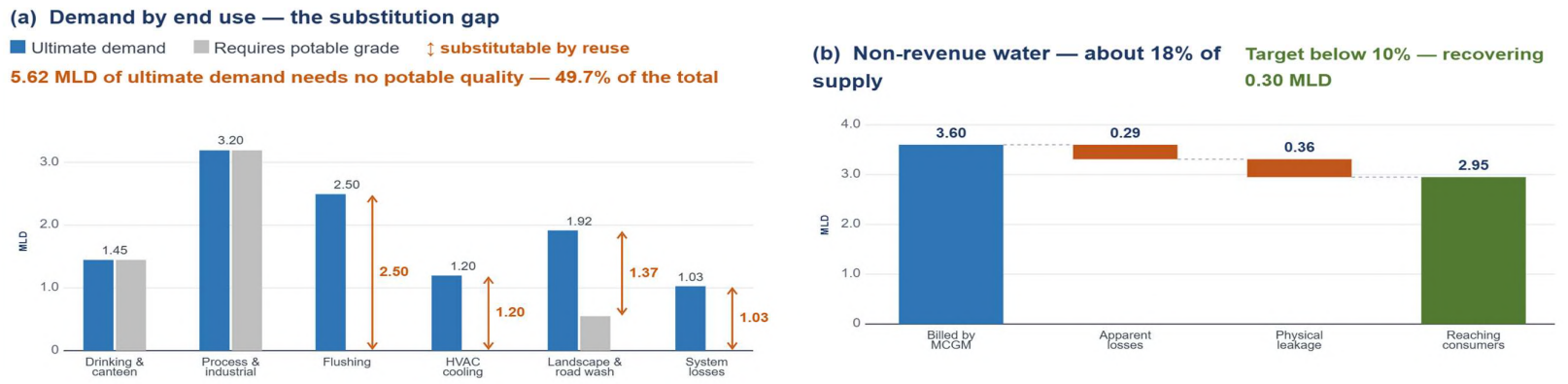


Figure 3 — Demand by end use and the substitution gap, with the non-revenue water position.

Figure 3 — Demand by end use and the substitution gap, with the non-revenue water position.

Position	Value	Comment
Firm bulk requirement, Stage 1	6.50 MLD	Sizes the connection, the extra sewerage charge and the reservoir
Billed municipal supply at present	3.60 MLD	Constrained by the existing connection
Immediate supply gap	2.90 MLD	Met partly by tanker, partly by suppressed demand
Non-revenue water	About 18%, roughly 0.65 MLD	Apparent losses plus physical leakage
Non-potable demand met from potable supply	5.62 MLD at ultimate	The reuse opportunity
Gap closed by the programme at Stage 1	**5.80 MLD**	**Reuse 4.00, treatment plant 1.00, harvesting 0.50, recovery 0.30**

Table 4.1 — Supply–demand gap analysis.

4.2 Bulk supply, storage and transmission

A new 300 mm municipal bulk connection is provided with a metering chamber and bulk flow meter, sized at the firm requirement of 6.50 MLD. Municipal supply is retained at full firm capacity as the potable backbone and the standby source throughout; no campus source displaces it in that role. The connection passes 9.16 MLD at 1.5 metres per second, with the peak-day balance of 1.42 ML met from reservoir drawdown.

The defunct 3.5 ML reservoir is retired. A new facility is built on the Authority-controlled Watch Tower plot comprising two interconnected circular cells of 1.3 ML each, both in Phase 1. The storage of 2.6 ML satisfies the norm of one third of the firm daily draw with an emergency margin and gives 9.6 hours of diurnal balancing at the average day. The twin-cell arrangement allows one cell to be isolated for maintenance while the other remains in service. Pumping is two working and two standby variable-speed sets on a common header with surge protection and residual-chlorine dosing; transmission is by 400 mm ductile-iron main. Enabling works comprise demolition of the redundant septic tank, relocation of the watch tower and conversion of the adjoining open drain. No land acquisition is required. Design checks are at Annexure A, Section A.3.

4.3 Distribution, metering and migration

The potable network is constructed new throughout, organised sector by sector across the six campus sectors, with about 9.1 km of core mains and a 3.5 km trunk ring. The existing mains are not rehabilitated for potable duty: they are reserved for conversion to the treated-water ring. Design criteria, pipe classes, modelling assumptions and testing protocols are at Annexure A, Section A.4.

Metering is delivered through three routes — owner procurement to a common specification, Authority procurement with cost recovery through water bills where the owner does not elect to procure, and a fixed-rate call-off contract paid only against meters installed and communicating. All meters report to a single head-end on an open protocol. Nine large bulk meters are already installed; the balance fleet of about 372 consumer meters completes by 31 December 2026.

The migration mechanism is what allows the entire network to be replaced without a day of interrupted supply. In Phase 1 the new transmission main is tied into the existing meter chamber and the existing network is charged from the new reservoir; from that point the campus draws firm 24×7 supply through its existing mains and tanker dependence ends. The new network is then built sector by sector behind that secure supply, each sector tested, disinfected and cleared before cut-over, and each cut-over executed against a written switching schedule with a rollback provision, the interim tie-in remaining energised until the sector is formally accepted. Only after the whole new network is accepted is the existing network isolated and converted.

4.4 Proposed 1.0 MLD UF–RO water treatment plant

4.4.1 Purpose

The treatment plant develops Deval Talao and the campus dug well into a second, Authority-controlled source. Its purpose is security of supply rather than least cost: it reduces the net municipal draw by 1.00 MLD and provides a source over which the Authority exercises direct control in the event of a municipal interruption.

A proposal to develop the source at 3 MLD was rejected on the campus water balance. At the recovery achievable on this raw water a 3 MLD plant would abstract about 1.10 million cubic metres a year against a campus rainfall endowment of 0.99 to 1.07 million — more than the entire area rainfall. No hydrogeological evidence was submitted and the capital cost offered sat 15 to 60% above independent benchmarks.

Test	3 MLD proposal	Adopted 1.0 MLD (max.,)	Option 1.5 MLD
Product water	3.00 MLD	1.00 MLD	1.50 MLD
Raw water abstraction	About 4.50 MLD	1.50 MLD (including reject etc.,)	2.25 MLD
Annual abstraction	About 1.10 million m³	0.548 million m³	0.821 million m³
Share of rainfall endowment	103–111% — exceeds the endowment	51–55%	77–83%
Hydrogeological evidence	None submitted	Twelve-month record required before award	Same, plus a demonstrated-yield trigger
Assessment	**Not deliverable — rejected**	**Deliverable on conditions — adopted**	**Priced option on evidence**

Table 4.2 — Right-sizing test for the water treatment plant. Endowment derivation is at Annexure B, Section B.2.

4.4.2 Process configuration and water balance

The plant treats a blended surface and groundwater source of variable quality — monsoon turbidity and seasonal algal activity from the lake, higher dissolved solids and possible iron and manganese from the dug well. The train is raw water intake and screening; pre-treatment with coagulant and provision for powdered activated carbon assist; ultrafiltration at 0.02 micron nominal pore size and 90% recovery; reverse osmosis on brackish-water elements at 75% recovery; disinfection with a contact tank and maintained residual; and remineralisation before clear-water storage and delivery. The plant is designed on the worst case of full-stream reverse osmosis so that intake works, abstraction consent and source works are all sized conservatively.

FIGURE 4 **1.0 MLD UF–RO WATER TREATMENT PLANT — PROCESS FLOW AND WATER BALANCE** CPR-2026/R0 · FIG-04

Design case: full-stream reverse osmosis. Flows in m³/day at 22 h/day net operation. Overall recovery 66.7%. Step-by-step calculation at Annexure B, Section B.3.

RAW WATER INTAKE	PRODUCT WATER	TOTAL REJECT + LOSS	OVERALL RECOVERY	ANNUAL ABSTRACTION
1,500 m³/d	**1,000 m³/d**	**500 m³/d**	**66.7%**	**547,500 m³**
1.50 MLD	1.00 MLD	0.50 MLD	design case	51–55% of endowment

1 · Raw water intake
Lake + dug well blend · 68.2 m³/h · coarse and fine screening
↓ silt / desludge 15 m³/d
→ 1,500

→

2 · Screening & pre-treatment
Coagulant dosing · powdered activated carbon assist · in-line static mixer
↓ pre-treatment loss 1%
→ 1,485

→

3 · Ultrafiltration
0.02 µm nominal · 50 LMH · 90% recovery · 4 racks (3 duty + 1 standby)
↓ UF backwash 148 m³/d
→ 1,337

↓

4 · Reverse osmosis
Brackish-water 8″ elements · 18 LMH · 75% recovery · 12 vessels × 6 elements
↓ RO reject 334 m³/d
← 1,337 feed

←

5 · Disinfection & conditioning
Chlorine contact tank · maintained residual · remineralisation and pH correction
↓ plant service water 3 m³/d
← 1,003

←

6 · Clear water storage
Delivery to the non-potable ring · remineralised, conditioned product
net product 1,000 m³/d

REJECT AND LOSS MANAGEMENT — TOTAL 500 m³/d (33.3% OF INTAKE)

15 silt / desludge — dewatered, to the solid-waste stream (P-7)	**148** UF backwash — to the sewage works inlet, or settle-and-recycle	**334** RO reject at ~4,700 mg/l — road washing and dust suppression; balance to a consented outfall	**3** service water — neutralised, to the sewage works

Both routes to be fixed in the Consent to Establish application (CP-7). Options appraisal at Annexure B, Section B.5.

Normal blended operation (70:30 RO to bypass): intake 1,360 m³/d · recovery 73.5% · product ~455 mg/l TDS

Figure 4 — 1.0 MLD UF–RO water treatment plant: process flow and water balance, design case. Step-by-step calculations are at Annexure B, Section B.4.

Figure 4 — 1.0 MLD UF–RO water treatment plant: process flow and water balance, design case. Step-by-step calculations are at Annexure B, Section B.4.

Stream	m³/day	Basis
Raw water abstraction	1,500	Derived from the required product and the stage recoveries
Less pre-treatment losses	15	1% of intake
Feed to ultrafiltration	1,485	Intake less pre-treatment losses
Ultrafiltration permeate	1,337	90% recovery
Ultrafiltration backwash reject	148	10% of feed
Reverse osmosis permeate	1,003	75% recovery on full-stream feed
Reverse osmosis reject	334	25% of feed
Less plant service water	3	Clean-in-place and chemical dilution
Net product water	**1,000**	**1.00 MLD**
Total reject and losses	**500**	**0.50 MLD, being 33.3% of intake**

Table 4.3 — Water balance for the 1.0 MLD plant, design case. Hourly rates, membrane areas and the full assumption register are at Annexure B, Sections B.1 and B.3.

Derivation of the raw water requirement. Overall recovery is the product of the stage recoveries: 0.99 (pre-treatment) × 0.90 (ultrafiltration) × 0.75 (reverse osmosis) = 0.668, or 66.8%. Raw water required for 1,000 m³/day of product = 1,000 ÷ 0.668 = 1,497 m³/day, adopted as **1,500 m³/day (1.50 MLD)**. Checking forward: 1,500 − 15 − 148 − 334 − 3 = 1,000 m³/day, so overall recovery is 66.7%. Annual abstraction is 547,500 m³, being 51 to 55% of the campus endowment. Under normal blended operation at a 70:30 split between the reverse osmosis stream and bypass, the product carries about 455 mg/l of dissolved solids, recovery rises to 73.5% and abstraction falls to 1,360 m³/day; the intake and consent are nonetheless sized on the higher figure.

4.4.3 Reject management, deliverability and conditions of award

The plant generates 500 cubic metres a day of reject and loss streams whose disposal route must be settled before tender – diverted to sewerage network or recirculation to the water treatment plant. The ultrafiltration backwash of 148 cubic metres a day carries suspended solids but little dissolved load and is suitable for routing to the sewage treatment plant inlet or for settlement and partial recycling. The reverse osmosis reject of 334 cubic metres a day carries about 4,700 mg/l of dissolved solids and is proposed for road washing and dust suppression, with the balance to a consented outfall. Both routes are to be defined in the Consent to Establish application. Quantities and the options appraisal are at Annexure B, Section B.6.

Measured inflow to the lake is about 198,800 cubic metres a year against an abstraction requirement of 547,500 — a gap of roughly 0.35 million cubic metres to be closed by diverting 60 to 80% of the practical campus rainwater harvest into the lake, by dug well development, and by desilting. The lake's live storage gives only about 12 days of autonomy at design abstraction, so dry-season duty falls on the dug well at up to 1,250 cubic metres a day — the quantity the yield programme must prove. If it proves less, the plant runs at full output for the 240 days from July to February and at proven yield thereafter, still delivering 290 to 310 ML a year against 365. That graceful degradation is why a 1.0 MLD plant with a priced option is the correct configuration to a source still being characterised.

Ref.	Condition precedent to award
CP-1	Twelve-month source-yield record: hydrogeological assessment, long-duration constant-rate pumping test, and level and quality monitoring across a full monsoon and dry season, with the plant and the abstraction consent capped at the demonstrated safe yield
CP-2	Source-firming works scoped within the concession — desilting, runoff diversion and dug well development — so that the party carrying yield risk also carries the source works
CP-3	End-use survey and tariff basis for the product, and quantification of the effect of reduced offtake on municipal minimum and assessed charges
CP-4	Battery limits and priced bill of quantities benchmarked against the schedule of rates and recent comparable tenders
CP-5	Transaction structure agreed, with guarantees on quantity, quality and specific energy consumption and membrane warranties at locked replacement pricing
CP-6	Twelve months of raw water quality data and pilot confirmation of ultrafiltration performance on this water
CP-7	Consents lodged: Consent to Establish including reject routes; groundwater abstraction application; wetland authority permission for the source-firming works

Ref.	Condition precedent to award
CP-8	Standing gate on potable duty: municipal supply remains the drinking-water source; any future switch requires a full disinfection performance record, twelve months of IS 10500 compliance evidence and a documented surveillance protocol
CP-9	Landed avoidable cost of municipal water established from invoices before the sanction figure is finalised

Table 4.4 — Conditions precedent to award. CP-1 is the twelve-month gate and the longest-lead item in the programme; it is launched immediately on approval and carries float against the critical path.

The treatment plant. Recommended for approval at 1.0 MLD on conditions, with the 1.5 MLD expansion engineered in and priced but exercisable only on evidence. The plant is delivered outside the reference capital cost under a concession; its award follows a twelve-month yield record; and no benefit from it is taken into the financial case in Chapter 9.

CHAPTER 5

SEWERAGE AND SEWAGE TREATMENT STRATEGY

5.1 The case for change

The existing collection system is failing and the treatment plant is overloaded. About 4.2 km of gravity sewer remains functional and 2.8 km is defunct or clogged; roughly 120 septic tanks are in use and 80 abandoned; bypasses to storm drains have been observed. The plant, rated at 2.0 MLD with 40% overloading capacity, receives 2.8 to 3.0 MLD and produces non-compliant effluent. None of it is recycled, so the campus meets its entire non-potable demand of 5.62 MLD from priced potable water.

Two site conditions determine the engineering response. The terrain is flat, ranging from 3.5 to 8.0 metres above mean sea level, so the self-cleansing velocity required by the national manual cannot be maintained in a gravity system without deep excavation across an operating campus. And the water table sits 1.0 to 1.5 metres below ground in the monsoon, driving heavy infiltration that inflates flows through the entire treatment train.

5.2 Collection — the all-vacuum decision

An all-vacuum system is adopted campus-wide following a formal techno-economic comparison, and the gravity trunk carried in earlier documentation as Package P-3 is eliminated entirely. The decision follows from the site rather than from preference. Vacuum mains are laid shallow in a sawtooth profile at 1.0 to 1.5 metres depth, avoiding deep trenching across operating units; slug transport at 3 to 6 metres per second is independent of gradient; and airtight operation removes the infiltration allowance, so design flow remains 9.04 MLD rather than 9.94 MLD — a saving that carries through the whole treatment train and reduces the size of every downstream asset.

FIGURE 5 **SEWERAGE AND SEWAGE TREATMENT — COLLECTION SYSTEM AND PROCESS TRAIN** CPR-2026/R0 · FIG-05

All-vacuum collection feeding an IFAS-rehabilitated plant. Design flow 9.04 MLD; peak inlet 19.9 MLD; treated output 5.8 MLD reuse-grade. Detailed design parameters at Annexure C.

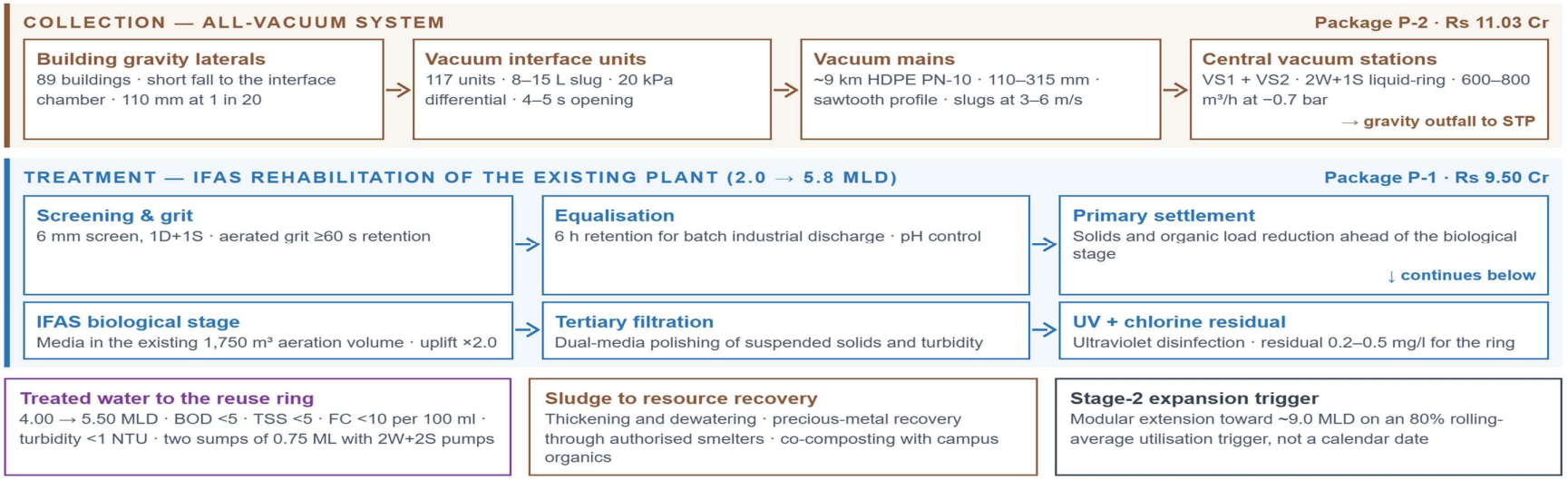


Figure 5 — Sewerage and sewage treatment: all-vacuum collection system and IFAS process train. Detailed design parameters are at Annexure C, Section C.1.

Figure 5 — Sewerage and sewage treatment: all-vacuum collection system and IFAS process train. Detailed design parameters are at Annexure C, Section C.1.

Aspect	What it means for the Authority
Why vacuum rather than gravity	The terrain is too flat and the water table too high for a gravity system to work without deep excavation across an operating campus. Vacuum transport is independent of gradient
Depth of works	Mains at 1.0 to 1.5 metres against 3 to 6 metres for gravity manholes — materially less disruption to units and roads during construction
Extent	About 9 km of collection main, 117 interface chambers serving 89 buildings, and two central stations
Operational benefit	Airtight operation removes infiltration, so design flow stays at 9.04 MLD rather than 9.94 MLD. Every downstream asset is correspondingly smaller
Reliability provision	Two working plus one standby pump at each station, a dedicated electrical feeder and full standby generation, the system being critical infrastructure
Decommissioning	All defunct septic tanks and soak pits on the alignment removed and certified, closing a standing collapse and leachate risk
Commercial	Package P-2, Rs 11.03 Crore, reconciled to a budget quotation from a specialist vacuum-system supplier

Table 5.1 — The all-vacuum decision and what it delivers. Full design parameters — operating pressures, valve actuation, slug volumes, main profile, pump and station sizing — are at Annexure C, Sections C.2 and C.3.

5.3 Sewage treatment — rehabilitation rather than replacement

This is the single largest cost decision in the programme. Rather than build a new 3.5 MLD plant at Rs 13.65 Crore, the existing plant is rehabilitated by integrated fixed-film activated sludge, lifting capacity from 2.0 MLD to 5.8 MLD of reuse-grade output by adding media to the existing 1,750 cubic metres of aeration volume for a capacity uplift factor of two. Cost is Rs 9.5 Crore, being Rs 1.64 Crore per MLD against Rs 3.90 Crore per MLD for new build — a saving of 58% per unit of capacity, with lower operating cost because there are no membranes to replace and faster commissioning because the tankage already exists. A membrane bioreactor is retained only as a documented fallback should ultra-low biochemical oxygen demand later be required.

Stage	Function and design provision
Screening and grit removal	Mechanically cleaned fine screen at 6 mm, one duty and one standby; aerated grit channel at not less than 60 seconds retention
Flow equalisation	Six hours of retention. This stage is critical at SEEPZ because industrial discharge is batch rather than continuous, at peak-to-average ratios of two to three; without equalisation the biological stage cannot hold a stable environment
Primary settlement	Solids and organic load reduction ahead of the biological stage
IFAS biological stage	Media added to the existing aeration volume; fixed-film and suspended-growth biomass in the same tank, giving the capacity uplift without new civil works
Tertiary filtration	Dual-media filtration to polish suspended solids and turbidity to reuse grade
Disinfection	Ultraviolet disinfection with a maintained chlorine residual of 0.2 to 0.5 mg/l for distribution through the ring
Treated water storage and pumping	Two sumps of 0.75 ML each with two working and two standby variable-speed pumps delivering to the reuse ring

Table 5.2 — Treatment process train. Effluent quality: biochemical oxygen demand below 5 mg/l, chemical oxygen demand below 50 mg/l, suspended solids below 5 mg/l, faecal coliform below 10 per 100 ml, turbidity below 1 NTU. Process calculations are at Annexure C, Section C.2.

Capacity is expanded modularly toward about 9.0 MLD as occupancy builds, on an 80% rolling-average utilisation trigger rather than a calendar date, so that capacity tracks demand and no asset is stranded.

5.4 Sludge and resource recovery

Sludge is thickened, dewatered and routed through a resource-recovery hierarchy. The gems and jewellery sector gives SEEPZ an unusual opportunity: precious metals in the sludge stream, recoverable through pre-qualified authorised smelters under revenue-share contracts with floor-price protection and a documented custody chain. This is carried as a separable revenue stream on a toggle and never as a dependency — the conservative financial case that excludes it entirely is the basis on which funding adequacy is confirmed. Dewatered biosolids are co-composted with campus organic waste under the solid-waste programme at Chapter 7, closing a second loop.

5.5 Recycled water distribution and building retrofit

Treated water is delivered through a purple-pipe network to flushing, cooling-tower make-up, landscape irrigation and road washing — 4.0 MLD at Stage 1 rising to 5.5 MLD — through a 6.5 km backbone and about

4 km of distribution branches. The existing potable mains, retired from potable duty at cut-over, are flushed, surveyed, re-tagged and converted to form the ring, which is the move that avoids the cost of a second new network.

Because most campus buildings are older with single-pipe internal plumbing, retrofit follows a minimum-disturbance external-riser standard: a surface-mounted purple riser on saddle clamps at not more than 1.5 metre centres, one cored sleeve per floor at the toilet block, and branches dropping only to water-closet and urinal cisterns above the overflow air gap. The existing potable riser is never touched and no building is shut down. Backflow protection is a dual-check valve on every floor branch and a reduced-pressure-zone assembly with strainer and meter at each building inlet, with purple identification bands at every floor and valve and not less than 0.5 metres of separation from potable services. Building access is feasibility-gated — dual plumbing where risers are practical, dedicated non-potable storage where they are not — with the split fixed by a sector-wise survey ahead of tender.

Uptake is the principal risk to this element, and it is a commercial rather than a technical one. The ring only pays for itself if units connect to it. Three measures are proposed: a recycled-water tariff set well below the tanker rate so that connection is plainly in the unit's interest; a lease condition on new buildings requiring dual plumbing from the outset; and take-or-pay arrangements with anchor users whose cooling loads are large and predictable. A demonstration installation is completed in Phase 1 so that units can see the retrofit method before committing.

CHAPTER 6

STORMWATER MANAGEMENT AND WATER BODIES

6.1 Design basis

Drainage is designed by the rational method on India Meteorological Department intensities for the Andheri station, with an annual rainfall of 2,400 mm and a one-day maximum of 944.2 mm at a 25-year return period. Peak campus runoff is about 3.29 cubic metres per second. The storm trunk passes 0.92 cubic metres per second through twin reinforced-concrete box drains, with the balance attenuated in Deval Talao. Calculations are at Annexure D, Section D.1.

6.2 Works proposed

Work	Scope	Purpose
Perimeter cut-off drain	About 350 m intercepting external inflows at Gates 1 and 2	Prevents catchment that is not the Zone's own from entering and overwhelming the internal system
Outfall reconstruction	Reconstruction of the blocked compound-wall outfall with flap gate and trash screen	Restores the primary discharge route; the single highest-value stormwater intervention
Sustainable drainage	About 500 m of bioswales; 2,000 square metres of pervious block paving; 600 m of natural channel restoration	Attenuates and infiltrates runoff at source rather than conveying it away
Recharge structures	Five recharge wells of 3 m diameter and 6 m depth in the sectors with the greatest infiltration potential	Returns runoff to the aquifer and supports the dug well resource
Check dams and silt traps	Gabion and reinforced-concrete check dams with silt traps at inlets	Reduces silt load reaching the lake and protects restored storage
Monitoring	Ten ultrasonic level sensors integrated to the command centre	Real-time visibility of drainage performance and early flood warning

Table 6.1 — Stormwater works under Package P-6, Rs 2.00 Crore. The outfall and cut-off drain are executed as priority works ahead of the first monsoon.

6.3 Deval Talao

The bathymetric survey of 29 January 2026, carried out by differential positioning and echo-sounding reduced to mean sea level, establishes the lake at 26.43 ML of gross storage over 1.30 hectares, with a bed at 22.6 m, full supply level at 25.4 m above mean sea level and a maximum depth of 2.8 m. About 16% of capacity — approximately 4,900 cubic metres — has been lost to siltation. Live storage above the 24.0 m ecological reserve level is 18.28 ML; the 8.15 ML below that level is hard-protected by low-level cut-offs and is never drawn under any operating case.

FIGURE 6 **DEVAL TALAO — ANNUAL WATER BALANCE AND STORAGE SECTION** CPR-2026/R0 · FIG-06

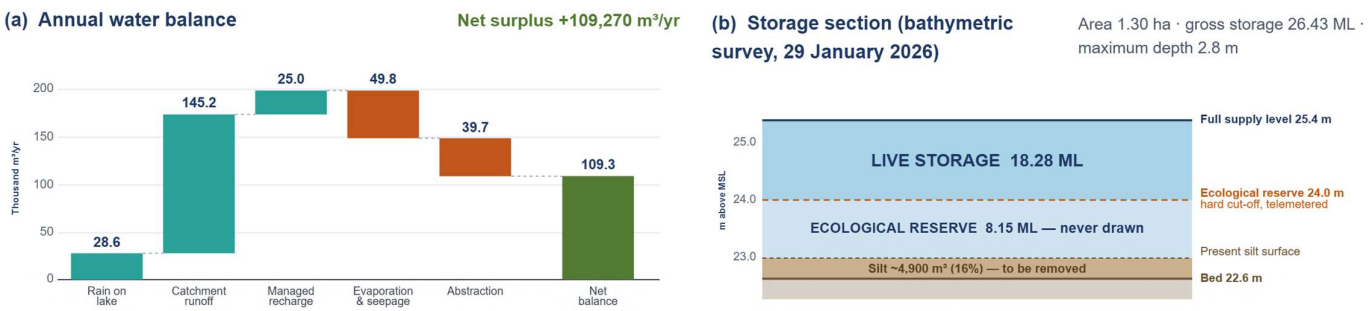


Figure 6 — Deval Talao: annual water balance and storage section from the bathymetric survey of 29 January 2026.

Figure 6 — Deval Talao: annual water balance and storage section from the bathymetric survey of 29 January 2026.

The annual balance is strongly positive. Inflows of about 198,800 cubic metres — 28,600 from rain on the lake, 145,200 from catchment runoff and 25,000 from managed recharge — exceed all outflows including abstraction, leaving a net surplus of about 109,270 cubic metres a year. The lake is protected under the Wetlands (Conservation and Management) Rules 2017, the Mumbai Municipal Corporation Act 1888 and the Public Trust Doctrine, and is prohibited from use for potable water supply; its stormwater detention and recharge functions are retained unchanged and take precedence over abstraction in every operating case.

The rejuvenation programme covers desilting of the accumulated 4,900 cubic metres; silt traps and first-flush diversion at all inlets; outfall restoration and bund repair; littoral and wetland fringe planting; fencing and signage; a telemetered level sensor linked to the abstraction cut-off; solar aeration against dry-season stagnation; quarterly water-quality monitoring; and an annual hydrographic check against the 2026 baseline so that siltation is tracked rather than rediscovered.

6.4 Rainwater harvesting

On a campus of 4,45,150 square metres with 60% effective catchment and a runoff coefficient of 0.75, the annual harvestable volume at the design rainfall is about 4,80,000 cubic metres, or 1.32 MLD, reducing to 1.19 MLD practical after first-flush rejection at 90% efficiency. A conservative annual-average credit of 0.50 MLD is taken in the water balance. Harvesting is mandatory on all new buildings, with first-flush diverters at 2.5 mm depth. Beyond the direct credit, diverting 60 to 80% of this harvest into the lake is the largest single contributor to closing the source gap identified at Section 4.4.3, and the diversion works are therefore executed in Phase 1 rather than deferred.

6.5 Groundwater and the dug well

The campus dug well is presently unregistered, unmetered and unmonitored — a live non-compliance under the Central Ground Water Authority guidelines and the Maharashtra Groundwater Act, in a notified area. The programme formalises it on a fixed calendar: baseline testing at an accredited laboratory and the abstraction application with a hydrogeological note in Month 1, together with the municipal ward undertaking; compliance infrastructure at Week 6 comprising a flow meter, telemetry, a piezometer and a recharge pit; harvesting integration at Month 3; and final consent on the six-month monitoring record. Monitoring is monthly for water table and quarterly for quality, with an annual draft-and-recharge audit.

The well is operated jointly with the lake as the raw-water source for the treatment plant under the seasonal rule at Annexure B, Section B.7, with abstraction consented only to the demonstrated safe yield and enforced automatically through the command centre. Screening life-cycle assessment shows dug-well groundwater at roughly one twenty-fifth the lifecycle cost of tanker water but with a higher water-depletion impact than treated reuse — confirming it as a valuable managed supplement operated within a monitored ceiling, not an unconstrained source.

CHAPTER 7

SOLID WASTE MANAGEMENT

7.1 Regulatory position

SEEPZ is a Bulk Waste Generator under the Solid Waste Management Rules 2026, notified on 28 January 2026 and effective from 1 April 2026, and qualifies on both thresholds — a floor area of about 4,45,000 square metres against a trigger of 20,000, and water use of about 3.9 MLD against a trigger of 40,000 litres a day. The obligations are material and the Zone does not presently meet them.

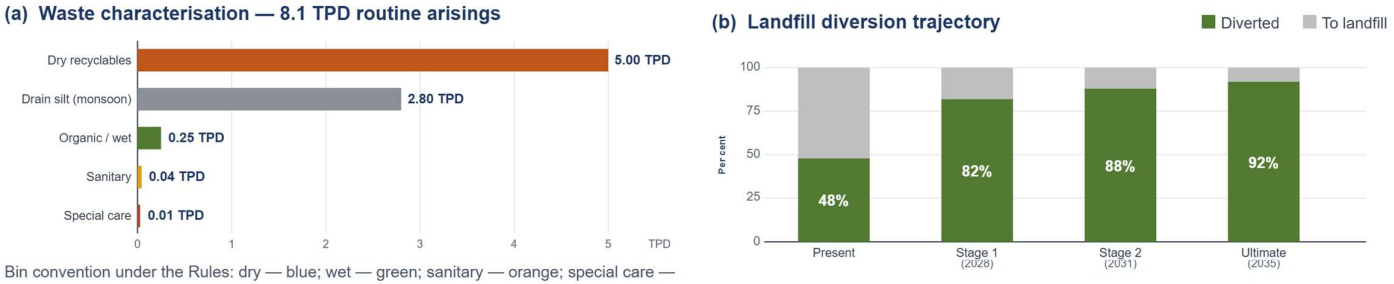
Obligation	Requirement	Present position
Four-stream segregation	Mandatory segregation into wet, dry, sanitary and special-care streams across all units and common areas	Not established
Extended Bulk Waste Generator Responsibility	On-site processing of wet waste is mandatory, or a certificate must be obtained	No on-site organic processing
Portal registration	Registration on the central pollution control board portal within the first month	Not registered
Refuse-derived fuel	A mandate rising from 5% to 15% of arisings over six years	Not established
Landfill restriction	Landfill restricted to non-recyclable, non-energy-recoverable inert waste	Diversion below 50%
Environmental compensation	Polluter-pays compensation for non-compliance	Live exposure

Table 7.1 — Obligations under the Solid Waste Management Rules 2026 and the present position.

7.2 Waste characterisation

Total arisings are about 8.1 tonnes a day, rising to a further 2.8 tonnes a day of drain silt at the monsoon peak. The composition is dominated by dry recyclables, which is favourable: it means the majority of the stream carries recoverable value rather than disposal cost.

FIGURE 7 **WASTE CHARACTERISATION AND LANDFILL DIVERSION TRAJECTORY** CPR-2026/R0 · FIG-07



Bin convention under the Rules: dry — blue; wet — green; sanitary — orange; special care — red. Drain silt is an inert, separately handled stream.

Figure 7 — Waste characterisation and the landfill diversion trajectory.

Figure 7 — Waste characterisation and the landfill diversion trajectory.

7.3 The 4R framework and works proposed

The response is a four-part framework — Reduce, Reuse, Recycle and Repurpose — delivered under Package P-7 at Rs 2.50 Crore on a ten-year design-build-operate contract with fifty-fifty revenue sharing, so that the operator's incentive is aligned with recovery rather than with haulage.

Stream	Quantity	Treatment
Dry recyclables	5.00 tonnes per day	Materials recovery facility phased in three stages: 3 tonnes per day manual with conveyor; then semi-automation with magnetic and eddy-current separation; then optical and near-infrared polymer sorting with automated quality control below 5% contamination. Sale to authorised recyclers
Organic and wet waste	0.25 tonnes per day	Mandatory on-site processing. A vermicomposting pilot at 0.1 tonnes per day in Month 6, then full aerobic windrow composting on a 45 to 60 day cycle, later co-composting with dewatered biosolids from the treatment plant
Sanitary waste	0.04 tonnes per day	Segregated collection in the mandated stream and disposal through authorised routes
Special-care waste	0.01 tonnes per day	Segregated handling under the specialist stream requirements of the rules
Electronic waste	Per producer-responsibility returns	Collection station under the E-Waste Rules 2022; group producer-responsibility arrangement; manifest tracking; authorised recycler empanelment; annual collection drive
Drain silt	Up to 2.80 tonnes per day at monsoon peak	Removed from the storm network and handled as solid waste; tested silt routed to construction use or soil enrichment
Construction and demolition waste	Campaign-based, with the redevelopment programme	Segregation and routing to the municipal processing facility; on-site reuse of inert fractions in sub-base and filling

Table 7.2 — Waste streams and treatment. Facility sizing and mass balances are at Annexure E.

7.4 Outcomes

Landfill diversion moves from below 50% today to above 82% at Stage 1 and above 90% at ultimate, with about 1,825 tonnes a year diverted. Recycle and compost sales are estimated at Rs 0.50 to 1.30 Crore a year depending on the recovery stage reached and on prevailing prices and are shared with the operator under the contract. Beyond the direct financial return, the programme discharges an obligation the Zone currently does not meet and removes an environmental-compensation exposure that grows with time.

7.5 Integration with the other streams

Solid waste is not a standalone stream in this programme. Dewatered biosolids from the treatment plant are co-composted with campus organic waste; drain silt removed under the stormwater programme is handled through the same facility; and the command centre reports waste quantities, diversion rate and recovery revenue alongside water and wastewater performance, so that the Authority sees one integrated picture of utility performance rather than four separate ones.

CHAPTER 8

CROSS-CUTTING SYSTEMS, COMPLIANCE AND MONITORING

Four elements of the programme cut across all utility streams rather than belonging to any one of them: the control and command systems that measure and operate them; the fire and life-safety provision that draws on the water system; the common services corridor in which all buried services are laid; and the regulatory and monitoring obligations that the Authority takes on. Each carries a decision for the Authority and is therefore set out here rather than left to the annexures.

8.1 Supervisory control and the integrated command centre

Every utility reports to a single centralised supervisory control system and Integrated Command and Control Centre under Package P-8. This is what converts four separately managed services into one measured system, and it is the reason the Authority will be able to see performance rather than infer it.

Element	Provision
Consumer and network metering	Smart meters and non-potable meters communicating over a low-power wide-area network to campus gateways, on an open protocol with a single head-end
Field assets	Vacuum stations, reservoir and pump house, treatment plant and stormwater pumps reporting through remote terminal units over cellular and Ethernet links
Water data captured	Consumption at hourly and daily interval with reverse-flow, tamper and battery alarms; reservoir level, inlet and outlet flow, header pressure, variable-speed drive speed and energy
Wastewater data captured	Vacuum level and pump run-hours at each station; treatment-plant dissolved oxygen, mixed liquor solids, flow, turbidity, ultraviolet dose and blower energy
Stormwater and source data	Storm sump level, flap-gate status and rainfall; lake level with the abstraction cut-off; dug well abstraction against the consented cap
Waste data captured	Weighbridge quantities by stream, diversion rate and recovery revenue
Management information	Real-time demand, non-revenue water, reuse percentage, net municipal draw, energy per cubic metre and landfill diversion, presented on one dashboard
Automatic control	Enforcement of the groundwater abstraction cap and lake low-level cut-off without operator intervention; nightly auto-fill of fire storage
Billing integration	Meter data management module integrating with billing to eliminate manual reading
Security and governance	Network segmentation, access control and a cybersecurity regime to the international industrial control standard, with an independent audit in Year 2
Commercial	Package P-8, Rs 2.50 Crore, turnkey with a mandatory five-year maintenance contract; delivered progressively from Month 18 to Month 48

Table 8.1 — Supervisory control and command centre scope under Package P-8.

A note on sequencing. The command centre is delivered progressively rather than as a single commissioning event, because the assets it monitors arrive over four years. Consumer metering data flows from January 2027, well before the centre itself is complete, and the interim arrangement is a hosted head-end that is later migrated. The Authority should expect useful measurement from the first year of the programme rather than only at its end.

8.2 Firefighting and life safety

Fire provision is a statutory obligation under the National Building Code 2026 and is drawn from the water system, so it is planned with it rather than separately. Design fire flow is 1,600 litres per minute sustained for four hours, being 384 cubic metres per event.

Element	Provision
Storage	Two dedicated underground tanks of 50 cubic metres per fire zone across seven zones, about 700 cubic metres in aggregate, held entirely separately from the diurnal storage in the reservoir so that fire reserve cannot be drawn down by ordinary demand
Replenishment	Automatic nightly filling controlled through the command centre, with alarm on failure to refill
Hydrant network	External hydrants at not more than 45 metre spacing, 100 mm, with not less than 1.5 bar residual pressure at the most remote hydrant under fire-flow conditions
Pumping	Electric duty pump with diesel standby and a jockey pump at the reservoir complex, to the national fire pump standard

Element	Provision
Verification	Fire-flow condition modelled explicitly in the network hydraulic model alongside average-day and peak-day conditions, so that the network is proved capable of delivering fire flow without loss of service pressure elsewhere
Commercial and timing	Rs 1.00 Crore, delivered in Phase 2 at Months 24 to 30 with the new network; the fire pump station at the reservoir is built with the Phase-1 core

Table 8.2 — Fire-fighting and life-safety provision. The fire NOC is a separate consent tracked in the approvals schedule at Section 8.4.

8.3 The common services corridor

All buried services on the campus — potable water, recycled water, vacuum sewerage, stormwater, high- and low-tension electrical, piped natural gas and optical-fibre communications — are laid in a single common services corridor to a standard cross-section, with codified covers and separations between services. This matters to the Authority for three practical reasons that are easy to overlook at approval stage.

- **It halves the trenching.** Water, recycled water and vacuum sewerage are laid in the same open trench in the same operation across most of the campus, rather than three separate excavations of the same road over four years. This is a material saving in both cost and disruption to operating units.
- **It makes future work possible without re-excavation.** A recorded corridor with known positions means the next service addition, whether a further electrical feeder or additional fibre, is laid to a known alignment rather than discovered by trial trenching.
- **It is the practical protection against cross-contamination.** Codified separation between potable and recycled mains, verified at construction, is more reliable than relying on records alone once both networks are live.

The corridor cross-section is fixed at detailed design and is shown on the typical road section drawing listed at Annexure H. Construction is sequenced so that trenching in any one road is opened once, with night working where a road must be closed, and reinstatement to the municipal standard.

8.4 Regulatory approvals and consents

Approval lead time, not construction, is the historic programme risk in this environment. Every application is therefore lodged in parallel from Month 0 rather than sequenced behind design, and a dedicated environmental officer within the Project Management Unit owns the consent programme. The schedule below is the master position; the Authority is asked to note it because several items require action before any construction contract is placed.

Consent or approval	Applies to	Authority	Timing
Consent to Establish	Sewage treatment plant rehabilitation	State pollution control board	Application Month 1
Consent to Operate	Sewage treatment plant	State pollution control board	At 60% construction; granted on the commissioning performance test
Consent to Establish	Water treatment plant, including reject and backwash routes	State pollution control board	With the concession process, Months 15–18
Groundwater abstraction — initial	Dug well formalisation with hydrogeological note	Central and State groundwater authorities	Application Month 1; final consent on the six-month record
Groundwater abstraction — amendment	Abstraction at the demonstrated safe yield for the treatment plant	Central and State groundwater authorities	On completion of the twelve-month yield record, Months 15–18
Wetland authority permission	Deval Talao desilting, inlet works and source-firming	State wetland authority	Before any lake earthworks; if delayed beyond Month 24 the lake scope defers to Phase 3 without affecting the critical path
Bulk water connection and charges	300 mm connection, metering arrangement and the extra sewerage charge	Municipal Corporation, Water Department	Month 3; the charge remains subject to the Corporation's determination (Section 9.5)

Consent or approval	Applies to	Authority	Timing
Dug-well registration undertaking	Municipal ward record of the abstraction	Municipal Corporation ward office	Month 1
Height clearance	Reservoir and elevated structures	Airports Authority	Before construction, given proximity to the airport
Fire no-objection certificate	Fire storage, hydrant network and pumping	State fire services	With the Phase-2 fire works
Solid waste registration	Bulk Waste Generator registration on the central portal	Central pollution control board	Month 1 — the obligation is already in force
Producer responsibility authorisation	Electronic, battery and plastic waste streams	Central pollution control board	Month 6, through an authorised organisation
Board of Approval — programme	Recording of the programme and its capital commitment	Board of Approval, Ministry of Commerce and Industry	Before regulatory filing
Board of Approval — concession	The water treatment plant concession structure	Board of Approval, Ministry of Commerce and Industry	Before award, Months 18–24
Drinking-water clearance	Any future potable duty of the treatment plant	State pollution control board and internal surveillance	Deferred behind the standing gate at CP-8; not before twelve months of plant record

Table 8.3 — Master schedule of regulatory approvals and consents across all four streams.

Three consents require action before the programme's first construction contract is placed and are drawn to the Authority's particular attention: the solid-waste portal registration, because the obligation took effect on 1 April 2026 and the Zone is presently exposed; the groundwater abstraction application, because the well currently operates outside the statutory framework; and the wetland authority permission, because it governs the lake works on which the treatment plant's source depends. None of the three requires design work to be complete, and all three can be lodged within the first month of approval.

8.5 Water quality and environmental monitoring

The programme commits the Authority to a structured monitoring regime across eight domains, carried out by accredited laboratories and reported to the regulators as required by the respective consents. This is a continuing operational obligation rather than a one-time exercise, and its cost is carried in the operating estimate at Chapter 9.

Domain	Purpose	Reporting
Municipal supply at campus entry	Verifies the quality of water received and establishes the baseline against which any campus-side deterioration is judged	Internal; to the Corporation on query
Treatment plant influent and effluent	Demonstrates compliance with consent conditions and confirms reuse grade	Monthly to the pollution control board under the consent
Recycled water at consumer taps	Confirms that water reaching the point of use meets the reuse standard, which is the assurance on which unit uptake depends	Internal, with results made available to connected units
Dug-well groundwater	Demonstrates that abstraction is within the consented safe yield and that quality is stable	To the groundwater authorities under the consent; annual draft-and-recharge audit
Deval Talao surface water	Protects the ecological function and provides the evidence base for the lake's continued health	To the wetland authority; annual hydrographic check against the 2026 baseline
Sludge and biosolids	Governs the safety of compost use and the custody chain for the precious-metal recovery stream	Per consignment for the recovery stream; quarterly otherwise
Treatment plant raw water	Builds the twelve-month record that is the evidence base for the plant award decision	Internal, forming the CP-1 and CP-6 evidence
Treatment plant product water	Builds the twelve-month record on which any future potable-duty decision would rest	Internal; to the regulator if a potable switch is ever sought

Table 8.4 — Monitoring domains and their purpose. Parameters and frequencies for each domain are at Annexure H, Section H.3.

Two of these domains exist to support decisions rather than to satisfy regulators, and their value should not be underestimated. The raw-water record is what allows the Authority to award the treatment plant against evidence rather than against a supplier's assurance; without it the decision would rest on assumption. The product-water record is what would allow a future Authority to consider potable duty on a documented basis rather than reopening the question from scratch. Both begin early and cost little relative to what they protect.

CHAPTER 9

IMPLEMENTATION, PACKAGES, COSTS AND BENEFITS

9.1 Phasing principle and critical path

The programme is delivered over sixty months in three phases on a single governing principle: make supply firm before the network is touched. The whole storage, pumping and treatment core — including the interconnection that charges the existing mains from the new reservoir — is delivered in Phase 1, and everything that follows is built behind a secure supply. Sewage treatment rehabilitation is advanced into the same window so that untreated discharge ends early and reuse-grade water is available when the ring is energised.

Critical path: approvals and enabling works, then reservoir and pumping station, then transmission main and interconnection, then the new distribution network sector by sector, then cut-over, then conversion of the existing mains to the treated-water ring. Two tracks sit deliberately off it — consumer metering, which has no civil dependency, and the water treatment plant, which carries 12 to 18 months of float so that its evidence gate can complete without delaying anything.

FIGURE 8 **IMPLEMENTATION ROADMAP — 60-MONTH PROGRAMME BY PACKAGE** CPR-2026/R0 · FIG-08

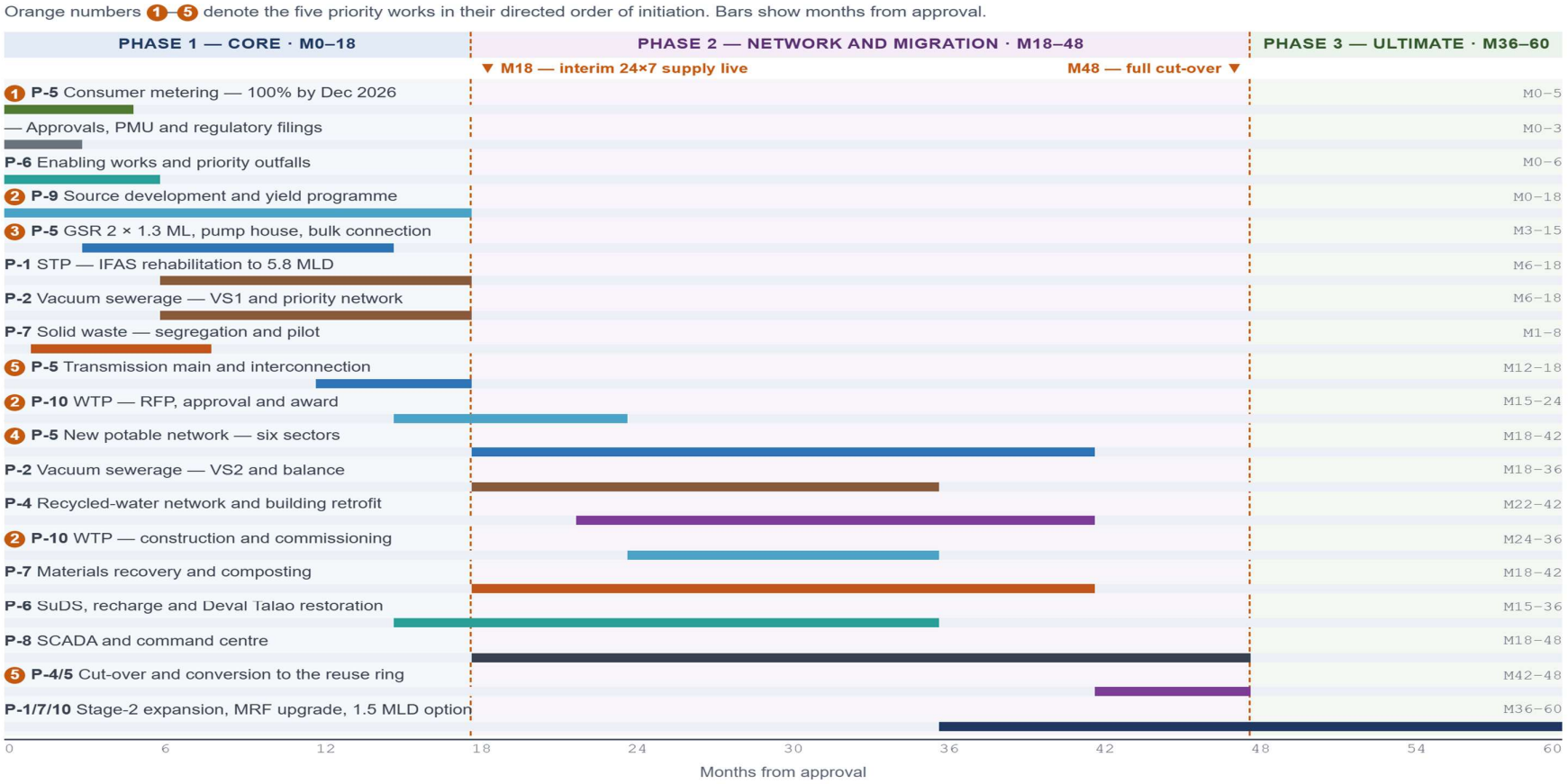


Figure 8 — Implementation roadmap by package. Orange markers denote the five priority works in their directed order of initiation. Detailed workstream schedules are at Annexure F, Section F.1.

Figure 8 — Implementation roadmap by package. Orange markers denote the five priority works in their directed order of initiation. Detailed workstream schedules are at Annexure F, Section F.1.

9.2 Phase-wise plan

Phase	Principal works	Outcome at phase end
PHASE 1 Core Months 0–18	Approvals, Project Management Unit and parallel regulatory filings. Enabling works and priority stormwater outfalls ahead of the monsoon. Both reservoir cells, pump house and bulk connection. Transmission main and interconnection. Sewage treatment rehabilitation to 5.8 MLD. Vacuum sewerage core and first station. Source-firming works and launch of the twelve-month yield programme. Four-stream waste segregation, portal registration and the composting pilot. Consumer metering completed to 100%.	Firm 24×7 pressure-managed supply from Months 12–18; tanker dependence ends; untreated discharge ends; reuse-grade treatment capacity available; 100% of consumers metered; campus drainage secured before the monsoon
PHASE 2 Network and migration Months 18–48	New potable network built sector by sector under live supply. Balance of the vacuum system and decommissioning of remaining septic tanks. Recycled-water network and building retrofit. Treatment plant awarded on the yield record, constructed and commissioned. Materials recovery facility and full-scale composting. Stormwater sustainable drainage and Deval Talao restoration. Sector-wise cut-over and conversion of the existing mains to the treated-water ring.	All buildings on the new potable network and on recycled water; existing mains redeployed as the ring at 4.0 MLD; non-revenue water below 10%; landfill diversion above 82%; net municipal draw 5.50 MLD
PHASE 3 Ultimate Months 36–60 and beyond	Treatment capacity expanded modularly on the utilisation trigger. Full command-centre integration including source telemetry and abstraction control. The 1.5 MLD expansion option on the demonstrated-yield trigger. Materials recovery upgraded to optical sorting. Review of the potable-duty gate after twelve months of plant record.	Recycled water 5.5 MLD; net municipal draw 4.00 MLD; self-sufficiency above 64%; landfill diversion above 90%; command centre fully integrated; the Zone certified tanker-free

Table 9.1 — Phase-wise implementation plan.

9.3 Package structure and priority

The programme is delivered through ten packages. Five works are directed priorities and are shown against the packages that carry them. Package P-3, a gravity sewerage trunk carried in earlier documentation, is eliminated by the all-vacuum decision at Chapter 5.

Package	Scope	Priority	Contract model	Rs Crore	Tender
P-1	Sewage treatment — IFAS rehabilitation to 5.8 MLD, with Stage-2 provision	—	Engineer-procure-construct with three-year operation	9.50	Month 3–4
P-2	All-vacuum sewerage — two stations, ~9 km network, 117 interface units	—	Engineer-procure-construct, technology-specific	11.03	Month 12
P-3	Eliminated — gravity trunk superseded by the all-vacuum decision	—	—	0.00	—
P-4	Recycled-water network, building retrofit and conversion of the existing mains	5 (part)	Engineer-procure-construct with performance test	10.50	Month 22
P-5	Water supply — reservoirs, pumping, bulk connection, transmission main, metering and the new potable network	1, 3, 4, 5	Phase-1 core on a hybrid basis with P-1; metering on the three-route model; network item-rate	14.50	Core Month 3–4; metering contract 15 Sep 2026; network Month 15–18
P-6	Stormwater, sustainable drainage, harvesting and Deval Talao restoration	—	Item-rate	2.00	Month 3 (priority outfalls) and Month 15
P-7	Solid waste — materials recovery, composting and specialist streams	—	Design-build-operate, ten years, 50:50 revenue share	2.50	Month 18
P-8	Supervisory control, instrumentation and command centre	—	Turnkey with five-year maintenance	2.50	Month 18

Package	Scope	Priority	Contract model	Rs Crore	Tender
P-9	Source development — Deval Talao and dug well works	2 (enabling)	Engineer-procure-construct; credited into the P-10 concession on award	1.90	Month 3
P-10	Water treatment plant — 1.0 MLD UF and RO, expandable to 1.5 MLD	2	Concession with transaction adviser; Board of Approval before award	5.00	Request for proposals Month 15–18; award Month 18–24

Table 9.2 — Package structure, priority and procurement route. Priority 1 is consumer metering; 2 the water treatment plant and its enabling source works; 3 the ground service reservoirs; 4 the new potable network; 5 the interconnection and phased migration. All packages are tendered competitively on a two-envelope basis; no single-source award is contemplated.

9.4 Capital cost estimate

Costs are at first-quarter 2026 price levels, exclusive of goods and services tax, and cross-validated against the state schedule of rates, national treatment-plant benchmarks, the central public works schedule with a Mumbai location factor, and first-quarter 2026 contractor quotations. No land acquisition is required. Rate-by-rate validation is at Annexure F, Section F.2.

FIGURE 9 **CAPITAL COST COMPOSITION AND SELF-FUNDING TRAJECTORY** CPR-2026/R0 · FIG-09

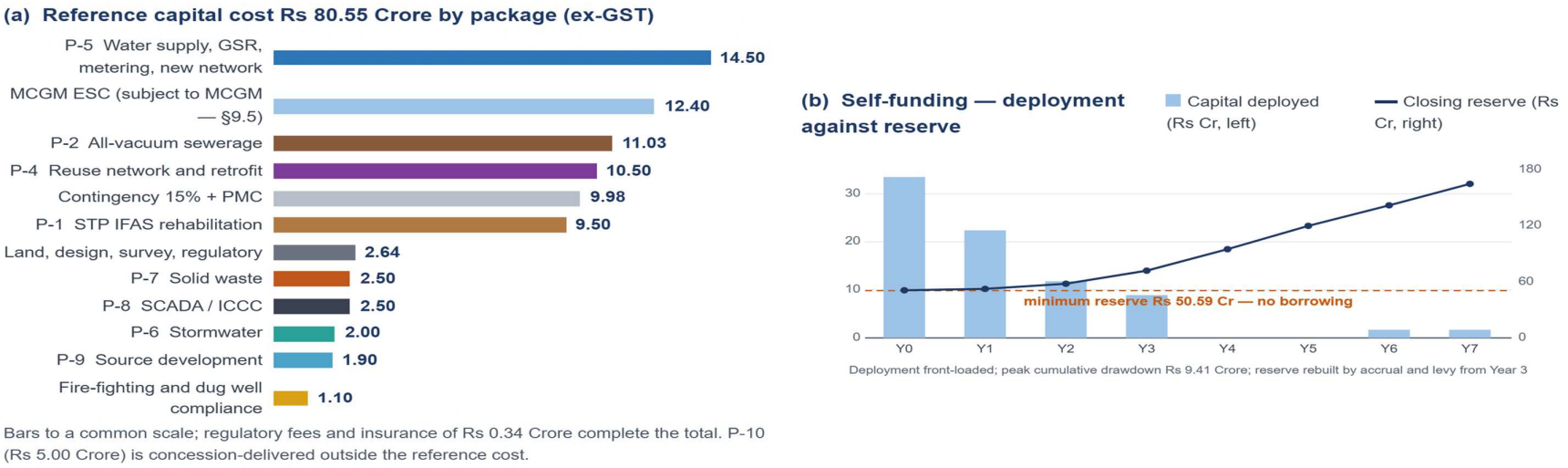


Figure 9 — Capital cost composition by package and the self-funding trajectory.

Figure 9 — Capital cost composition by package and the self-funding trajectory.

Item	Rs Crore	Share
P-1 Sewage treatment rehabilitation	9.50	11.8%
P-2 All-vacuum sewerage	11.03	13.7%
P-4 Recycled-water network and retrofit	10.50	13.0%
P-5 Water supply, storage, metering and new network	14.50	18.0%
P-6 Stormwater and Deval Talao	2.00	2.5%
P-7 Solid waste	2.50	3.1%
P-8 Control systems and command centre	2.50	3.1%
P-9 Source development	1.90	2.4%
Fire-fighting upgrades and groundwater compliance works	1.10	1.4%
Sub-total, works	**55.53**	**68.9%**
Contingency at 15% and price escalation	8.37	10.4%
Project management consultancy at 3%	1.61	2.0%
Site preparation, design, survey and investigation	2.30	2.9%
Municipal extra sewerage charge — subject to MCGM considerations (see Section 9.5)	12.40	15.4%
Regulatory fees and insurance	0.34	0.4%
REFERENCE CAPITAL COST (ex-GST)	**80.55**	**100%**
P-10 Water treatment plant — concession-delivered, outside the reference cost	5.00	—
Programme capital commitment including the Authority share of the concession	**82.55**	**—**

Table 9.3 — Capital cost estimate. The package-level bill of quantities is at Annexure F, Section F.3.

9.5 Municipal extra sewerage charge

Note — subject to MCGM considerations. The provision of Rs 12.40 Crore for the municipal extra sewerage charge is an estimate prepared on the published schedule of charges applied to the firm bulk requirement of 6.50 MLD. It is not a demand raised on the Authority and it has not been confirmed by the Municipal Corporation of Greater Mumbai. The final amount, the basis on which it is assessed, the stage at which it becomes payable, and any set-off or phasing that may be available all remain subject to the Corporation's determination and to the outcome of the Authority's engagement with the Water Department, Andheri Zone. The figure is carried in the estimate so that the Authority sees the full potential commitment, and a corresponding recovery levy of about Rs 12.45 Crore on beneficiary units is provided against it, so that the charge substantially passes through rather than falling on the Authority's reserves. Should the Corporation assess a materially different amount, both the charge and the recovery levy are adjusted together and the net effect on the funding position is small. The Authority is invited to note the provision on this basis rather than to approve it as a fixed cost.

9.6 Funding

The programme is funded entirely from the Authority's own resources. No grant under any central scheme is assumed and no borrowing is required. Four elements make up the plan: a ring-fenced opening reserve of Rs 60 Crore; a standing annual accrual of Rs 18 Crore from operating surplus; the infrastructure recovery levy on beneficiary units described at Section 9.5; and reinvestment from Year 3 of half the net operating benefit. Capital deployment is front-loaded, and the reserve balance never falls below Rs 50.59 Crore with a peak cumulative drawdown of only Rs 9.41 Crore. The self-funding position is comfortable rather than marginal.

9.7 Operating cost, revenue and appraisal

Item	Rs Crore per year	Note
Operating cost, stabilised from Year 3	5.095	All four streams; escalating at 5% per annum; energy is about 36% of the total
Water treatment plant, recurring	1.574	Annuity and operating payment under the concession, from commissioning
Avoided tanker purchase	7.65	Direct saving on elimination of tanker supply
Avoided municipal purchase through recycling	5.53	4.0 MLD of recycled water at the avoided tariff

Item	Rs Crore per year	Note
Recovered leakage	0.90	0.30 MLD recovered through metering and sector control
Recycled-water charge billed to units	0.94	From Year 4, at a tariff well below the tanker rate
Recyclables, compost and other recoveries	0.33	Solid-waste recovery, carbon and construction-waste benefits
Net annual operating benefit before capital service	**10.24**	**Conservative basis, excluding all precious-metal recovery revenue**

Table 9.4 — Operating cost and revenue at the Year-3 stabilised level. The bottom-up build-up is at Annexure F, Section F.4.

Indicator	Conservative case	Base case	Upside case
Net present value at the 10% hurdle rate (Rs Crore)	18.59	75.75	89.04
Internal rate of return	13.1%	21.2%	23.3%
Simple payback (years)	8.63	6.30	5.58
Discounted payback (years)	Beyond the 15-year horizon	8.24	7.51
Benefit–cost ratio	1.16	1.66	1.78
Minimum reserve balance (Rs Crore)	**50.59**	**50.59**	**50.59**

Table 9.5 — Financial appraisal by scenario, fifteen-year discounted cash flow. The conservative case excludes all precious-metal revenue and is the basis on which funding adequacy is confirmed. Cash flows and sensitivity are at Annexure F, Section F.5.

Sensitivity at plus and minus twenty per cent ranks the drivers as revenue and savings, then the discount rate, then capital cost, then operating cost. The programme remains value-positive across the tested range, and the conservative case is itself a stress case. Over thirty years the whole-life cost is Rs 144.93 Crore in present value with an equivalent annual cost of Rs 15.37 Crore; operating cost dominates renewal by roughly ten to one, which is why energy and process efficiency carry weight in the specifications.

9.8 Benefits and environmental outcomes

FIGURE 10 **SCREENING LIFE-CYCLE ASSESSMENT AND RESOURCE OUTCOMES** CPR-2026/R0 · FIG-10

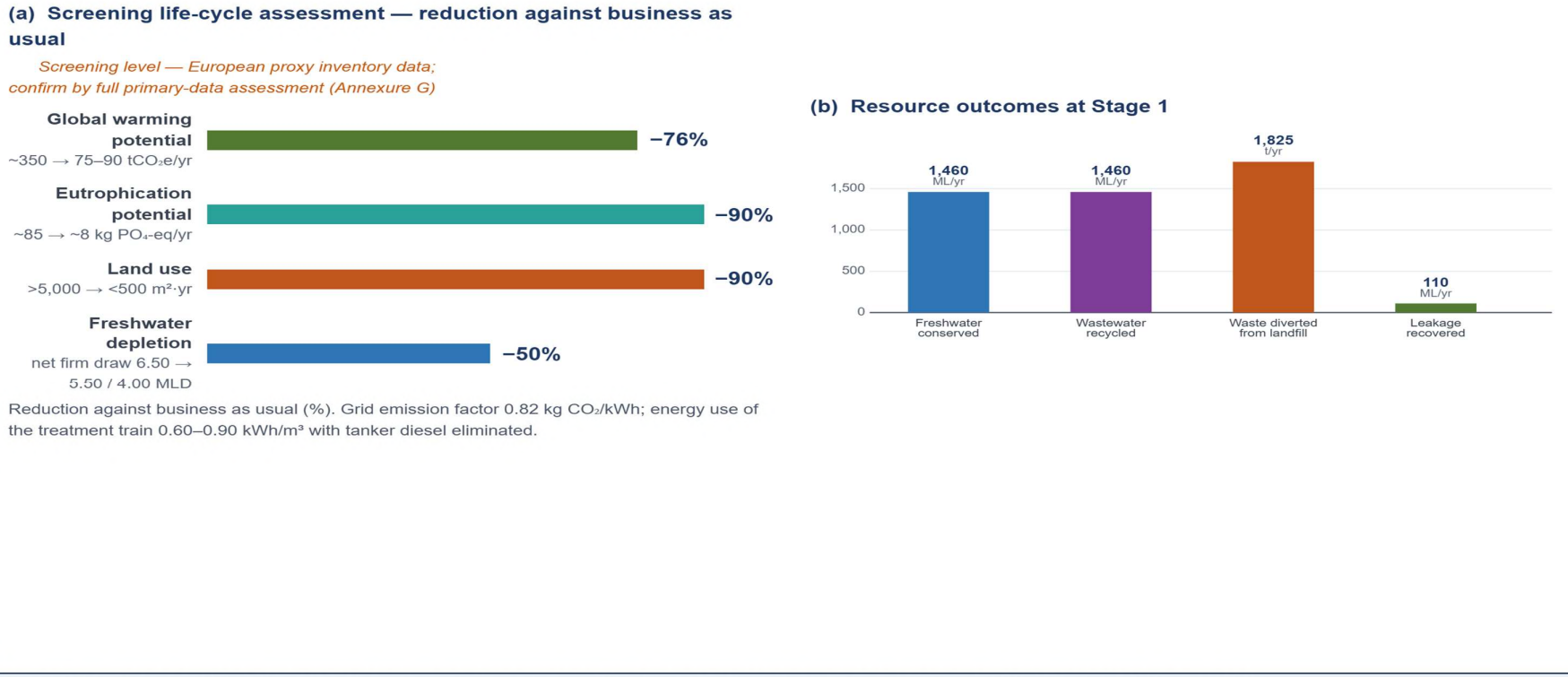


Figure 10 — Screening life-cycle assessment and resource outcomes. The full assessment, its boundary, inventory and limitations are at Annexure G.

Figure 10 — Screening life-cycle assessment and resource outcomes. The full assessment, its boundary, inventory and limitations are at Annexure G.

Benefit	Measure	Realised from
Security of supply	Firm 24×7 pressure-managed water to every connected building	Month 18
Elimination of tanker dependence	About 1.0 MLD removed; Rs 7.65 Crore a year saved	Month 18
End to untreated discharge	All campus sewage collected and treated to reuse grade	Month 18
Reduced municipal dependence	Net draw from 6.50 to 5.50 MLD at Stage 1 and 4.00 MLD at ultimate	Month 36 onward
Water conserved	About 1,460 ML a year of freshwater at Stage 1	Month 36 onward
Billing integrity and loss control	100% consumer metering; non-revenue water from about 18% to below 10%	December 2026 for metering; Month 42 for full sector control
Drainage and flood resilience	Outfall restored, external inflows intercepted, Deval Talao detention recovered	Month 6 for priority works; Month 36 for the full programme
Waste diverted from landfill	About 1,825 tonnes a year; diversion above 82% then above 90%	Month 30 onward
Regulatory compliance	Consent conditions met; groundwater abstraction formalised; waste obligations discharged	Month 18
Greenhouse-gas reduction	About 76% below business as usual; net benefit about 896 tonnes of carbon dioxide equivalent a year	Month 48
Enabling redevelopment	Utility capacity sufficient for the full SEEPZ 2.0 building programme	Month 48

Table 9.6 — Benefits realisation across the four streams.

9.9 Risk

Risk	Rating	Mitigation
Source yield insufficient for the design abstraction	High	Twelve-month yield record precedes award; plant and consent capped at demonstrated yield; seasonal-turndown envelope preserves 80–85% of value; the programme case does not depend on the plant
Delay in regulatory consents	High, reducing to medium	All applications parallel-tracked from Month 0; dedicated environmental officer; pre-application consultation
Municipal supply and charges not confirmed	Medium, high impact	Early engagement with the Corporation; the extra sewerage charge treated as a provision subject to determination (Section 9.5); transmission main sequenced against confirmation
Slow uptake of recycled water by units	High	Tariff set well below the tanker rate; lease conditions on new buildings; anchor-user agreements; demonstration retrofit in Phase 1
Disruption during live-campus construction and cut-over	Medium	Interconnection energised until each sector is accepted; written switching schedules with rollback; night working for crossings
Cost growth on the new distribution network	Medium	Benchmark band adopted at mid-point; top-of-band stress tested and the programme remains value-positive
Metering supply lead times	Medium	Call-off contract by 15 September is the controlling action; payment only against meters installed and communicating
Extreme monsoon event during works	High, reducing to medium	Priority outfall and cut-off drain works ahead of the first monsoon; no open trenching in low-lying reaches at peak
Precious-metal revenue shortfall	High, low impact	Treated as separable upside on a toggle and never as a dependency; excluded entirely from the conservative case
Waste recyclate price volatility	Medium	Revenue-share contract structure transfers price exposure to the operator; floor pricing negotiated

Table 9.7 — Principal risks and mitigation. The full register with pre- and post-mitigation ratings and named ownership is at Annexure F, Section F.6.

9.10 Governance

A dedicated Project Management Unit is constituted under the Development Commissioner comprising a Project Director, deputy managers for infrastructure and for control systems, a financial controller, an environmental officer, a contracts manager and independent third-party quality assurance. Reporting is weekly on metering during the execution window, monthly on programme progress by package, and quarterly on environmental performance across all four streams, with formal decision-gate reviews at Months 12, 24 and 36. Escalation triggers are pre-defined so that intervention is automatic rather than discretionary: any package

more than thirty days behind milestone escalates with a recovery plan within five working days; variations above five per cent require an Engineer's decision and above ten per cent Board approval; and any regulatory notice requires a documented response within fifteen days. The framework is at Annexure F, Section F.7.

CHAPTER 10

CONCLUSIONS AND RECOMMENDATIONS

10.1 Conclusions

- **The present position is not sustainable across any of the four streams.** A constrained bulk connection and defunct reservoir; an unmetered network losing about 18% of supply; failing sewers and a treatment plant running 40 to 50% beyond its rating with untreated discharge; a blocked outfall and a silted lake; and a waste system meeting none of its statutory obligations — together these represent a financial cost, a regulatory exposure and a constraint on the redevelopment of the Zone.
- **The proposed strategy is technically conventional and proportionate.** It renews the municipal supply at the firm requirement, recycles at the scale the demand profile justifies, adds a right-sized second source, restores the drainage system and its water body, and brings waste management into compliance. Each element responds to a specific finding in the assessment.
- **The largest savings come from using what already exists.** Rehabilitating the treatment plant within its existing tankage saves 58% per unit of capacity against new build, and redeploying the existing mains as the recycled-water ring avoids the cost of a second new network.
- **The programme is affordable from internal resources.** A reference capital cost of Rs 80.55 Crore across ten packages is funded from reserves, accrual and a beneficiary levy, with the reserve never falling below Rs 50.59 Crore and no borrowing required.
- **The economic case rests on avoided cost.** The present value of the municipal water displaced over thirty years is Rs 229.85 Crore against a capital cost of Rs 80.55 Crore. Even on the conservative case, which excludes all speculative revenue, the net present value is Rs 18.59 Crore at a 13.1% return.
- **The transition carries no interruption to supply.** The interconnection delivered in Phase 1 charges the existing mains from the new reservoir, so the new network is built behind a supply that is already secure and each sector is cut over only after acceptance.
- **The one uncertain element is contained.** The water treatment plant is structured so that evidence, not optimism, sizes it, prices it and times it. It sits outside the reference capital cost, its award follows a twelve-month yield record, and no benefit from it is taken into the financial case.

10.2 Recommendations

No.	Decision sought from the Authority
1	Approve this report as the controlling strategic, financial and planning document for utility infrastructure modernisation at SEEPZ–SEZ across all four streams, together with the package structure at Table 9.2 and the five priority works in their directed order of initiation and record the approval before the Board of Approval under the Special Economic Zones Act 2005.
2	Confirm the funding arrangement: the annual accrual of Rs 18 Crore, the infrastructure recovery levy on beneficiary units, and the use of the conservative case as the basis on which funding adequacy is judged; and note the reference capital cost of Rs 80.55 Crore exclusive of tax.
3	Note that the provision of Rs 12.40 Crore for the municipal extra sewerage charge is an estimate subject to determination by the Municipal Corporation of Greater Mumbai, that it is matched by a corresponding recovery levy, and that both will be adjusted together should the Corporation assess a different amount; and authorise the Development Commissioner to engage the Water Department, Andheri Zone, to settle the amount, the basis of assessment and the stage of payment.
4	Approve tender of the Phase-1 core — both reservoir cells, the pumping station, the bulk connection, the transmission main and the interconnection — together with Package P-1 for sewage treatment rehabilitation; and approve the enabling works and priority stormwater outfalls for immediate execution ahead of the monsoon.
5	Endorse the consumer metering programme: execution of the fixed-rate call-off contract by 15 September 2026, weekly progress reporting, and completion of 100% coverage by 31 December 2026.
6	Approve the all-vacuum sewerage strategy and the elimination of Package P-3 and approve the recycled-water ring and building-retrofit programme with the commercial measures at Section 5.5 to secure uptake, including the tariff basis, the lease condition on new buildings and anchor-user arrangements.
7	Approve the 1.0 MLD ultrafiltration–reverse osmosis water treatment plant in principle with the priced option to expand to 1.5 MLD; authorise immediate launch of the source-yield programme and the source-firming works; and record that award and the abstraction consent follow, and never precede, the demonstrated-yield record, with potable duty deferred behind the standing gate at CP-8.
8	Approve the reject-management routes for the treatment plant — ultrafiltration backwash to the sewage works or partial recycle, reverse osmosis reject to road washing and dust suppression with the balance to a consented outfall — for inclusion in the Consent to Establish application.

No.	Decision sought from the Authority
9	Approve the stormwater programme with the outfall reconstruction and perimeter cut-off drain as priority works, and approve the Deval Talao restoration programme including desilting, silt traps, level telemetry and the annual hydrographic check against the 2026 baseline.
10	Approve the solid waste programme under Package P-7 and direct immediate action on the statutory items — four-stream segregation across all units and common areas, registration on the central portal, and commencement of on-site organic processing — which are already in effect and on which the Zone is presently exposed.
11	Direct that the landed avoidable cost of municipal water be established from invoices before any sanction figure for the treatment plant is finalised, and that the financial appraisal be re-run on that established basis.
12	Constitute the Project Management Unit under the Development Commissioner with the reporting framework and decision gates at Section 9.10, and authorise commencement of detailed engineering and phased procurement on the schedule at Figure 8.

Table 10.1 — Decisions sought from the Authority.

10.3 Matters requiring confirmation

Four items are recorded here as requiring confirmation rather than approval, so that they are not lost in implementation. First, the operational unit count: official records show 260 operational units while earlier project documentation used a figure of about 450, which appears to count allotted premises rather than operating units; the distribution design serves every allotted premises and is unaffected, but the figure quoted in external submissions should be settled. Second, the sector convention: water distribution is designed on six sectors as directed, while the asset-management zonation records seven; the Authority may wish to align the two. Third, the on-site employment figure used in the demand model derives from the Master Plan and is not separately published; confirmation from the Labour Management System is recommended before external quotation. Fourth, the municipal extra sewerage charge remains subject to the Corporation's determination as set out at Section 9.5.

Concluding statement. This report proposes a programme that is technically conventional, financially self-supporting and legally defensible, and that converts a deteriorating liability across four utility streams into an integrated asset capable of serving the Zone for the next fifty years. It asks little on faith: its first work is already in execution, its largest works use established technology and existing assets, and its one uncertain element is deliberately structured so that the Authority commits only against evidence. Approved as recommended, SEEPZ moves from a tanker-dependent, single-pipe, landfill-dependent estate to a metered, two-network, source-diversified and materially circular campus — with the transition itself carrying no interruption to supply.

ANNEXURES

Engineering Design, Calculations, Life-Cycle Assessment, Costs, Standards, Drawings and Supporting Documents

Annexure	Content	From
A	Water supply — asset inventory, demand derivation, storage and pumping design, distribution network design, metering specification	Chapters 3 and 4
B	Water treatment plant — endowment, process design, water balance, blending, membrane sizing, reject management and source rule	Chapter 4
C	Sewerage and sewage treatment — existing inventory, vacuum system design, unit process calculations, reuse network and retrofit standard	Chapter 5
D	Stormwater and water bodies — hydrology, works sizing, lake survey and balance, groundwater compliance programme	Chapter 6
E	Solid waste — regulatory provisions, characterisation, 4R framework, materials recovery design and phasing, composting and specialist streams	Chapter 7
F	Implementation, cost and financial detail — schedules, rate validation, package cost matrix, operating cost, life-cycle cost, risk and governance	Chapter 8
G	Life-cycle assessment and environmental performance, with data limitations	Chapters 6, 7 and 8
H	Codes and standards, drawing register, monitoring programme, design methodology, abbreviations, assumptions and references	All chapters

ANNEXURE A — WATER SUPPLY — ENGINEERING DESIGN AND CALCULATIONS

A.1 Existing asset inventory

Asset	Recorded condition and data
Bulk connection	300 mm municipal main from the Andheri Zone distribution system, reducing to 200 mm at the ICH building; billed supply about 3.6 MLD against a firm requirement of 6.50 MLD
Ground service reservoir	3.5 ML capacity at the Watch Tower; out of service; residual structural life unverified; associated pump house defuncts
Distribution network	Single-pipe 1970s system; alignments partly undocumented and traced to the baseline utility mapping at Annexure H; no sector metering, no pressure-reducing stations, no monitoring points
Consumer metering	Nine large ultrasonic bulk meters of 80 mm and 40 mm installed and communicating; balance consumer fleet of about 372 meters, being 295 of 15 mm and 77 of 20 mm, under rollout
Non-revenue water	About 18% of billed supply, comprising apparent losses from unmetered and under-registering consumption and physical leakage from the ageing network
Interconnection point	Existing water meter chamber, identified on the baseline mapping, at which the new transmission main ties in during Phase 1

A.2 Demand derivation

Step	Calculation basis	Result
Domestic, office and industrial	1,90,000 persons × 45 litres per capita per day, per the national manual Part A, Table 1	5.215 MLD
Flushing and area-based uses	Fixture-unit and floor-area basis across factory, office, common-area and amenity uses at ultimate built-up area	5.074 MLD
System-loss allowance	10% of the sum of the above	1.029 MLD
Total design demand	5.215 + 5.074 + 1.029 = 11.318, adopted	11.30 MLD
Bottom-up cross-check	Independent build-up by end use totals 11.95 MLD; the 0.65 MLD difference is surplus road washing and lake top-up met from reuse surplus, not additional municipal water	11.30 MLD adopted for all sizing
Wastewater generation	80% of design demand, per the national manual Part A, Clause 4.6	9.04 MLD
Peak sewage inlet flow	Harmon's formula at a peak factor of 2.2 on average dry-weather flow	19.9 MLD
Peak-day potable draw	Peak-day factor 1.60 applied to the potable component	10.58 MLD
Fire demand	1,600 litres per minute sustained for four hours per event; held in dedicated storage and excluded from distribution demand	384 m³ per event; about 700 m³ held across the campus fire zones

A.2.1 Demand by end use and quality grade

End use	MLD	Grade required	Source under the programme
Drinking, canteen and washroom supply	1.45	Potable, IS 10500:2012	Municipal supply
Process and industrial use	3.20	Potable or process grade	Municipal supply and treatment plant product
Toilet flushing	2.50	Non-potable reuse standard	Recycled water
HVAC cooling-tower make-up	1.20	Non-potable, low fouling	Recycled water and treatment plant product
Landscape irrigation and road washing	1.92	Non-potable	Recycled water and reject reuse
System losses	1.03	—	Reduced by metering and sector control
Total	**11.30**	**—**	**—**
Of which non-potable grade suffices	**5.62**	**49.7% of total demand**	**The reuse opportunity**

A.3 Storage, pumping and transmission design

Check	Calculation	Result
Storage requirement	One third of the 6.50 MLD firm draw plus emergency margin, per the national manual Part A, Section 8.3	2.17 ML required; 2.6 ML adopted
Cell configuration	Two interconnected circular cells so that one may be isolated for cleaning, inspection or repair while the other remains in service	2 × 1.3 ML
Cell geometry	Volume = (π/4) × D² × side water depth. For 1,300 m³ at 4.5 m depth: area = 1,300 ÷ 4.5 = 288.9 m², so D = √(4 × 288.9 ÷ π) = 19.2 m	Diameter 19.2 m × 4.5 m side water depth per cell
Retention — average day	2.6 ML ÷ 6.50 MLD × 24	9.6 hours
Retention — peak day	2.6 ML ÷ 10.58 MLD × 24	5.9 hours
Retention — Stage 2	2.6 ML ÷ 5.00 MLD × 24	12.5 hours
Pump duty per set	194 m³/h against 35 m head; two working and two standby variable-speed sets	388 m³/h combined duty
Hydraulic power per set	ρgQH = 9.81 × 0.0539 × 35	18.5 kW
Absorbed power per set	18.5 ÷ 0.685 pump efficiency	About 27 kW; 30 kW motors adopted
Operating regime	5.50 MLD ÷ 388 m³/h = 14.2 h; 6.50 MLD ÷ 388 m³/h = 16.8 h. An eight-hour regime would require 813 m³/h, that is all four sets with no standby, and is not adopted	Variable-speed regime of about 14 to 17 hours
Bulk connection capacity	300 mm at 1.5 m/s: area = (π/4) × 0.3² = 0.0707 m²; Q = 0.106 m³/s	9.16 MLD; peak-day balance of 1.42 ML from reservoir drawdown, being 54% of one cell
Transmission main	400 mm at the 10.58 MLD peak day: v = 0.1224 ÷ 0.1257	0.97 m/s; friction loss about 2.0 m per km at Hazen-Williams C = 140

Table A.1 — Storage, pumping and transmission design checks.

Structural form. The reservoir is tendered on two options: bolted glass-fused-to-steel tanks to AWWA D103 on a reinforced-concrete ring raft, giving 8 to 12 weeks of erection per cell and the best programme fit; or conventional reinforced concrete to IS 3370:2021, giving the longest intervention-free life. Capacity, twin-cell isolation, side water depth, telemetry and residual-chlorine dosing provisions are invariant across both. Enabling works comprise demolition of the redundant 1.0 ML reinforced-concrete septic tank, relocation of the watch tower within the plot, and conversion of the adjoining open drain to a lined reinforced-concrete storm drain of 60 m × 2.0 m.

A.4 Distribution network design criteria



Parameter	Design basis
Configuration	About 9.1 km of core mains organised sector by sector across the six campus sectors: about 1.8 km at 100–250 mm serving Sectors 1 and 2; about 2.2 km at 100–200 mm serving Sectors 3 and 4; about 1.6 km at 150–300 mm serving Sectors 5 and 6; and a 3.5 km trunk ring at 300–400 mm. Final zone boundaries are fixed at the calibrated hydraulic-model stage
Trunk main material	Ductile iron class K9 with cement-mortar lining to IS 8329:2000, with push-fit restrained joints where required
Distribution material	High-density polyethylene PE100 PN 10 to IS 4984:2016 and IS 7328:1992
Branch material	Unplasticised polyvinyl chloride PN 10 to IS 4985:2000
Cover and alignment	Minimum cover 1.0 m in carriageway and 0.75 m in footpath per the national manual Part A, Clause 6.5; alignment within the all-services utility corridor with codified separations from high- and low-tension electrical, piped natural gas and optical-fibre services
Hydraulic model	Calibrated EPANET 2.2 model run for average-day, peak-day and fire-flow conditions; Hazen-Williams coefficient 140 for cement-mortar-lined ductile iron and 145–150 for polyethylene
Velocity	0.6 to 1.5 m/s in normal operation; 2.0 m/s maximum for short duration
Residual head	Minimum 12 m at the ferrule for sump-fed buildings; 17 m where direct service to three storeys applies
Pressure management	Four pressure-reducing stations; isolation and pressure-sustaining valves at sector interfaces; air valves at summits and washouts at low points

Parameter	Design basis
Fire provision	External hydrant offtakes at not more than 45 m spacing, 100 mm to IS 903, with not less than 1.5 bar residual, per the National Building Code 2026 Part F
Testing	Hydrostatic test at 1.5 times working pressure; swabbing, disinfection and bacteriological clearance to IS 3114 with residual chlorine 0.2–0.5 mg/l
Sector acceptance	Night-flow baseline captured at acceptance; target minimum night flow not exceeding 3.0 litres per second per sector zone; system non-revenue water target below 10% against the 12% industrial-estate benchmark

A.5 Consumer metering specification and delivery

Item	Specification
Meter type	Solid-state ultrasonic static meter, electromagnetic or ultrasonic sensing
Performance	Low-flow sensitivity 2 litres per hour; battery life not less than ten years; ingress protection IP68
Accuracy class	ISO 4064 and OIML R49 Class 2; IS 2373:2021
Communication	Wireless M-Bus, LoRaWAN or narrowband cellular, on an open protocol
Head-end	Single mandatory head-end with open-protocol onboarding within seven days of installation; no vendor-siloed portals
Fleet	Nine large meters installed and communicating; balance of about 372 consumer meters, being 295 of 15 mm and 77 of 20 mm
Throughput	372 meters over a twelve-week execution window at about 31 per week; target rate 30 to 35 per week
Unit rate basis	State schedule of rates: 15 mm meter Rs 10,032 plus installation Rs 936, being Rs 10,968 per unit; the fixed-rate call-off governs actual cost
Wider envelope	The programme figure of about 750 metering points additionally covers sector inlet, zone and bulk network meters delivered with the new network in Phase 2
Delivery routes	Route A — owner procurement within a declared window; Route B — Authority procurement at the Route-C rate with cost recovery through water bills, applying automatically where the owner does not elect Route A; Route C — fixed-rate contract with weekly call-off, paid only against meters installed and communicating

ANNEXURE B — WATER TREATMENT PLANT — PROCESS DESIGN AND CALCULATIONS

B.1 Design basis

Parameter	Design value	Remarks
Product capacity	1,000 m³/day (1.0 MLD)	Expandable to 1,500 m³/day on the demonstrated-yield trigger
Net operating hours	22 hours per day	Two hours for backwash, clean-in-place and standby
Raw water source	Deval Talao surface water blended with dug well groundwater	Seasonal split under the rule at Section B.6
Design raw quality	Turbidity 5–200 NTU seasonal; about 1,200 mg/l dissolved solids blended; iron and manganese present; seasonal algal and organic load	To be confirmed by the twelve-month record under CP-6
Pre-treatment	Coarse bar screen and fine mechanical screen; coagulant dosing with provision for powdered activated carbon assist; in-line static mixer	The chemical-assist provision is retained because a chemical-free claim cannot be accepted without pilot data on this water
Ultrafiltration flux	50 litres per square metre per hour	Nominal pore size 0.02 micron
Ultrafiltration area	60.8 m³/h × 1,000 ÷ 50 = 1,216 m²	Four racks of about 400 m², three duty and one standby
Ultrafiltration recovery	90%	After backwash and chemically enhanced backwash; conservative end of the 90–93% achievable band
Reverse osmosis flux	18 litres per square metre per hour	Brackish-water spiral-wound elements, eight-inch
Reverse osmosis area	45.6 m³/h × 1,000 ÷ 18 = 2,533 m²	About 72 elements in 12 pressure vessels of six elements
Reverse osmosis recovery	75%	Two-stage array; antiscalant dosing and cartridge guard filtration; feed pressure about 12 bar; energy recovery not warranted at this scale
Salt rejection	Not less than 97% nominal	Permeate about 30 mg/l on a 1,200 mg/l feed
Disinfection	Chlorination with a contact tank sized for the required contact time and a maintained residual	A mandatory addition; the reviewed vendor proposal contained none
Conditioning	Remineralisation and pH correction	Prevents corrosion of the distribution system by low-alkalinity permeate
Specific energy	About 1.25 kWh per m³ of product	Ultrafiltration 0.20, reverse osmosis 0.75, intake, dosing and delivery 0.25, referred to product
Annual energy	365,000 × 1.25 = about 4,56,000 kWh	About Rs 0.41 Crore a year at the prevailing high-tension tariff
Guarantees	Numeric outlet values by parameter, not ‘nil’ or ‘below detection limit’; guaranteed kWh/m³ by stream; membrane warranties at locked replacement pricing; availability not less than 92%; liquidated damages	—

B.2 Campus rainfall endowment

Step	Calculation	Result
Catchment area	110 acres = 4,45,155 m² gross	4,45,155 to 4,49,000 m²
Effective rooftop and paved catchment	60% of gross	About 2,67,093 m²
Annual rainfall	Normal year 2,200 mm; design basis 2,400 mm from the Andheri long-term record	2.20 to 2.40 m
Gross endowment	Gross area × rainfall depth	0.99 to 1.07 million m³ per year
Runoff coefficient	0.75 on the effective catchment	—

Step	Calculation	Result
Harvestable volume	2,67,093 × 2.40 × 0.75	About 4,80,767 m³ per year, equivalent to 1.32 MLD
Practical yield	After first-flush rejection at 90% collection efficiency	About 4,34,000 m³ per year, equivalent to 1.19 MLD
Credited in the water balance	Conservative annual-average credit	0.50 MLD

B.3 Water balance — step-by-step calculation

Design case — full-stream reverse osmosis Step 1 Overall recovery = pre-treatment × ultrafiltration × reverse osmosis = 0.99 × 0.90 × 0.75 = 0.668, that is 66.8% Step 2 Raw water required = product ÷ overall recovery = 1,000 ÷ 0.668 = 1,497 m³/day; adopt 1,500 m³/day with a small margin for plant service water Step 3 Pre-treatment loss = 1% of 1,500 = 15 m³/day; feed to ultrafiltration = 1,485 m³/day Step 4 Ultrafiltration permeate = 1,485 × 0.90 = 1,336.5, say 1,337 m³/day; backwash reject = 148 m³/day Step 5 Reverse osmosis permeate = 1,337 × 0.75 = 1,002.8, say 1,003 m³/day; reject = 334 m³/day Step 6 Less plant service water 3 m³/day; net product = 1,000 m³/day Step 7 Check: 1,500 − 15 − 148 − 334 − 3 = 1,000 ✓ Overall recovery = 1,000 ÷ 1,500 = 66.7% Step 8 Annual abstraction = 1,500 × 365 = 547,500 m³/year = 51 to 55% of the campus endowment Step 9 Annual product = 365,000 m³/year; annual reject and loss = 182,500 m³/year Step 10 Expansion case at 1,500 m³/day product: raw water = 1,500 ÷ 0.668 = 2,246, say 2,250 m³/day = 821,250 m³/year = 77 to 83% of endowment

Assumption register. The pre-treatment loss of 1% is taken from comparable surface-water intakes with mechanical screening and periodic desludging. Ultrafiltration recovery of 90% is the conservative end of the 90 to 93% band achieved on similar raw water with chemically enhanced backwash; adopting the lower figure sizes the intake conservatively. Reverse osmosis recovery of 75% is standard for brackish feed at about 1,200 mg/l and is limited by the scaling potential of the groundwater fraction rather than by osmotic pressure. Net operating hours of 22 per day allow for backwash, clean-in-place and standby. Each assumption is to be confirmed at pilot stage under condition precedent CP-6 and adjusted if the twelve-month raw water record requires it; the design intake of 1,500 m³/day carries sufficient margin for reasonable adverse movement in any one of them.

B.4 Blending calculation — normal operating mode

Objective: determine the fraction of ultrafiltration permeate that must pass through reverse osmosis so that the blended product meets the desirable limit of 500 mg/l of total dissolved solids under IS 10500:2012. Let b be the bypass fraction of ultrafiltration permeate and (1 − b) the fraction routed to reverse osmosis at 75% recovery. With raw water at 1,200 mg/l and reverse osmosis permeate at 30 mg/l: Blended concentration = [0.75(1 − b) × 30 + b × 1,200] ÷ [0.75(1 − b) + b] ≤ 500 Numerator = 22.5 + 1,177.5b ; Denominator = 0.75 + 0.25b 22.5 + 1,177.5b ≤ 500(0.75 + 0.25b) = 375 + 125b → 1,052.5b ≤ 352.5 → b ≤ 0.335 Adopt a 70:30 split — 70% through reverse osmosis and 30% bypass. Blended concentration = [0.75 × 0.70 × 30 + 0.30 × 1,200] ÷ [0.525 + 0.30] = 375.75 ÷ 0.825 = 455 mg/l ✓ Overall recovery = 0.99 × 0.90 × 0.825 = 0.735 (73.5%) Raw water required = 1,000 ÷ 0.735 = 1,361, say 1,360 m³/day; reject and loss = 360 m³/day

The plant is therefore operated at 1,360 m³/day of abstraction under normal raw water conditions and at up to 1,500 m³/day only where quality requires full-stream treatment. All intake works, the abstraction consent and the source-firming works are sized on the higher figure, which is the conservative course and leaves about 10% of operating headroom in the normal case.

B.5 Reject management

Stream	m³/day	Character	Proposed route
Pre-treatment silt and desludging	15	High solids, low volume	Dewatered and handled with the solid-waste stream under Package P-7
Ultrafiltration backwash	148	High suspended solids, low dissolved solids	To the sewage treatment plant inlet, or settled and partially recycled to the head of the works

Stream	m³/day	Character	Proposed route
Reverse osmosis reject	334	About 4,700 mg/l dissolved solids	Road washing and dust suppression where dissolved solids are not critical; balance to a consented outfall. Not suitable for the sewage works in quantity, because it would raise the dissolved-solids load on the recycled water
Plant service water	3	Clean-in-place and chemical dilution	Neutralised and routed to the sewage works
Total	**500**	**33.3% of abstraction**	**Routes to be fixed in the Consent to Establish application**

Table B.1 — Reject and loss streams. Reject concentration is computed as feed concentration × (1 − R × rejection) ÷ (1 − R) for R = 0.75 and rejection 0.98, giving about 4,700 mg/l on a 1,200 mg/l feed.

B.6 Source deliverability and seasonal operating rule

Item	Value	Comment
Annual abstraction required	547,500 m³	At design duty
Measured lake inflow at present	About 198,800 m³ per year	Rain on lake 28,600; catchment runoff 145,200; managed recharge 25,000
Gap to be closed	About 0.35 million m³ per year	By deliberate source-firming works, not by assumption
Rainwater diversion to the lake	0.25 to 0.35 million m³ per year	60 to 80% of the practical campus harvest of about 4,34,000 m³; the single largest closing item
Dug well development	0.10 to 0.15 million m³ per year	Beyond the present dug well, subject to the constant-rate pumping test result
Desilting and storage recovery	Restores about 4,900 m³ of lost storage	Also reduces spill losses and improves inlet performance
Autonomy at design abstraction	About 12.2 days	Live storage 18,283 m³ ÷ 1,500 m³/day; this is why dry-season duty falls on the dug well

Season	Days	Lake (m³/day)	Dug well (m³/day)	Basis
July to November	150	1,500	0	Lake at or near full supply level; the aquifer is rested and recharging
December to February	90	1,000	500	Lake drawn down under telemetered level control
March to June	125	250	1,250	Dug well carries the duty; this is the specific quantity the yield programme must demonstrate
Annual	**365**	**346,250 m³**	**201,250 m³**	**Total 547,500 m³ per year**

Table B.2 — Seasonal source operating rule at design abstraction. Hard low-level cut-offs protect the 8.15 ML ecological reserve below the 24.0 m level at all times, and the abstraction cap is enforced automatically through the command centre.

Seasonal-turndown fallback. If the dug well demonstrates less than the summer duty above, the plant runs at full output for the 240 days from July to February and at proven yield through the dry season. That envelope still delivers roughly 290 to 310 ML a year against 365 ML at full duty — 80 to 85% of the value — and the plant remains economic. This graceful degradation is the reason a 1.0 MLD plant with a priced expansion option is the correct response to a source still being characterised, and a 3 MLD plant is not.

ANNEXURE C — SEWERAGE AND SEWAGE TREATMENT — DESIGN AND CALCULATIONS

C.1 Existing sewerage inventory

Element	Recorded position
Functional gravity sewer	About 4.2 km
Defunct or clogged gravity sewer	About 2.8 km
Functional septic tanks	About 120 units
Abandoned septic tanks and soak pits	About 80 units; collapse and leachate risk
Observed bypasses	Discharges to storm drains from parts of the campus
Terrain	3.5 to 8.0 m above mean sea level; gradients insufficient for self-cleansing velocity without deep excavation
Groundwater	Water table 1.0 to 1.5 m below ground level in the monsoon, driving heavy infiltration
Treatment plant	Filter-bed plant rated 2.0 MLD with 40% overloading capacity, receiving 2.8 to 3.0 MLD; effluent non-compliant; existing aeration volume 1,750 m³, structurally sound

C.2 Vacuum interface chamber design

Parameter	Specification
Chamber material	High-density polyethylene or glass-reinforced plastic; corrosion-resistant and certified for hydrogen-sulphide environment
Pneumatic valve	Polyethylene body with stainless-steel stem and actuator; operating range 0 to −0.8 bar absolute; stainless-steel 316 internals rated to −0.8 bar continuous
Valve actuation	20 kilopascal differential pressure between sump and vacuum main; automatic reset
Valve open duration	Four to five seconds per cycle; slug volume about 8 to 15 litres per actuation
Collection sump	0.15 to 0.25 m³, sized for 15 to 30 minutes of average generation from the connected unit
Gravity lateral to chamber	110 mm polyethylene at 1 in 20 fall; maximum length 5 m
Chamber provision	117 interface units serving 89 buildings; up to about ten properties clustered on a shared interface where density permits
Installation depth	1.0 to 1.5 m below ground level, against 3 to 6 m for gravity sewer manholes
Access	Hinged polyethylene lid with lockable hatch; minimum 600 mm opening
Annual maintenance	Valve inspection; sensor calibration; sump de-watering; closed-circuit inspection of the lateral

C.3 Vacuum main and central station design

Parameter	Design value
Pipe material	High-density polyethylene PN 10 with electrofusion-welded joints; standard dimension ratio 17
Operating pressure	−0.5 to −0.7 bar gauge at the interface chamber; maximum −0.8 bar; minimum −0.3 bar at the furthest point
Pipe diameter	110 to 160 mm for lateral collectors; 200 to 315 mm for trunk mains
Installation profile	Sawtooth with 25 to 50 mm vertical lifts; 1.0 to 1.5 m depth; falling sections at 1.2 to 1.5 degrees
Joint testing	All joints pressure-tested to 1.5 times operating pressure, that is 1.0 bar
Flow velocity	3.0 m/s minimum for slug flow; 6.0 m/s maximum; no sedimentation at design velocity
Air-to-sewage ratio	1:1 to 3:1 by volume per slug, affecting vacuum pump sizing
Network extent	About 9 km of collection main, with a gravity outfall from the central station to the treatment plant
Station location	Central campus; maximum pipeline distance about 2.25 km from the furthest interface chamber
Vacuum pumps	Two working plus one standby liquid-ring pumps, each sized for peak simultaneous demand at 600 to 800 m³/h air flow at −0.7 bar

Parameter	Design value
Collection tank	Not less than 15 minutes peak retention, estimated 15 to 20 m³, in stainless steel 316 or glass-reinforced plastic
Power supply	Dedicated feeder from the campus high-voltage panel with 100% standby generation, the system being critical infrastructure
Control integration	Real-time vacuum monitoring at each interface cluster with alarm below −0.3 bar, integrated to the command centre under Package P-8
Gravity outfall	From the collection tank to the treatment plant at 1 in 200 fall in 400 mm ductile iron K9, about 500 m
Station footprint	About 0.04 hectares; readily accommodated within the campus
Decommissioning	All defunct septic tanks and soak pits on the alignment pumped out, lime-treated, crushed and backfilled per IS 1741:1983, with a pollution-control-board inspection certificate for each

C.4 Treatment unit process calculations

Unit	Design basis	Value
Screening	Mechanically cleaned fine screen; one duty and one standby at Stage 1, two duty and one standby at ultimate	6 mm aperture; screenings compacted to below 25% moisture
Grit removal	Aerated horizontal-flow grit channel; efficiency above 95% for particles above 0.2 mm	Retention not less than 60 seconds at peak flow; air supply 0.15–0.25 m³/min per metre of channel
Equalisation — rationale	Batch industrial discharge from the gems, jewellery and electronics units at peak-to-average flow ratios of 2:1 to 3:1	Equalisation is mandatory at this site rather than optional
Equalisation — volume	Sized on peak flow at the design retention	720 m³ at Stage 1; 1,440 m³ at ultimate in a second parallel cell
Equalisation — retention	Three to six hours at average flow, achieving above 80% peak attenuation; eight hours at peak design flow	Dissolved oxygen maintained above 0.5 mg/l to prevent anaerobic conditions
Equalisation — control	Target pH 6.5 to 8.5 with online sensing and lime or acid dosing, given the pH variability of the gems and jewellery stream	Alarms below pH 6.0 and above pH 9.0
Primary settlement	Circular clarifier with sludge scraper; surface loading rate 25 m³/m²/day against a range of 20 to 30	Two units of 10 m diameter, one duty and one standby at Stage 1
Primary settlement — check	Required area = 4,200 ÷ 25 = 168 m²; two units give 157 m²; actual loading = 4,200 ÷ 157 = 26.8 m³/m²/day, within the limit of 30	Retention 2.24 hours, above the 1.5-hour minimum
Primary settlement — removal	40 to 50% biochemical oxygen demand; 50 to 65% suspended solids	Primary sludge 0.3 to 0.5 m³ per MLD at 2 to 4% dry solids
Biological stage	Integrated fixed-film activated sludge; media added to the existing 1,750 m³ aeration volume	Capacity uplift factor 2.0, giving 2.0 → 5.8 MLD reuse-grade
Tertiary filtration	Dual-media filtration polishing suspended solids and turbidity	Reuse grade achieved
Disinfection	Ultraviolet disinfection with a maintained chlorine residual for distribution	Residual 0.2 to 0.5 mg/l
Treated water storage	Two sumps of 0.75 ML each with two working and two standby variable-speed pumps	Delivery to the recycled-water ring
Expansion trigger	Modular extension on rolling-average utilisation rather than a calendar date	80% trigger; ultimate about 9.0 MLD

Table C.1 — Treatment unit process design. Effluent standard: biochemical oxygen demand below 5 mg/l, chemical oxygen demand below 50 mg/l, suspended solids below 5 mg/l, faecal coliform below 10 per 100 ml, turbidity below 1 NTU, residual chlorine 0.2 to 0.5 mg/l.

C.4.1 Rehabilitation against new build

Basis	Rehabilitation (adopted)	New build (rejected)
Capacity delivered	5.8 MLD reuse-grade	3.5 MLD
Capital cost	Rs 9.50 Crore	Rs 13.65 Crore
Cost per MLD	Rs 1.64 Crore	Rs 3.90 Crore
Saving per unit capacity	58%	—

Basis	Rehabilitation (adopted)	New build (rejected)
Operating cost	Lower — no membrane replacement liability	Membrane replacement at Years 10, 20 and 30
Commissioning	Faster — existing tankage retained	Full civil construction required
Fallback	Membrane bioreactor retained as a documented option should ultra-low biochemical oxygen demand later be required	—

C.5 Recycled-water network and retrofit standard

Element	Specification
Backbone	6.5 km of high-density polyethylene PE100 PN 10, purple-identified
Distribution branches	About 4 km, plus building service connections
Storage and pumping	Two sumps of 0.75 ML each; two working and two standby variable-speed pumps at the reuse station
Conversion of existing mains	Isolated network flushed, closed-circuit surveyed, re-tagged purple and pressure-verified before energisation as the ring
Retrofit method	Surface-mounted purple riser on saddle clamps at not more than 1.5 m centres; one cored sleeve per floor at the toilet block; branches dropping only to water-closet and urinal cisterns above the overflow air gap; the existing potable riser is never touched and no building is shut down
Backflow protection	Dual-check valve on every floor branch; reduced-pressure-zone assembly with strainer and meter in a chamber at each building inlet
Identification and separation	Purple identification bands at every floor and valve; not less than 0.5 m horizontal separation from potable services
Cross-connection control	Annual cross-connection inspection programme instituted before the ring is energised; water-quality sampling at the zone boundary before and after every changeover
Building access model	Feasibility-gated — dual plumbing where risers are practical, dedicated non-potable storage where they are not; the split fixed by a sector-wise survey ahead of tender
Commercial measures for uptake	Recycled-water tariff set well below the tanker rate; lease condition on new buildings requiring dual plumbing; take-or-pay arrangements with anchor cooling users; a demonstration retrofit completed in Phase 1

ANNEXURE D — STORMWATER AND WATER BODIES — CALCULATIONS

D.1 Hydrological basis

Parameter	Basis	Value
Design rainfall	India Meteorological Department, Andheri station long-term record	2,400 mm per year
One-day maximum	25-year return period	944.2 mm
Method	Rational method, Q = CIA / 360	—
Peak campus runoff	Applied to the campus catchment at the design intensity	About 3.29 m³/s
Storm trunk capacity	Twin reinforced-concrete box drains	0.92 m³/s, the balance attenuated in Deval Talao
Attenuation requirement	Difference between peak runoff and trunk capacity	About 2.37 m³/s to be attenuated by detention and sustainable drainage

D.2 Works sizing

Work	Sizing	Standard
Perimeter cut-off drain	About 350 m intercepting external inflows at Gates 1 and 2	National stormwater manual
Outfall reconstruction	Compound-wall outfall with flap gate and trash screen	IS 780 for flap gates
Bioswales	About 500 m	National stormwater manual; sustainable drainage practice
Pervious block paving	2,000 m²	IRC and national manual practice
Natural channel restoration	600 m	National stormwater manual
Recharge wells	Five wells of 3 m diameter and 6 m depth, in the sectors with the greatest infiltration potential	IS 14526:1999
Check dams and silt traps	Gabion and reinforced-concrete check dams with silt traps at all lake inlets	National stormwater manual
Monitoring	Ten ultrasonic level sensors integrated to the command centre	IS 15614 for supervisory control
Rainwater harvesting	Mandatory on all new buildings; first-flush diverters at 2.5 mm depth	IS 14526:1999

D.3 Deval Talao — survey and balance

Parameter	Value
Survey method and date	Differential positioning with 200 kHz echo-sounding reduced to mean sea level; 29 January 2026
Area	1.30 hectares
Gross storage	26.43 ML
Bed level	22.6 m above mean sea level
Full supply level	25.4 m above mean sea level
Maximum depth	2.8 m
Siltation	About 16% of capacity, approximately 4,900 m³, to be removed
Live storage	18.28 ML above the 24.0 m ecological reserve level
Ecological reserve	8.15 ML below 24.0 m — hard-protected by low-level cut-offs and never drawn under any operating case
Annual inflows	About 198,800 m³: rain on lake 28,600; catchment runoff 145,200; managed recharge 25,000
Annual outflows	Evaporation and seepage about 49,800 m³; abstraction about 39,700 m³ at the present operating basis
Net annual balance	Positive at about +109,270 m³ per year
Legal status	Protected under the Wetlands (Conservation and Management) Rules 2017, the Mumbai Municipal Corporation Act 1888 and the Public Trust Doctrine; prohibited from use for potable water supply

Parameter	Value
Rejuvenation scope	Desilting; silt traps and first-flush diversion at all inlets; outfall restoration; bund repair; littoral and wetland fringe planting; fencing and signage; telemetered level sensor linked to the abstraction cut-off; solar aeration against dry-season stagnation; quarterly water-quality monitoring; annual hydrographic check against the 2026 baseline

D.4 Groundwater compliance programme

Milestone	Action	Timing
Baseline	Testing at an accredited laboratory; abstraction application with hydrogeological note; municipal ward undertaking	Month 1
Compliance infrastructure	Flow meter to IS 13010; telemetry; piezometer; rainwater recharge pit	Week 6
Harvesting integration	Diversion works connecting the campus harvest to the lake and recharge structures	Month 3
Final consent	Granted on the six-month monitoring record	Months 6 to 8
Yield determination	Long-duration constant-rate pumping test to IS 11624 and twelve months of level and quality monitoring across a full monsoon and dry season	Months 0 to 18
Routine monitoring	Monthly water table; quarterly quality across pH, dissolved solids, hardness, iron, manganese, arsenic, nitrate, faecal coliform and selected heavy metals; the full statutory suite pre-monsoon annually	Continuing
Audit	Annual draft-and-recharge audit reconciling abstraction against recharge	Annual

ANNEXURE E — SOLID WASTE — CHARACTERISATION, FRAMEWORK AND FACILITY DESIGN

E.1 Applicable regulatory provisions

Provision	Requirement	Application to the Zone
Bulk Waste Generator status	Floor area above 20,000 m² or water use above 40,000 litres per day	Qualifies on both: about 4,45,000 m² and about 3.9 MLD
Four-stream segregation	Wet (green), dry (blue), sanitary (orange) and special-care (red) bins across all units and common areas	To be established campus-wide in Phase 1
Extended Bulk Waste Generator Responsibility	On-site processing of wet waste mandatory, or a certificate obtained	Composting programme discharges the obligation
Portal registration	Registration on the central pollution control board portal	First-month action
Refuse-derived fuel mandate	Rising from 5% to 15% of arisings over six years	Residual fraction contracted to cement kiln co-processing
Landfill restriction	Landfill limited to non-recyclable, non-energy-recoverable inert waste	Diversion trajectory to above 90%
Environmental compensation	Polluter-pays compensation for non-compliance	A live exposure until the programme is implemented
Producer responsibility	Electronic waste, battery waste and plastic waste obligations with manifest tracking and annual returns	Discharged through an authorised producer-responsibility organisation

E.2 Waste characterisation

Stream	Bin	Quantity	Composition	Target practice
Dry recyclables	Blue	5.00 TPD	Metals, paper, cardboard, plastics, glass, textiles, rubber, wood	Materials recovery facility; sale to authorised recyclers; Rs 0.50–1.30 Crore a year
Organic and wet waste	Green	0.25 TPD	Canteen food waste, fruit and vegetable peel, horticulture waste, fallen leaves	On-site vermicomposting and aerobic windrow; co-composting with treatment-plant biosolids; Rs 15–22 Lakh a year
Sanitary waste	Orange	About 5 kg/day	Hygiene products and non-infectious dressings	Securely wrapped; collected only by an authorised agency; no mixing
Special-care and electronic waste	Red	About 60 kg/day (about 22 t/yr)	Circuit boards, displays, cables, batteries, paint cans, lamps, expired medicines, thermometers	Sector collection points; authorised recycler through a producer-responsibility organisation; manifest tracking; annual returns
Drain and gutter silt	Inert, separate	About 1.5 TPD average; 2.8 TPD monsoon peak	Predominantly inorganic — soil, gravel and grit from drain and manhole cleaning	Mechanised jetting and vacuum collection; stabilised silt to road sub-base or horticultural amendment
Construction and demolition	Separate	About 2 to 5 TPD at peak of the building programme	Concrete debris, brick, mortar, steel scrap, tile, soil, excavated material, timber	Segregated and routed to the municipal processing facility; inert fractions reused on site in sub-base and filling

Table E.1 — Waste characterisation and generation rates. Total routine arisings about 8.1 tonnes per day, rising with drain silt at the monsoon peak.

E.3 The 4R framework

Priority	Actions
1 Reduce	Elimination of single-use plastics campus-wide; digital documentation to reduce paper; a procurement policy favouring minimal and recyclable packaging; a tenant awareness programme targeting a 15% reduction in arisings
2 Reuse	Refurbishment and redeployment of salvaged material from building demolitions — steel, fixtures, doors and windows; reuse of cleaned containers for internal transport; a repair facility for electronics refurbishment extending product life; a pallet and packaging exchange among units

Priority	Actions
3 Recycle	Materials recovery facility with contractual arrangements with empanelled recyclers for metals, paper, plastics, glass and textiles; on-site precious-metal recovery from treatment-plant sludge; electronic waste through an authorised producer-responsibility organisation; construction waste to the municipal facility for recycled aggregate
4 Repurpose	Composted biosolids and organic waste to campus horticulture; processed silt to road sub-base; residuals to refuse-derived fuel for cement kiln co-processing under the substitution mandate; construction aggregate to site levelling

E.4 Materials recovery facility — design and phasing

Parameter	Phase 1	Phase 2	Phase 3
Capacity	3 TPD	5 TPD	5 TPD, automated
Sorting method	Manual sorting with basic conveyor and colour-coded stations	Semi-automated: conveyor, magnetic separator for steel, eddy-current separator for non-ferrous	Optical and near-infrared polymer sorting with automated quality-control inspection; contamination below 5%
Materials recovered	Metals, paper and cardboard, plastics, glass, and electronic waste for forward linkage	All Phase-1 streams plus textiles, rubber and multi-layer plastic to refuse-derived fuel	All streams at above 95% material purity for the premium market
Revenue	Rs 0.50 Crore/yr	Rs 0.85 Crore/yr	Rs 1.30 Crore/yr
Incremental capital	Rs 0.80 Crore	Rs 1.00 Crore	Rs 1.50 Crore
Operating cost	Rs 0.35 Crore/yr	Rs 0.45 Crore/yr	Rs 0.50 Crore/yr
Net revenue	Rs 0.15 Crore/yr	Rs 0.40 Crore/yr	Rs 0.80 Crore/yr
Payback	About 5.3 years	About 2.5 years incremental	About 1.9 years incremental
Area required	About 500 m² covered shed with weighbridge	About 750 m²	About 900 m²
Residual to refuse-derived fuel	About 0.5 TPD	About 0.8 TPD	About 1.0 TPD, meeting the 15% substitution target

Table E.2 — Materials recovery facility design and phasing. Delivered under Package P-7 as a ten-year design-build-operate contract with fifty-fifty revenue sharing on recyclable material sales, to align operator incentive with recovery.

E.5 Composting and specialist streams

On-site processing of wet organic waste is mandatory for Bulk Waste Generators. The programme delivers it in three steps: a vermicomposting pilot at 0.1 tonnes per day in Month 6 on a continuous flow-through arrangement; full aerobic windrow composting on a 45 to 60 day cycle in Phase 1; and co-composting with dewatered biosolids from the treatment plant in Phase 2 once the plant is commissioned, closing the loop between the wastewater and waste streams. Compost is used in campus horticulture.

Electronic waste is collected at sector points and routed through an authorised producer-responsibility organisation with manifest-based tracking, an annual collection drive and annual returns to the regulator. Drain silt is removed by mechanised jetting and vacuum collection, tested, and routed to road sub-base or horticultural amendment. Construction and demolition waste is segregated at source and routed to the municipal processing facility with a tipping waiver, with inert fractions reused on site in sub-base and filling.

ANNEXURE F — IMPLEMENTATION, COST AND FINANCIAL DETAIL

F.1 Detailed workstream schedule

Window	Milestones
August to December 2026	Metering circular issued 5 August; joint owner-vendor meeting in the second week; long-lead orders by mid-August; owner declarations by 22 August; fixed-rate call-off contract executed by 15 September; Route-A installations and integration of the nine bulk meters by 30 September; installation at 30 to 35 meters per week from October; 100% installed and communicating by 31 December 2026; billing on measured consumption from January 2027
Months 0 to 3	Approval recorded and placed before the Board of Approval; Project Management Unit constituted; regulatory filings lodged in parallel; waste portal registration and four-stream segregation commenced; enabling works and priority outfall works started; source-yield programme launched with the pumping test commissioned
Months 3 to 15	Reservoir cells and pump house; bulk connection and metering chamber; fire pumping station; lake desilting, silt traps, first-flush diversion and rainwater-to-lake diversion works
Months 6 to 18	Sewage treatment rehabilitation with a 72-hour witnessed performance test; vacuum sewerage core and first station; composting pilot; non-potable trunk and first zones with the retrofit demonstration
Months 12 to 18	Transmission main laid; interconnection chamber, isolation and non-return valving, bulk-meter integration; swabbing, disinfection and bacteriological clearance; existing network charged from the new reservoir — interim 24×7 supply live and tanker phase-out begins
Months 15 to 24	Source-yield record completes and safe yield fixed; treatment plant request for proposals issued; two-envelope evaluation; Board of Approval; award
Months 18 to 42	New potable network constructed sector by sector under live supply; balance vacuum network and decommissioning of remaining septic tanks; building retrofit; materials recovery facility; sustainable drainage and lake restoration
Months 24 to 36	Treatment plant constructed and commissioned into non-potable and utility duty; twelve-month product quality record begins
Months 42 to 48	Sector-wise cut-over on the written switching protocol; isolation of the existing network; conversion to the treated-water ring; ring energised at 4.0 MLD
Months 36 to 60	Treatment capacity expansion on the utilisation trigger; command-centre integration including source telemetry and abstraction control; expansion option and potable-duty gate review; materials recovery upgrade

F.2 Rate validation

Item	Adopted	Reference	Variance
Ductile iron K9, 300 mm, laid and tested	Rs 5,950 per m	Rs 6,200 per m	−4.0%
Polyethylene PE100 PN 10, 250 mm, laid and tested	Rs 2,050 per m	Rs 2,200 per m	−6.8%
Consumer smart meter, 15 mm, supplied and installed	Rs 13,300	Rs 14,000	−5.0%
Ground service reservoir, per ML of capacity	Rs 90 Lakh	Rs 95 Lakh	−5.3%
Sewage treatment on a rehabilitation basis, per MLD	Rs 1.64 Crore	Rs 4.50 to 7.00 Crore for new build	≡64%

Table F.1 — Rate validation against the state schedule of rates, the central public works schedule with a Mumbai location factor, and national treatment benchmarks. All adopted rates sit at or below reference.

F.3 Package cost matrix

Package	Cost driver	Rs Crore
P-1	Civil 60% and electro-mechanical 40%; state schedule for civil and vendor quotation for equipment; rehabilitation basis at Rs 1.64 Crore per MLD	9.50
P-2	Specialist supplier budget quotation of Rs 6.55 Crore for chambers and station hardware, plus about 9 km of polyethylene network, station civil and electrical works, installation, and 89 gravity connections	11.03
P-4	Polyethylene network; pumps; sub-meters; dual-check and reduced-pressure-zone protection; flush, survey and re-tag at conversion; external-riser retrofit across the building stock	10.50

Package	Cost driver	Rs Crore
P-5	Reservoir Rs 6.0 Crore; transmission main and interconnection; consumer metering Rs 1.0 Crore; new six-sector potable network Rs 7.5 Crore against a benchmark band of Rs 6 to 9 Crore	14.50
P-6	Item-rate stormwater works to the state schedule; lake restoration subject to wetland authority approval	2.00
P-7	Materials recovery facility civil and equipment; composting; electronic waste collection station	2.50
P-8	Turnkey control and command systems with a five-year maintenance contract	2.50
P-9	Source development: desilting, intake and screening, runoff diversion, dug well development, pumping and approvals; credited into the concession on award	1.90
—	Fire-fighting upgrades Rs 1.00 Crore and groundwater compliance works Rs 0.10 Crore	1.10
	Works sub-total	**55.53**

F.4 Operating cost build-up

Component	Rs Crore/yr	Basis
Treatment plant energy	0.805	0.7 kWh per m³ at the high-tension tariff
Treatment plant chemicals	0.580	Coagulant, polymer, disinfectant and pH correction
Treatment plant labour	0.420	Operating and maintenance establishment
Membrane and media reserve	0.280	Sinking provision for planned replacement
Recycled-water network	0.900	Ring operation, pumping and building interfaces
Water supply and distribution	0.800	Reservoir, transmission, metering platform, and the new six-sector network at about Rs 2.75 Lakh per km per year over 9.1 km
Sewerage	0.400	Vacuum station operation, interface maintenance and network
Stormwater	0.230	Drain cleaning, silt removal and structure maintenance
Solid waste	0.430	Facility operation net of the operator's revenue share
Control systems and compliance	0.250	Maintenance contract, monitoring and statutory returns
Stabilised annual operating cost from Year 3	**5.095**	**Escalating at 5% per annum; energy about 36% of the total**

Operating cost ramps in at 40% in Year 1 during pre-commissioning, 70% in Year 2 during commissioning, and reaches 100% in Year 3. The treatment plant's recurring cost of Rs 1.574 Crore a year — an annuity of Rs 0.406 Crore and an operating payment of Rs 1.168 Crore at Rs 32 per kilolitre of product — sits within the concession and is additional from commissioning.

F.5 Life-cycle cost and replacement schedule

Asset	Replacement cost (Rs Crore)	Cycle
Membrane replacement (fallback configuration)	2.50	Years 10, 20 and 30
Major mechanical and electrical overhaul, pumps	9.00	Years 15 and 30
Control, information and operational technology refresh	2.50	Years 8, 16 and 24
Metering renewal	1.00	Years 12 and 24
Mid-life civil refurbishment	2.00	Year 20
Residual value credit at Year 30	**(9.67)**	**30% of the 40% civil share of capital cost**

Indicator	Value
Whole-life cost, present value over 30 years	Rs 144.93 Crore
Equivalent annual cost	Rs 15.37 Crore per year
Present value of 30 years of operating cost	Rs 66.12 Crore
Present value of replacements over 30 years	Rs 6.83 Crore
Present value of residual value credit	(Rs 0.55 Crore)
30-year net present value, conservative basis	Rs 84.92 Crore

Asset	Replacement cost (Rs Crore)	Cycle
30-year internal rate of return, conservative basis	17.1%	
Present value of avoided business-as-usual water cost over 30 years	**Rs 229.85 Crore**	

Table F.2 — Life-cycle cost indicators. Whole-life cost is dominated by operation rather than renewal — the present value of thirty years of operating cost is roughly ten times the present value of all replacements — which is why energy and process efficiency carry weight in the specifications. The renewal reserve accumulated under the funding plan meets every replacement above without a future call on grant funding.

F.6 Risk register basis

Risk is assessed on a probability-by-impact matrix per the international risk-management standard, with pre- and post-mitigation ratings, named ownership and a defined review frequency. The register carried in the underlying project report contains fifteen programme risks extended by nine further risks covering the treatment plant, the new distribution network and the migration sequence. The principal risks and their treatments are summarised at Table 8.7 of the main report; the full register is maintained as a live document by the Project Management Unit and reviewed at each monthly progress meeting, with escalation to the Development Commissioner at the triggers defined at Section F.7.

ANNEXURE G — LIFE-CYCLE ASSESSMENT AND ENVIRONMENTAL PERFORMANCE

G.1 Scope, boundary and method

A screening-level environmental life-cycle assessment has been carried out to the international standards for life-cycle assessment. The functional unit is the treatment and distribution of one cubic metre of wastewater to tertiary reuse quality at the campus boundary over a thirty-year operational period, with the water, stormwater and solid-waste streams assessed on a consistent annual basis. The system boundary covers abstraction, treatment, distribution, collection, disposal and the embodied impact of principal assets amortised over their design life, together with the transport associated with tanker supply and waste haulage. The comparison is against a business-as-usual continuation of present arrangements.

Results are presented graphically at Figure 10 of Chapter 9 and in full below.

G.2 Results by impact category

Impact category	Unit	Business as usual	With the programme	Improvement
Global warming potential	tCO_2e per year	About 350, from open dumping and tanker transport	About 75 to 90 from the integrated system	About 76% reduction
Freshwater depletion	MLD net firm draw	6.50 at Stage 1 without reuse	5.50 at Stage 1 and 4.00 at Stage 2	43 to 56% reuse self-sufficiency
Eutrophication potential	kg PO_4-equivalent per year	About 85, from untreated discharge	About 8, from tertiary effluent	About 90% reduction
Energy use	kWh per m³ treated	Not applicable — tanker-based supply	0.60 to 0.90 for the treatment train	Tanker diesel eliminated
Land use	m²-year	Above 5,000 from open dumping	Below 500 at above 90% diversion	About 90% reduction

Table G.1 — Consolidated screening-level environmental assessment. Grid emission factor 0.82 kg CO_2 per kWh from the national authority's published database; global warming potentials per the 2019 refinement of the international greenhouse gas inventory guidelines.

G.3 Resource outcomes

Outcome	Stage 1	Driver
Freshwater conserved	About 1,460 ML per year	Recycling, harvesting and the second source displacing municipal abstraction
Wastewater recycled	About 1,460 ML per year	Treatment plant rehabilitation and the recycled-water ring
Leakage recovered	About 110 ML per year	Metering, sector control and network renewal
Waste diverted from landfill	About 1,825 tonnes per year	Four-stream segregation, materials recovery and composting
Groundwater managed	Abstraction capped at the demonstrated safe yield	Formalised consent, telemetered cap and monitored recharge

G.4 Data limitations

This assessment is screening-level and should not be relied upon for a verified carbon claim. There is no nationally recognised Indian life-cycle inventory database. Non-energy inputs therefore use European proxy data carrying high geographic uncertainty, and the result should be read as establishing the direction and approximate magnitude of the change rather than a defensible absolute figure. The result is additionally sensitive to the grid emission factor, which is expected to improve over the programme's life and would reduce the operational component of both the baseline and the project case. The embodied impact of the new distribution network is carried at generic factors that should be replaced with supplier-specific data at detailed design. A full primary-data assessment to the international standard is recommended at detailed design and is a precondition of any application for carbon crediting.

Three drivers dominate the favourable result and are robust to the limitations above. Eliminating tanker supply removes both the abstraction and the road transport associated with about 1.0 MLD, and the transport component is measured rather than modelled. Rehabilitating the treatment plant within existing tankage avoids the embodied impact of a new plant, which is a substantial share of the wastewater result and follows directly from the quantity of concrete not poured. And recycling 4.0 MLD displaces an equivalent volume of municipal

abstraction, treatment and pumping, which is an arithmetic consequence of the water balance rather than an inventory estimate.

ANNEXURE H — STANDARDS, DRAWINGS, MONITORING, METHODOLOGY AND REFERENCES

H.1 Codes and standards

Domain	Codes and standards applied
Water supply and storage	National manual on water supply and treatment, Part A, including the 2023 revisions; IS 1172:1993; IS 3370:2021 for liquid-retaining structures; AWWA D103 for bolted steel tanks; IS 8329:2000 for ductile iron; IS 4984:2016 and IS 7328:1992 for polyethylene; IS 4985:2000 for unplasticised PVC; IS 1520 for centrifugal pumps; IS 3114 for disinfection of mains; IS 3589:2001 for steel pipe; IS 4764 for valve pressure ratings; IS 1477 for coatings
Water treatment	IS 10500:2012 for drinking water quality; IS 3025 series for test methods; national manual Part A treatment chapters; manufacturer projection software for membrane system design, verified against the design basis at Annexure B
Metering and telemetry	IS 2373:2021; ISO 4064:2024; OIML R49 and R29; IS 13010 for electromagnetic flow meters; EN 13757-4 for wireless metering; IS 15614 for supervisory control; IEC 62443 for control-system security
Sewerage	National manual on sewerage and sewage treatment, Part B; ISO 21647 and EN 1091 for vacuum sewer systems; IS 4984:2016 for polyethylene vacuum mains; IS 1742:1983 for gravity sewer laying; IS 4111:1986–92 for manholes; IS 1741:1983 for septic tank decommissioning; IEC 60947 for controls
Sewage treatment	National manual Part B, Clauses 4.2 and 4.3 for screening and grit, Clause 7 for biological treatment and Table 7.3 for clarifier loading; IS 8419 for screens; IS 9178 for settling tanks; IS 456:2000 for structural concrete; IS 3370:2021 for tankage; pollution control board reuse standards
Stormwater and water bodies	National stormwater management manual; IS 14526:1999 for recharge structures; IS 780 for flap gates; Wetlands (Conservation and Management) Rules 2017
Groundwater	IS 11624 for pumping tests; Central Ground Water Authority Guidelines 2020 and 2023; Maharashtra Groundwater (Development and Management) Act 2009
Solid waste	Solid Waste Management Rules 2026; E-Waste (Management) Rules 2022; Battery Waste Management Rules 2022; Construction and Demolition Waste Management Rules 2016; Plastic Waste Management Rules 2022; IS 16531:2017 for materials recovery; IS 12069:2020 for compost; IS 383:2016 for recycled aggregate
Buildings and fire	National Building Code of India 2026 (SP 7:2026), Part E for plumbing, rainwater harvesting and building drainage, and Part F for fire and life safety; IS 903 for hydrants; IS 12469:2019 for fire pumps
Environmental assessment	ISO 14040:2006 and ISO 14044:2006 for life-cycle assessment; ISO 55001 for asset management; AS/NZS ISO 31000:2018 for risk management
Procurement and rates	General Financial Rules 2017; Central Vigilance Commission guidance; Maharashtra Jeevan Pradhikaran Schedule of Rates 2023-24; Central Public Works Department Schedule of Rates 2024
Statutory framework	Special Economic Zones Act 2005 and Rules 2006; Water (Prevention and Control of Pollution) Act 1974; Environment (Protection) Act 1986, Schedule VI; Mumbai Municipal Corporation Act 1888

H.2 Drawing register (R1 & R2)

Drawing	Title	Explains
WET-R7-101	Lake and dug well supply — process line diagram with the seasonal operating rule	The source, its treatment route and the abstraction control philosophy
WET-R7-102	Non-potable distribution — new trunk and conversion of existing mains	The treated-water ring end state and how the existing mains are redeployed
WET-R7-103 / 104	Building retrofit schematic; connection and backflow protection details	The external-riser method and the cross-connection controls
WET-R7-105	Typical road cross-section — all services	The common services corridor, covers and separations
WET-R7-106 / 107	Water treatment plant — process flow and hydraulic profile; site layout, intake and dug well	The 1.0 MLD plant, its expansion provisions and reject routing
WET-R7-108	New potable network — sectors, trunk ring, pressure-reducing stations and metering	Network layout and metering architecture
CAD-R7-01 to 05	Water, vacuum sewer and stormwater networks; reservoir layout; road section (native CAD)	Setting-out geometry for all works

Drawing	Title	Explains
R9-106 to 112	Network line diagrams; treatment process diagram; control system architecture	System schematics, the treatment process and the telemetry architecture
Figure 5-1 / 5-2 / 5-7	Gravity sewer trench section; vacuum system components and flow schematic; interface chamber component detail	Sewerage construction and vacuum system detail
Figure 9-2 / 9-3	Integrated solid waste flow diagram; materials recovery facility layout and phasing	Waste routing and facility development
Baseline maps	Existing water, stormwater and sewage utility maps	The baseline networks and the existing meter chamber at the interconnection

H.3 Water quality monitoring programme

Domain	Parameters	Frequency
Municipal supply at campus entry	Residual chlorine, turbidity, pH, bacteriological	Weekly bacteriological; monthly full physical and chemical
Treatment plant influent and effluent	Biochemical and chemical oxygen demand, suspended solids, pH, faecal coliform, turbidity, residual chlorine, nutrients	Continuous online for flow, dissolved oxygen and turbidity; daily composite; monthly full suite
Recycled water at consumer taps	Turbidity, residual chlorine, faecal coliform, dissolved solids	Weekly at representative taps; monthly full suite
Dug-well groundwater	pH, dissolved solids, hardness, iron, manganese, arsenic, nitrate, faecal coliform, selected heavy metals	Monthly water table; quarterly quality; full statutory suite pre-monsoon annually
Deval Talao surface water	Dissolved oxygen, turbidity, pH and temperature by continuous probe; nutrients and coliform by sampling	Continuous probe; quarterly laboratory suite; annual hydrographic check
Sludge and biosolids	Heavy metals, pathogens, moisture, nutrient content, precious-metal content	Quarterly; per consignment for the recovery stream
Treatment plant raw water	Turbidity, algae and organics, colour, iron, manganese, dissolved solids, hardness, pH, coliform; full drinking-water suite annually	Continuous turbidity and level; weekly turbidity, pH and dissolved solids; monthly full physical and chemical. Forms the twelve-month evidence base for the award decision
Treatment plant product water	Turbidity, residual chlorine, dissolved solids, conductivity, iron, manganese, coliform; permeate conductivity where reverse osmosis is engaged	Continuous online for turbidity, residual and conductivity; weekly bacteriological; monthly full suite. The twelve-month record is the basis for any future potable-duty decision

Table H.1 — Water quality monitoring programme across eight domains. All testing is carried out by accredited laboratories and reported to the regulators as required by the respective consents.

H.4 Design methodology

Demand is derived from the Master Plan population and floor-area projections and verified against national per-capita and area-based norms, with an independent bottom-up build-up used as a cross-check. The distribution network is designed on a calibrated hydraulic model run for average-day, peak-day and fire-flow conditions, with sector boundaries fixed from the calibrated model rather than assumed. Storage is sized on the one-third-of-daily-demand rule with an emergency margin and checked against diurnal retention at three demand conditions. Pumping is sized on duty-standby redundancy with variable-speed control and verified by hydraulic power computation and by an operating-hours check at both the net and the firm draw.

The water treatment plant is sized by mass balance working backwards from the product requirement to the raw water requirement, with stage recoveries taken at the conservative end of the achievable band and the blending fraction determined algebraically against the dissolved-solids limit. Sewerage is sized on the vacuum system design method verified against the flow, velocity and profile constraints, with the treatment train sized unit by unit against national manual loading rates and checked by independent recomputation. Stormwater is sized by the rational method on published intensities, with the attenuation requirement derived as the residual between peak runoff and trunk capacity. Waste facilities are sized on measured characterisation with a growth allowance. Costs are estimated at item-rate level against published schedules with a location factor and

validated item by item against reference rates. The financial model is a fifteen-year discounted cash flow with a thirty-year whole-life extension, run across three scenarios and sensitivity-tested at plus and minus twenty per cent on each driver.

H.5 Abbreviations

Abbreviation	Expansion	Abbreviation	Expansion
AWWA	American Water Works Association	MLD	Million litres per day
CPCB	Central Pollution Control Board	MPCB	Maharashtra Pollution Control Board
CGWA	Central Ground Water Authority	MRF	Materials recovery facility
CP	Condition precedent	NBC	National Building Code of India
CVS	Central vacuum station	NRW	Non-revenue water
DBO	Design, build and operate	PAC	Powdered activated carbon
EBWGR	Extended Bulk Waste Generator Responsibility	PRO	Producer responsibility organisation
EPR	Extended producer responsibility	RDF	Refuse-derived fuel
ESC	Extra sewerage charge	RO	Reverse osmosis
GFR	General Financial Rules	RPZ	Reduced pressure zone assembly
HRT	Hydraulic retention time	SWD	Side water depth
IFAS	Integrated fixed-film activated sludge	TDS	Total dissolved solids
IS	Indian Standard	TPD	Tonnes per day
LCA	Life-cycle assessment	UF	Ultrafiltration
LMH	Litres per square metre per hour (membrane flux)	VIC	Vacuum interface chamber
MCGM	Municipal Corporation of Greater Mumbai	MIDC	Maharashtra Industrial Development Corporation

H.6 Principal assumptions

Assumption	Value adopted
Price base	First quarter 2026, exclusive of goods and services tax; tax budgeted separately at 18% on works, with the special-economic-zone exemption and input-credit position to be confirmed
Design rainfall	2,400 mm per year for drainage and harvesting design; 2,200 mm normal year for source balance; one-day maximum 944.2 mm at 25-year return
Design population	1,90,000 persons at 2055 per the Master Plan
Wastewater return	80% of water demand; no infiltration allowance under airtight vacuum collection
Peak factors	1.60 peak-day on the potable component; 2.2 on sewage inlet flow by Harmon's formula
Treatment plant recovery	66.7% design case; 73.5% under normal blended operation
Discount rate	10% internal hurdle rate, being the opportunity cost of committed reserves of about 7% plus an execution-risk premium; sensitivity at 8% and 12%
Escalation	Operating cost 5% per annum; municipal tariff tested at 5, 8 and 12% per annum
Analysis period	Fifteen years for financial appraisal; thirty years for whole-life cost
Funding	Entirely internal — no grant assumed and no borrowing
Metal recovery revenue	Separable and excluded entirely from the conservative case that anchors the funding decision
Municipal extra sewerage charge	Rs 12.40 Crore provision, subject to determination by the Municipal Corporation (Section 8.5), matched by a corresponding recovery levy

H.7 References

1. Detailed Project Report — Integrated Water, Wastewater, Stormwater and Solid Waste Management Programme, SEEPZ–SEZ. 2. Draft 30-Year Master Plan, Package 1 KD-5, Tractebel Engineering. 3. SEEPZ–SEZ Annual Report and audited annual statements of accounts, Office of the Development Commissioner. 4. SEEPZ 2.0 — Strategic approach to rejuvenation of SEEPZ–SEZ. 5. Deval Talao bathymetric survey, 29

January 2026. 6. CPHEEO Manual on Water Supply and Treatment, Part A, Ministry of Housing and Urban Affairs. 7. CPHEEO Manual on Sewerage and Sewage Treatment, Part B. 8. CPHEEO Manual on Stormwater Drainage Systems, 2019. 9. CPHEEO Manual on Municipal Solid Waste Management. 10. Solid Waste Management Rules 2026 notified 28 January 2026. 11. National Building Code of India 2026, SP 7:2026. 12. Central Ground Water Authority Guidelines, 2020 and 2023. 13. Maharashtra Jeevan Pradhikaran Schedule of Rates 2023-24. 14. ISO 14040:2006 and ISO 14044:2006, Environmental management — Life cycle assessment. 15. Central Electricity Authority CO_2 Baseline Database for the Indian Power Sector. 16. Statements of the Development Commissioner, SEEPZ–SEZ, on export performance, July 2026.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

AGENDA No. 09

A. Proposal:

Proposal for post facto approval for adoption of the Ready Reckoner Rate for determination of industrial land premium in respect of transfer of a unit under Rule 74A of the SEZ Rules, 2006.

B. Relevant provision of SEZ Act, 2005 & rules:

In term of Rule 19(2) read with Rule 74A of SEZ Rules, 2006

C. Other Information:

1) As per Circular No. 10 dated 26.06.2025, the SEEPZ-SEZ Authority adopted the Industrial Land Premium Rate as notified by MIDC vide Circular No. P71225 dated 15.03.2024. The applicable industrial land premium rate for Marol, Andheri (East) is ₹63,180/- per sq. m.
2) During examination of the present proposal, it was observed that the MIDC rates have not been revised on an annual basis and, therefore, do not reflect the prevailing market value of the land. Accordingly, adoption of the existing MIDC rate may not result in a fair valuation for the industrial land for the purpose of transfer under Rule 74A of the SEZ Rules, 2006. It was further observed that MIDC had sought details of the highest bid amounts and auction rates for the concerned area from the Authority. The requisite details in this regard have already been furnished to MIDC vide letter dated 01.09.2026.
3) The Development Commissioner has observed that the MIDC rates is outdated and has recommended adoption of the prevailing Ready Reckoner Rate notified by the Government of Maharashtra for determination of the Industrial Land Premium in the present case.
4) Accordingly, for the purpose of valuation of the industrial land in the present transfer case, the applicable industrial **Ready Reckoner Rate** for the concerned area i.e. Vyaravali Village, Andheri has been considered and the Industrial Land Premium has been calculated on the basis of the said rate.

D. Recommendation

The proposal for post facto approval for adoption of the prevailing Ready Reckoner Rate in place of the MIDC rate of ₹63,180/- per sq. m., for determination of the Industrial Land Premium in the present transfer case under Rule 74A of the SEZ Rules, 2006, is placed before the Authority for consideration and approval.

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SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
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AGENDA ITEM NO. 10

A. Proposal

Proposal for continuation of the benefit of concession in Service Charges to the Unit Holders of G&J Complex-III consequent upon revision of Service Charges from Rs. 250/- per sq. mtr. per annum to Rs. 350/- per sq. mtr. per annum.

B. Relevant provisions of SEZ Act, 2005 & Rules, 2006/ Instruction/ Notification:

- Section 34 read with Rule 7 of SEZ Authority Rules 2009.

C. Other Information:

1. The G&J Complex-III Tenants Association made a representation before the 64th Authority Meeting held on 06.12.2023, wherein they informed that the building had been renovated at their own cost, a Structural Stability Certificate valid for five years had been obtained, and they had undertaken to maintain the building during the said period.

   Accordingly, The Authority approved the proposal and granted a 50% concession in Service Charges for a period of four years, i.e. from 01.01.2024 to 31.12.2027, as compensation towards the expenditure incurred by the Unit Holders. Accordingly, a letter dated 28.12.2023 was issued to the Association, informing them that the concession would be implemented with effect from 01.01.2024.
2. Subsequently, the proposal for revision and rationalisation of Service Charges applicable within SEEPZ-SEZ was placed before the 76th Authority Meeting held on 07.04.2026, wherein the Service Charges were revised from the existing rate of Rs. 250/- per sq. mtr. p.a. to Rs. 350/- per sq. mtr. p.a., resulting in an increase of Rs. 100/- per sq. mtr. p.a.

3. The Development Commissioner, SEEPZ-SEZ, has directed that the concession may continue as a fixed benefit of Rs. 125/- per sq. mtr. per annum, as the same was originally calculated at 50% of the prevailing Service Charges of Rs. 250/- per sq. mtr. per annum. Accordingly, despite the revision of Service Charges to Rs. 350/- per sq. mtr. per annum, the Service Charges payable by the eligible Unit Holders of G&J Complex-III for the remaining concession period may be fixed at Rs. 225/- per sq. mtr. per annum (Rs. 350/- – Rs. 125/-).

D. Recommendation:

The proposal is placed before the Authority for consideration and approval for continuation of the fixed concession of Rs. 125/- per sq. mtr. p.a. to the eligible Unit Holders of G&J Complex-III up to 31.12.2027, resulting in effective Service Charges of Rs. 225/- per sq. mtr. p.a.

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टिप्पणी/ Note

विषय: बाकी रियायती अवधि के लिए देय सर्विस चार्ज ₹225 प्रति वर्ग मीटर (₹350 – ₹125) तय किया जाना चाहिए। विकास आयुक्त के निर्देशानुसार इसे अथॉरिटी के समक्ष अवलोकन के लिए प्रस्तुत किया जाए।

Sub: The service charge payable for the remaining concession period should be fixed at ₹225 per sq. m. (₹350 – ₹125). Put up for perusal in the Authority as per direction by Development Commissioner.

कृपया G & J कॉम्प्लेक्स-III के लिए सर्विस चार्ज लगाने के संबंध में e-Office फ़ाइल नंबर SEEPZM-EFNC/7/2026-CA के नोट नंबर 04 से 16 देखें।

Please find enclosed Note Nos. 04 to 16 of e-Office File No. **SEEPZM-EFNC/7/2026-CA** regarding the levy of service charges for G & J Complex-III.

G & J कॉम्प्लेक्स-III टेनेंट्स एसोसिएशन ने 06.12.2023 को हुई 64वीं अथॉरिटी मीटिंग में बताया था कि बिल्डिंग का रेनोवेशन उन्होंने अपने खर्च पर किया था, पांच साल के लिए वैलिड स्ट्रक्चरल स्टेबिलिटी सर्टिफिकेट लिया था, और उस अवधि के दौरान बिल्डिंग के रखरखाव की जिम्मेदारी ली थी।

The G & J Complex-III Tenants Association had represented before the 64th Authority Meeting held on **06.12.2023** that the building had been renovated at their own cost, a structural stability certificate valid for five years had been obtained, and they had undertaken to maintain the building during the said period.

ऊपर दी गई बातों को ध्यान में रखते हुए, अथॉरिटी ने यूनिट होल्डर्स द्वारा किए गए खर्च के मुआवजे के तौर पर चार साल की अवधि (यानी 01.01.2024 से 31.12.2027 तक) के लिए सर्विस चार्ज में 50% की छूट को मंज़ूरी दी। इसके अनुसार, एस्टेट ऑपरेशन्स डिवीज़न ने 28.12.2023 को एसोसिएशन को एक पत्र जारी करके सूचित किया कि यह छूट 01.01.2024 से लागू होगी।

Considering the above, the Authority approved a **50% concession in service charges** for a period of **four years**, i.e., from **01.01.2024 to 31.12.2027**, as compensation towards the expenditure incurred by the unit holders. Accordingly, the Estate Operations Division issued a letter dated **28.12.2023** informing the Association that the concession would be implemented with effect from **01.01.2024**.

इसके अनुसार, सर्कुलर नंबर 01 के तहत तय मौजूदा/संशोधित सर्विस चार्ज दर के 50% पर सर्विस चार्ज लगाने के लिए फ़ाइल पर कार्रवाई की गई।

Accordingly, the file was processed for levy of service charges at **50% of the prevailing/revised service charge rate** as prescribed under **Circular No. 01**.

अब यह फ़ाइल G & J कॉम्प्लेक्स-III पर लागू संशोधित सर्विस चार्ज की पुष्टि के लिए पेश की जा रही है। मामले की जांच के दौरान, विकास आयुक्त ने निम्नलिखित निर्देश दिए:

The file is now submitted for confirmation of the revised service charges applicable to G & J Complex-III. During examination of the case, the Development Commissioner directed as under:

"अथॉरिटी ने उस समय लागू सर्विस चार्ज (यानी ₹250 प्रति वर्ग मीटर) के आधार पर छूट का हिसाब लगाया था और चार साल की अवधि के लिए ₹125 प्रति वर्ग मीटर के फ़ायदे का भरोसा दिया था। इसी के अनुसार, ₹350 प्रति वर्ग मीटर के संशोधित सर्विस चार्ज के साथ, छूट ₹125 प्रति वर्ग मीटर के निश्चित फ़ायदे के तौर पर जारी रहनी चाहिए। इसलिए, छूट की बची हुई अवधि के लिए देय सर्विस चार्ज ₹225 प्रति वर्ग मीटर (₹350 – ₹125) तय किया जाना चाहिए। इसे अथॉरिटी के अवलोकन के लिए प्रस्तुत किया जाए।"

"The Authority had calculated the concession on the basis of the service charge prevailing at that time, i.e., ₹250 per sq. m., and assured a benefit of ₹125 per sq. m. for a period of four years. Accordingly, with the revised service charge of ₹350 per sq. m., the concession should continue as a fixed benefit of ₹125 per sq. m. Therefore, the service charge payable for the remaining concession period should be fixed at ₹225 per sq. m. (₹350 – ₹125). Put up for perusal in the Authority."

Cont....2/-

SEEPZ-SEZ के विकास आयुक्त के निर्देशानुसार आवश्यक कार्रवाई करें और इस मामले को अथॉरिटी की आगामी बैठक में रखें।

Take necessary action and put the matter into the upcoming Authority meeting as per direction by Development Commissioner, SEEPZ-SEZ

(अविनाश पाटणकर)
वरिष्ठ लेखा अधिकारी/संपदा वित्त अधिकारी,
सीप्ज़-सेज़

फ़ाइल नं. SEEPZM-EFNC/7/2026-CA/07603

दिनांक: 27.07.2026

प्रति/To,
1. संपदा अनुभाग (Estate Operation)

23/06/2026 04:31 pm

Avinash R. Patankar
PAY AND ACCOUNTS OFFICER

Note # 3

23/06/2026 05:45 pm

Jagdish Gaur
LOWER DIVISION CLERK

Note # 4

विषय: 64वीं अथॉरिटी मीटिंग के बाद G & J कॉम्प्लेक्स-III पर सर्विस चार्ज लगाने के बारे में स्पष्टीकरण

Subject: Clarification regarding levy of service charges to G & J Complex-III pursuant to the 64th Authority Meeting

06.12.2023 को हुई 64वीं अथॉरिटी मीटिंग में रखे गए प्रस्ताव के तहत, G & J कॉम्प्लेक्स-III टेनेंट्स एसोसिएशन ने अथॉरिटी को बताया कि बिल्डिंग का रेनोवेशन उन्होंने अपने खर्च पर किया है, पांच साल के लिए वैलिड स्ट्रक्चरल स्टेबिलिटी सर्टिफिकेट हासिल किया है, और वे उस समय के दौरान बिल्डिंग का रखरखाव करने का जिम्मा लेते हैं।

Vide the proposal placed before the 64th Authority Meeting held on 06.12.2023 , the G & J Complex-III Tenants Association informed the Authority that the building had been renovated at their own cost, a structural stability certificate valid for five years had been obtained, and they undertook to maintain the building during the said period.

ऊपर दी गई बातों को ध्यान में रखते हुए, अथॉरिटी ने यूनिट होल्डर्स को उनके खर्च की भरपाई के लिए चार साल की अवधि के लिए सर्विस चार्ज में 50% की छूट देने का प्रस्ताव मंजूर किया। इसके अनुसार, एस्टेट ऑपरेशन्स ने 28.12.2023 को ए क पत्र जारी करके एसोसिएशन को सूचित किया कि 01.01.2024 से चार साल की अवधि के लिए सर्विस चार्ज घटाकर 50% कर दिया जाएगा, और बिलिंग में ज़रूरी बदलाव उसी के अनुसार किए जाएंगे।
Considering the above, the Authority approved the proposal to compensate the unit holders for the expenditure incurred by them by granting a **50% concession in service charges for a period of four years**. Accordingly, Estate Operations issued a letter dated 28.12.2023 informing the Association that the service charges would be reduced to **50% for a period of four years**, with effect from 01.01.2024, and that the necessary changes in billing would be made accordingly.

ऊपर बताए गए **28.12.2023** के पत्र के अनुसार, यह छूट **31.12.2027** तक मान्य है।

According to above referred letter dated 28.12.2023 the concession is valid up to 31.12.2027.

इस बीच, अथॉरिटी ने सर्कुलर नंबर 01 के ज़रिए सर्विस चार्ज की दरों में बदलाव किया है। इसलिए, यह स्पष्टीकरण ज़रूरी है कि क्या अथॉरिटी द्वारा मंज़ूर की गई छूट बदली हुई सर्विस चार्ज दरों पर लागू होगी या छूट मंज़ूरी के समय लागू दर तक ही सीमित रहेगी।

In the meantime, the Authority has revised the service charge rates through Circular No. 01 . Therefore, clarification is required as to whether the concession approved by the Authority is to be applied to the revised service charges or whether the concession is restricted to the rate prevailing at the time of approval.

विचार के लिए निम्नलिखित विकल्प रखे गए हैं:
The following alternatives are placed for consideration:

1. विकल्प I: सर्कुलर नंबर 01 के तहत बताई गई मौजूदा/बदली हुई सर्विस चार्ज दर के 50% पर सर्विस चार्ज लगाना (यानी, ₹350 प्रति वर्ग मीटर प्रति वर्ष का 50% = ₹175 प्रति वर्ग मीटर प्रति वर्ष)। यह विकल्प अथॉरिटी के फ़ैसले को 50% छूट देने के तौर पर देखता है, चाहे बेस सर्विस चार्ज में भविष्य में कोई भी बदलाव हो।
   Option I: Levy service charges at **50% of the prevailing/revised service charge rate** as prescribed under Circular No. 01 (i.e., 50% of ₹350 per sq. m. per annum = **₹175 per sq. m. per annum**). This option treats the Authority's decision as granting a **50% concession**, irrespective of future revisions in the base service charge.

2. विकल्प II: ₹125 प्रति वर्ग मीटर प्रति वर्ष की दर से सर्विस चार्ज लगाना जारी रखना, जो कि पहले की दर ₹250 प्रति वर्ग मीटर प्रति वर्ष का 50% है, इस आधार पर कि अथॉरिटी ने 64वीं अथॉरिटी मीटिंग के समय लागू सर्विस चार्ज दर के आधार पर छूट को मंज़ूरी दी थी। सुझाव:
   Option II: Continue to levy service charges at **₹125 per sq. m. per annum**, being 50% of the earlier rate of ₹250 per sq. m. per annum, on the ground that the Authority approved the concession based on the service charge rate prevailing at the time of the 64th Authority Meeting.

Submitted for further order please.

Complex-III Service charges regarding.pdf

06/07/2026 04:28 pm

Jagdish Gaur
LOWER DIVISION CLERK

Note # 5

जी एंड जे कॉम्प्लेक्स-III टेनेंट्स एसोसिएशन ने इससे पहले प्रतिनिधित्व किया था प्राधिकरण की 64वीं बैठक 06.12.2023 को आयोजित की गई यह कि इमारत को उनकी अपनी लागत पर पुनर्निर्मित किया गया था, पांच साल के लिए वैध संरचनात्मक स्थिरता प्रमाण पत्र प्राप्त किया गया था, और उन्होंने उक्त अवधि के दौरान इमारत को बनाए रखने का कार्य किया था।

उपरोक्त पर विचार करते हुए, प्राधिकरण ने एक **सेवा शुल्क में 50 प्रतिशत की छूट** एक अवधि के लिए **चार साल** , अर्थात, से **1.01.2024 से 31.12.2027** इकाई धारकों द्वारा किए गए व्यय के प्रति मुआवजे के रूप में। तदनुसार, एस्टेट संचालन जारी किया गया एल एटर दिनांक 28.12.2023 एसोसिएशन को सूचित करना कि रियायत को लागू किया जाएगा **01.01.2024** .

इसके बाद प्राधिकरण ने सेवा शुल्क में संशोधन किया के माध्यम से दरें परिपत्र सं. 01 संशोधित दरों को ध्यान में रखते हुए, इस बारे में स्पष्टीकरण की आवश्यकता है कि क्या प्राधिकरण द्वारा अनुमोदित रियायत को संशोधित सेवा शुल्क दरों पर लागू किया जाना है या क्या यह अनुमोदन के समय प्रचलित दर तक ही सीमित रहना है।

निम्नलिखित विकल्प विचार के लिए प्रस्तुत किए गए हैं:

विकल्प-1: लेवी सेवा शुल्क **प्रचलित/संशोधित सेवा शुल्क दर का 50 प्रतिशत** जैसा कि परिपत्र सं. 1 (अर्थात, **₹175 प्रति वर्ग मीटर प्रति वर्ष** , ₹350 प्रति वर्ग मीटर प्रति वर्ष का 50 प्रतिशत)। यह व्याख्या प्राधिकरण के निर्णय को जारी रखने के

रूप में मानती है **50 प्रतिशत रियायत** स्वीकृत रियायत अवधि के दौरान लागू सेवा शुल्क पर।

विकल्प-2: सेवा शुल्क लगाना जारी रखें **₹125 प्रति वर्ग मीटर प्रति वर्ष** प्राधिकरण ने 64वीं प्राधिकरण बैठक के समय प्रचलित सेवा शुल्क दर के आधार पर रियायत को मंजूरी दी, जो 250 रुपये प्रति वर्ग मीटर प्रति वर्ष की पिछली दर का 50 प्रतिशत है।

रियायत की व्याख्या और कार्यान्वयन के संबंध में मामला दयालु विचार और आदेश के लिए प्रस्तुत किया जाता है

The G & J Complex-III Tenants Association had represented before the 64th Authority Meeting held on 06.12.2023 that the building had been renovated at their own cost, a structural stability certificate valid for five years had been obtained, and they had undertaken to maintain the building during the said period.

Considering the above, the Authority approved a **50% concession in service charges** for a period of **four years**, i.e., from **01.01.2024 to 31.12.2027**, as compensation towards the expenditure incurred by the unit holders. Accordingly, Estate Operations issued letter dated 28.12.2023 informing the Association that the concession would be implemented with effect from **01.01.2024**.

Subsequently, the Authority revised the service charge rates through Circular No. 01 In view of the revised rates, clarification is required as to whether the concession approved by the Authority is to be applied to the revised service charge rates or whether it is to remain restricted to the rate prevailing at the time of approval.

The following alternatives are submitted for consideration:

Option-I: Levy service charges at **50% of the prevailing/revised service charge rate** as prescribed under Circular No. 01 (i.e., **₹175 per sq. m. per annum**, being 50% of ₹350 per sq. m. per annum). This interpretation treats the Authority's decision as granting a continuing **50% concession** on the applicable service charge throughout the approved concession period.

Option-II: Continue to levy service charges at **₹125 per sq. m. per annum**, being 50% of the earlier rate of ₹250 per sq. m. per annum, on the ground that the Authority approved the concession based on the service charge rate prevailing at the time of the 64th Authority Meeting.

The matter is submitted for kind consideration and orders regarding the interpretation and implementation of the concession for the

balance period up to **31.12.2027**.

06/07/2026 05:03 pm **Avinash R. Patankar**
PAY AND ACCOUNTS OFFICER

Note # 6

कृपया एस्टेट सेक्शन के माध्यम से जांच करें और पुनः जमा करें।
Please examine & re-submit through Estate Section.

07/07/2026 09:52 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 7

07/07/2026 01:37 pm **Aman kumar sharma**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 8

नोट #6 में दिए गए निर्देशों के अनुसार, एस्टेट सेक्शन में इस मामले की जांच की गई है और निम्नलिखित जानकारी प्रस्तुत की जा रही है:

यह प्रस्तुत है कि इस कार्यालय द्वारा पत्र दिनांक 28.12.2023 (सी/48) के माध्यम से जी एंड जे कॉम्प्लेक्स-III टेनेंट्स एसोसिएशन को सूचित किया गया था कि दिनांक 06.12.2023 को आयोजित 64वीं प्राधिकरण बैठक में प्रस्तुत प्रस्ताव को प्राधिकरण द्वारा अनुमोदित किया गया था, जिसके तहत जी एंड जे कॉम्प्लेक्स-III के इकाई धारकों द्वारा भवन के नवीनीकरण एवं रखरखाव पर किए गए व्यय की प्रतिपूर्ति हेतु चार वर्ष की अवधि के लिए सेवा शुल्क में 50 प्रतिशत की कमी करने का निर्णय लिया गया। अध्यक्ष महोदय ने यह भी सलाह दी थी कि इस व्यवस्था की जानकारी अन्य सरकारी भवनों के अधिभोगियों को भी दी जाए, जिससे उन्हें अपने-अपने भवनों की आवश्यक मरम्मत एवं समुचित रखरखाव हेतु प्रोत्साहन प्राप्त हो। यह भी सूचित किया गया था कि दिनांक 01.01.2024 से चार वर्ष की अवधि के लिए बिलिंग में आवश्यक संशोधन किए जाएंगे। उक्त निर्णय 64वीं प्राधिकरण बैठक की कार्यवाही (सी/49-50) में भी अभिलिखित है।

उपरोक्त के दृष्टिगत, चूंकि प्राधिकरण द्वारा **चार वर्ष की अवधि के लिए सेवा शुल्क में 50 प्रतिशत की कमी** अनुमोदित की गई थी तथा किसी विशिष्ट रियायती सेवा शुल्क दर का उल्लेख नहीं किया गया था, अतः **64वीं प्राधिकरण बैठक के निर्णय के अनुसार वर्तमान/संशोधित लागू सेवा शुल्क की 50 प्रतिशत दर से सेवा शुल्क लगाए जाने पर विचार किया जा सकता है।**

कृपया प्रस्तुत ।

In compliance with the directions contained in Note #6 , the matter has been examined in the Estate Section and the following is submitted:

It is submitted that this office, vide letter dated 28.12.2023 (C/48), conveyed to the Gems & Jewellery Complex-III Tenants Association that the proposal placed before the 64th Authority Meeting held on 06.12.2023 had been approved by the Authority, whereby the unit holders of G&J Complex-III were compensated for the expenditure incurred by them on renovation and maintenance of the building by reducing the service charges to 50% for a period of four years. The Chairman had further advised that the said arrangement be brought to the notice of the occupants of other Government buildings to encourage them to undertake urgent repairs and proper maintenance of their respective buildings. It was further conveyed that the necessary changes in billing would be effected w.e.f. 01.01.2024 for a period of four years. The above decision is also recorded in the Minutes of the 64th Authority Meeting.(C/ 49-50)

In view of the above, as the Authority approved reduction of service charges to 50% for a period of four years without prescribing any specific concessional rate, the concession may be applied at 50% of the prevailing/revised applicable service charge rate, in terms of the decision of the 64th Authority Meeting.

Submitted please.

20/07/2026 12:43 pm **Aman kumar sharma**

ASSISTANT DEVELOPMENT COMMISSIONER

Note # 9

कृपया इसका उल्लेख करें नोट No#5 , Note#6 और Note#8

फाइल को कृपया अवलोकन और अनुमोदन के लिए प्रस्तुत किया जाता है।

Please refer to theNote No#5 , Note#6 and Note#8

The file is submitted for kind perusal and approval, please.

20/07/2026 04:54 pm **Avinash R. Patankar**
PAY AND ACCOUNTS OFFICER

Note # 10

कृपया ऊपर दिए गए नोट #5 और 06.12.2023 को हुई 64वीं अथॉरिटी मीटिंग के मिनट्स (MoM) देखें। अथॉरिटी ने उस मीटिंग में GJ कॉम्प्लेक्स-III के लिए 4 साल की अवधि (31.12.2027 तक) के लिए सर्विस चार्ज में 50% की छूट देने को मंज़ूरी दी थी, जो कि ₹125 प्रति वर्ग मीटर/साल है। इसके बाद, SEEPZ अथॉरिटी ने 01.04.2026 से सर्विस चार्ज को ₹250 से बढ़ाकर ₹350 कर दिया है।

इसलिए, अगर सहमति हो, तो उसी छूट को लागू करते हुए GJ-III की यूनिट्स से 31.12.2027 तक ₹350 का 50% यानी ₹175 सर्विस चार्ज लिया जा सकता है।

कृपया प्रस्तुत है।

Please refer to note#5 above & MoM of 64th Authority meeting dated 06.12.2023.

Authority in the said meeting has approved to give 50% concession in service charges amounting to Rs125/- per sqm/annum for period of 4 years (till 31.12.2027) to GJ Complex-III. Subsequently, SEEPZ Authority has revised the service charges to Rs. 350/- from Rs 250/- w.e.f 01.04.2026.

Thus, if agreed, applying same concession revised service charges @50% of Rs 350/- ie. Rs 175/- may be charged from units in GJ-III till 31.12.2027.

Submitted please.

21/07/2026 05:47 pm **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 11

कृपया उपरोक्त टिप्पणी देखें।

जी. जे. कॉम्प्लेक्स-III को 50 प्रतिशत रियायत दर 350/- रुपये की नई संशोधित दर पर दी जा सकती है। रु. 175/-
कृपया फाइल को आगे के आदेश के लिए रखा जाता है।

Please refer to above note.

50% concession rate to GJ Complex-III may be given on new revised rate of Rs. 350/-.i.e. Rs. 175/-
File is put up for further order please.

23/07/2026 07:11 pm **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 12

Authority calculated that time that the expenditure on the basis of Service charges of that time that is ₹250 and the authority assured the for giving benefit of 125 for period of 4 years hence as per direction of authority please 350-125 =225 . Hence. fix 225 for remaining period. And put up for perusal of authority.

24/07/2026 09:55 am — **Dnyaneshwar Bhalchandra. Patil**
DEVELOPMENT COMMISSIONER

Note # 13

24/07/2026 10:34 am — **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 14

कृपया निर्देशों का पालन करें।

27/07/2026 12:02 pm — **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 15

प्लासे का उल्लेख है नोट #12

Plasse refer to the Note #12

कृपया निर्देशों का पालन करें।

Please follow the instructions.

27/07/2026 12:23 pm — **Avinash R. Patankar**
PAY AND ACCOUNTS OFFICER

Note # 16

27/07/2026 03:46 pm — **Jagdish Gaur**
LOWER DIVISION CLERK

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

File No. SEEPZ-SEZ/EMS/RLR/2014-15/05678 Date: 02-06-2026

परिपत्र संख्या / Circular No. 01

विषय: सीप्ज़-सेज़ में यूनिट धारकों और सार्वजनिक उपयोगिता सेवाओं पर लागू सेवा शुल्कों का संशोधन और युक्तिकरण।

Sub: Revision and Rationalization of Service Charges applicable to Unit Holders and Public Utility Services in SEEPZ-SEZ.

उपरोक्त विषयक इस कार्यालय के परिपत्र संख्या 01 दिनांक 22.06.2017 तथा परिपत्र संख्या 31 दिनांक 11.04.2017 के स्थान पर, यह सूचित किया जाता है कि सीप्ज़-सेज़ प्राधिकरण ने अपनी दिनांक 07.04.2026 को आयोजित बैठक में सीप्ज़-सेज़ के अंतर्गत लागू सेवा शुल्कों के संशोधन एवं युक्तिसंगतीकरण के प्रस्ताव पर विचार कर उसे अनुमोदित किया है।

In supersession of this office Circular No. 01 dated 22.06.2017 and Circular No. 31 dated 11.04.2017 on the subject cited above, it is hereby informed that the SEEPZ-SEZ Authority, in its meeting held on 07.04.2026, has considered and approved the proposal for revision and rationalization of service charges applicable within SEEPZ-SEZ.

2. उपर्युक्त अनुमोदन के अनुसरण में, सेवा शुल्क को मौजूदा दर ₹250/- (केवल दो सौ पचास रुपये) प्रति वर्ग मीटर प्रति वर्ष से संशोधित करके ₹350/- (केवल तीन सौ पचास रुपये) प्रति वर्ग मीटर प्रति वर्ष कर दिया गया है, जिससे इसमें ₹100/- प्रति वर्ग मीटर प्रति वर्ष की वृद्धि हुई है।

2. Pursuant to the above approval, the service charges have been revised from the existing rate of ₹250/- (Rupees Two Hundred and Fifty only) per sq. mtr. per annum to ₹350/- (Rupees Three Hundred and Fifty only) per sq. mtr. per annum, thereby effecting an increase of ₹100/- per sq. mtr. per annum.

3. संशोधित सेवा शुल्क सभी यूनिट धारकों पर समान रूप से लागू होंगे, जिसमें सीप्ज़-सेज़ के भीतर कार्यरत सार्वजनिक उपयोगिता सेवाएँ प्रदान करने वाली संस्थाएँ भी शामिल हैं।

3. The revised service charges shall be uniformly applicable to all Unit Holders, including entities providing Public Utility Services, operating within the SEEPZ-SEZ.

4 . उपर्युक्त संशोधन **01.04.2026** से प्रभावी होगा और उक्त तिथि से सभी वर्तमान तथा भविष्य के बिलिंग चक्रों पर लागू होगा।

5 . सभी संबंधित हितधारकों को एतद्द्वारा सलाह दी जाती है कि वे उपर्युक्त संशोधन का संज्ञान लें और उसका कड़ाई से अनुपालन सुनिश्चित करें। संबंधित अनुभाग संशोधित दरों को लागू करने के लिए तदनुसार आवश्यक व्यवस्था करेंगे।

6. यह आदेश सक्षम प्राधिकारी, सीप्ज़-सेज़ के अनुमोदन से जारी किया जाता है।

4. The aforesaid revision shall **come into force with effect from 01.04.2026** and shall be applicable to all current and future billing cycles from the said date.

5. All concerned stakeholders are hereby advised to take note of the above revision and ensure strict compliance. The concerned sections shall make necessary arrangements to implement the revised rates accordingly.

6. This issues with the approval of the Competent Authority, SEEPZ-SEZ.

Digitally signed by
Mayur R Mankar
Date: 02-06-2026
13:44:08

(मयूर मानकर)
संयुक्त विकास आयुक्त,
सीप्ज़-सेज़ प्राधिकरण, मुंबई

Copy to: -

1. All unitholders and public utilities, SEEPZ-SEZ
2. SGJMA, SEEPZ-SEZ
3. SEEMA, SEEPZ-SEZ
4. Finance Section, SEEPZ-SEZ
5. Rise ERP, SEEPZ-SEZ
6. SEEPZ website

सत्यमेव जयते

भारत सरकार/ GOVERNMENT OF INDIA
सीप्ज़– सेज़ प्राधिकरण/ SEEPZ SEZ AUTHORITY,
वाणिज्य और उद्योग मंत्रालय, MINISTRY OF COMMERCE & INDUSTRY,
अंधेरी (पूर्व)– 400096. ANDHERI (EAST), MUMBAI – 400096
Tel: 022-282947270/28/28294751
E-mail: dcseepz-mah@nic.in, Website: www.seepz.gov.in

File No. E-OPT-11/31/2022-EO/00123 Date : 28/12/2023

सेवा में,
Gems & Jewellery Complex III Tenant Association,
SEEPZ-SEZ,
Andheri East
Mumbai 400 096

विषय: G&J कॉम्प्लेक्स-III में यूनिटधारकों के लिए रखरखाव शुल्क में कमी
Sub: Reduction in maintenance Charges to Unitholders in G&J Complex-III reg-

महोदय,

यह उपर्युक्त विषय पर दिनांक 23.08.2023 के पत्र के संदर्भ में है।

This is with reference to the letter dated 23.08.2023 on the above mentioned subject.

सूचित किया जाता है कि प्रस्ताव 06.12.2023 को आयोजित 64 वीं प्राधिकरण बैठक में रखा गया था, जिसमें प्राधिकरण ने 4 के लिए सेवाओं को 50% तक कम करने के माध्यम से यूनिटधारक के खर्चों की भरपाई करने के लिए जी एंड जे कॉम्प्लेक्स-III के प्रस्ताव को मंजूरी दे दी थी। साथ। अध्यक्ष ने इस व्यवस्था को अन्य सरकारी निवासियों के ध्यान में लाने की सलाह दी। इमारतों के साथ-साथ उन्हें अपने-अपने भवनों की तत्काल मरम्मत करने और उसका रखरखाव करने के लिए प्रोत्साहन प्रदान करना। बिलिंग में आवश्यक परिवर्तन दिनांक 01.10.2017 से किये जायेंगे। 01.01.2024 4 वर्ष की अवधि के लिए।

It is to convey that the proposal was placed in the 64th Authority meeting held on 06.12.2023 wherein the Authority is pleased to approve the proposal of G&J Complex-III to compensate the Unitholders for expenses incurred by way of reducing the service charges to 50% for 4 years. The Chairman advised this arrangement to bring it to the notice of occupants of other Govt. buildings as well to provide a nudge to them to undertake the urgent repair of their respective buildings and to maintain the same. The necessary changes in the billing will be done w.e.f. 01.01.2024 for the period of 4 years.

भवदीय,

(डॉ. प्रसाद वरवंटकर)

संपदा अधिकारी
सीप्ज़ – सेज़

प्रतिलिपि: सीए प्राधिकरण- बिलिंग अनुभाग, सीप्ज़-सेज़
Copy to: CA Authority- Billing Section, SEEPZ-SEZ

Signed by Prasad Varwantkar
Date: 28-12-2023 12:40:25
Reason: Approved

MINUTES OF THE 64th AUTHORITY, MEETING HELD ON 06-12-2023 IN HYBRID MODE, UNDER THE CHAIRMANSHIP OF DEVELOPMENT COMMISSIONER/CHAIRPERSON, SEEPZ-SEZ AUTHORITY.

The following were present:-

1. Shri C.P.S. Chauhan, JDC, SEEPZ SEZ	: Member/Secretary
2. Shri Himanshu Dhar Pandey, Dy. Director, Directorate General of Foreign Trade	: Member
3. Shri Adil Kotwal, Chairman/CEO, M/s. Creations Jewellery Mfg. Pvt. Ltd.	: Member
4. Shri. Abhay Doshi, Managing Director M/s. Fineline Circuits Ltd.	: Member

Shri Prasad Varwantkar, DDC/ Estate Officer, Smt. Bridget Joe, EA to DC, Shri Hanish Rathi, ADC (Security/IT), Smt. Rekha Nair, Assistant & Shri Ravindra Kumar Assistant also attended for assistance and smooth functioning of the meeting.

The Chairperson welcomed all the members present and thereafter agenda of the meeting was taken up.

Agenda Item No. 1:- Submission of Monthly expenditure accounts percentage of expenditure and balance in the approved annual financial statement of the SEZ Authority.

The SEEPZ-SEZ Authority had approved an Annual Financial Statement of Rs. 313.90 crore for the FY 2023-24. The budgeted expenditure is paid from respective budgeted head. The details of utilization of Budget from 01-04-2023 to 30.11.2023 are submitted to SEEPZ-SEZ Authority. The summarized budgeted expenditure as per each budgeted head.

Decision: The Authority noted the details of utilization of Budget from 01.04.2023 to 30.11.2023. Further, Authority advised for detailed bifurcation to be included in this agenda for getting fair idea about the budgets & expenditure.

Agenda Item No. 2:- Proposal for reduction in the Maintenance charges to Unit holders in G&J Complex-III

G&J Complex-III Tenants Association in their communication dt. 23.08.2023 had conveyed that they had renovated the building with their own contribution and have obtained stability certificate for a period of 5 years. They have assured that they would maintain the building for 5 years.

The said proposal was placed in the 58th Authority meeting held on 09.01.2023 wherein the Authority had conveyed to the trade member to work out the expenses incurred by each unit and then to propose the reduction in the maintenance charges and the period for which the said reduction is required to compensate the unit holders for expenses incurred by them or renovation/repair of G&J Complex-III

Decision: After deliberation, the Authority approved the proposal of G&J Complex-

III to compensate the unit holders for expenses incurred by them by way of reducing the service charges to 50% for 04 years. Chairman advised this arrangement to bring it to the notice of occupants of other Govt. buildings as well to provide a nudge to them to undertake the urgent repair of their respective buildings and to maintain the same. By accepting this proposal of trade, Authority has reimbursed 2/3rd of expenses made by trade in a phased manner and this is an example of Public-Private Partnership in undertaking such maintenance projects. The decision of Authority will motivate other unit holders to maintain the buildings as per their requirements.

Agenda Item No. 3:- Proposal for calculation of penal interest on similar manner with other Zones.

It is to apprise the Authority that on the basis of the recommendation of the Committee on uniformity in administrative/financial decision making process, Ministry vide its letter no. K-43020(14)/2/2018-SEZ dt. 11.11.2020 had forwarded a uniform format to be followed by all SEZs related to allotment letter and handing over possession for transfer of assets.

In the said allotment letter, clause no. 5 stipulates that the lease rent shall be paid within the end of the 1st month of the quarter failing which penal interest (compounded on a quarterly basis) @ 12% p.a. would be levied from the first day of the second month of the quarter.

Decision: After deliberation, the Authority decided that the matter should be referred to Ministry to get clarity on the issue and update the Ministry about current practice being followed which is unambiguous also taking into account the legal provisions related to the issue..

Agenda Item No. 4:- Investment of Authority fund in HDFC Bank FD.

SEEPZ SEZ Authority has received FD maturity proceeds of Rs.213 Crore held in State Bank of India (SEEPZ SEZ Branch). Upon comparing the rate of interest provided by various banks viz Punjab National Bank, State Bank of India, Central Bank of India and HDFC Bank Limited, it is observed that HDFC bank Limited was providing the highest rate of interest @ 7.35% under callable scheme for the period of 1 year 1 day. Accordingly, Rs 210 Crore has been invested in HDFC bank on 19/10/2023 to avail the high interest benefit.

Decision: After deliberation, the Authority noted the details.

Agenda Item No. 5:- Proposal for grant of remuneration to Dr. Prasad Varwantkar, DDC (Pay level 11 - 7th CPC) for attending the Authority related work.

The proposal for grant of remuneration to the existing govt. staff for attending the Authority related work was approved in the 56th Authority Meeting held on 29.11.2022 w.e.f. 1 st December, 2022.

SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

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कार्यसूची मद सं.
AGENDA ITEM NO. 11

A) Proposal:

Approval of payment of honorarium and related facilities to the members of the Reconstitution of Committee for recommending methodology for fixation of revised Fair Rental Rates for Manufacturing units-reg.

B) Relevant Provision of SEZ Act, 2005 & SEZ Rule, 2006

Rule 8 of SEZ Authority Rules, 2009.

C) Background:

The SEEPZ SEZ Authority, in its 76th Authority Meeting held on 07.04.2026, approved the reconstitution of an Committee for recommending methodology for fixation of revised Fair Rental Rates for Manufacturing units. The Authority also decided that the honorarium payable to the members of the Committee shall be determined in accordance with Government standards and approved separately.

In pursuance of the above decision, Office Order No. 21 dated 13.05.2026 was issued by SEEPZ SEZ Authority, prescribing the rates, terms and conditions for payment of honorarium and allied facilities to the members of the reconstitution Committee.

D) Details of Honorarium and Facilities:

As per Office Order No. 21 dated 13.05.2026, the honorarium and facilities proposed are as under:

i. The Chairman of the Committee shall be paid an honorarium of Rs. 40,000/- per sitting for attending meetings, either in physical or virtual mode.
ii. Shri M. A. Sayeed, Former Member, Maharashtra State Human Rights Commission and Former Principal Law Secretary & R.L.A., Government of Maharashtra, shall be paid an honorarium of Rs. 30,000/- per sitting.
iii. Shri Pandurang Jotiba Jadhav, Former Joint Secretary, Finance Department, Government of Maharashtra, shall be paid an honorarium of Rs. 25,000/- per sitting.

iv. Shri Dattatray S. Patil, Joint Secretary (Legal) (Retd.) Law & /Judiciary Department, Government of Maharashtra, shall be paid an honorarium of Rs. 25,000/- per sitting.

v. Committee shall ensure that the said matter shall finalize within a maximum of Five sittings.

vi. Accommodation and food, wherever required, shall be provided to the Committee members at the SEEPZ-SEZ Guest House, free of charge, during their stay.

vii. GST, if applicable, shall be borne by SEEPZ SEZ Authority.

viii. The amount to the Committee members shall be paid in accordance with the provisions contained at Sl. No. 3(ii) and at the rates prescribed at Sl. No. 6(a) to 6(d) of Office Order No. 21 dated 13.05.2026.

E) Recommendation:

The proposal for approval of payment of honorarium and allied facilities to the members of the Committee, as approved in principle in the 76th Authority Meeting held on 07.04.2026 and detailed in Office Order No. 21 dated 13.05.2026, is placed before the Authority for perusal, consideration and approval.

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भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
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F. NO.: SEEPZ/ESTATE/ADVISORY-COMMITTEE/2025/04960 Date: 13.05.2026

कार्यालय आदेश संख्या 2 |

Subject: Reconstitution of Committee for recommending methodology for fixation of revised Fair Rental Rates for manufacturing units – reg.

दिनांक 07.04.2026 को आयोजित SEEPZ-SEZ प्राधिकरण की 76वीं बैठक में लिए गए निर्णय के अनुपालन में, प्राधिकरण को यह सूचित करते हुए प्रसन्नता हो रही है कि उसने विनिर्माण इकाइयों के लिए संशोधित 'उचित किराया दरों' (Fair Rental Rates) के निर्धारण की कार्यप्रणाली की जांच करने और उसकी अनुशंसा करने हेतु एक समिति का पुनर्गठन किया है।	In pursuance of the decision taken in the 76th SEEPZ-SEZ Authority Meeting held on 07.04.2026, the Authority is pleased to reconstitute the Committee for examining and recommending the methodology for fixation of revised Fair Rental Rates for manufacturing units.
2. समिति निम्नलिखित सदस्यों से मिलकर गठित होगी:	2. The Committee shall comprise of the following:
(i) **अध्यक्ष**: श्री के. पी. बक्शी, सेवानिवृत्त IAS, पूर्व अतिरिक्त मुख्य सचिव, महाराष्ट्र शासन। (ii) **सदस्य:** 1. श्री एम.ए. सईद, पूर्व सदस्य, महाराष्ट्र राज्य मानवाधिकार आयोग; पूर्व प्रधान सचिव एवं आर.एल.ए., विधि एवं न्याय विभाग, महाराष्ट्र सरकार। 2. श्री पांडुरंग जोतिबा जाधव, संयुक्त सचिव (सेवानिवृत्त), वित्त विभाग, मंत्रालय, मुंबई	(i) **Chairman:** Shri K.P. Bakshi, Retd. IAS, Former Additional Chief Secretary, Government of Maharashtra. (ii) **Members:** 1) Shri M.A. Sayeed, Former Member, Maharashtra State Human Rights Commission; Former Principal Secretary & R.L.A., Law and Judiciary Department, Government of Maharashtra. 2) Shri Pandurang Jotiba Jadhav, Joint Secretary(Retd), Finance Department, Mantralaya, Mumbai

3. श्री दत्तात्रेय एस. पाटिल, संयुक्त सचिव (विधिक) (सेवानिवृत्त), विधि एवं न्याय विभाग, महाराष्ट्र सरकार 4. श्री हसमुखभाई ढोलकिया, पार्टनर, एच. के. डिज़ाइन्स इंडिया LLP। 5. श्री आशीष कोठारी, निदेशक, ज्वेलेक्स इंडिया प्रा. लि. (iii) **संयोजक:** संपदा अधिकारी, SEEPZ प्राधिकरण।	3) Shri. Dattatray S. Patil, Joint Secretary (Legal) (Retd.) Law & Judiciary Department, Government of Maharashtra 4) Shri Hasmukhbhai Dholakia, Partner, H.K. Designs India LLP 5) Shri Ashish Kothari, Director, Jewelex India Pvt. Ltd. (iii) **Convenor:** Estate Officer, SEEPZ Authority
3. समिति निम्नलिखित कार्य करेगी:	3. The Committee shall:
(i) संशोधित उचित किराया दरों (Fair Rental Rates) को निर्धारित करने के लिए एक उपयुक्त कार्यप्रणाली की जाँच करें और उसकी अनुशंसा करें–विशेष रूप से विनिर्माण इकाइयों के लिए–और ऐसा करते समय विकास तथा SEEPZ के बुनियादी ढाँचे के लिए आवश्यक निधियों को ध्यान में रखें।	(i) Examine and recommend an appropriate methodology for fixation of revised Fair Rental Rates, specifically for manufacturing units, keeping in mind the funds required for development and SEEPZ infrastructure.
(ii) इस कार्यालय आदेश के जारी होने की तारीख से एक महीने के भीतर अपनी अंतिम रिपोर्ट और सिफारिशें प्रस्तुत करे। समिति यह सुनिश्चित करेगी कि यह मामला अधिकतम पाँच बैठकों के भीतर अंतिम रूप ले ले।	(ii) Submit its final report and recommendations within one month from the date of issuance of this Office Order. The Committee shall ensure that the matter shall finalize within a maximum of Five sittings.
(iii) किराए के संशोधन के निर्धारण के लिए एक समान वित्तीय ढांचा प्रस्तावित करना—जो मौजूदा सरकारी नीतियों, कानूनी प्रावधानों और तुलनीय बाजार मानकों पर आधारित हो।	(iii) Propose a uniform financial framework for specifying modalities for levy / revision of rent based on prevailing government policies, legal provisions, and comparable

(iv) कार्य के दायरे या उसकी व्याख्या के संबंध में विवादों या स्पष्टीकरणों का समाधान करना और अपनी सिफ़ारिशें देना, जिन पर SEEPZ-SEZ प्राधिकरण द्वारा विधिवत विचार किया जाएगा।	(iv) Address disputes or clarification regarding the scope of work or interpretation and make its recommendations which will be duly considered by SEEPZ-SEZ Authority.
4. समिति, अपने सौंपे गए कार्यों को पूरा करने के लिए, आवश्यकतानुसार स्टेनो-सह-टाइपिस्ट की सेवाएँ ले सकती है। ऐसे सहायक कर्मचारियों का पारिश्रमिक SEEPZ प्राधिकरण द्वारा सीधे और वास्तविक आधार पर, समिति की सिफारिशों के अधीन, भुगतान किया जाएगा।	4. The Committee may engage the services of Steno-cum- typist as and when required for carrying out its assigned tasks. The remuneration for such support personnel shall be paid directly by SEEPZ Authority on actual basis, subject to recommendations of Committee.
5. समिति के कामकाज के लिए आवश्यक कार्यालय स्थान और लॉजिस्टिकल सहायता की व्यवस्था प्राधिकरण द्वारा SEEPZ-SEZ परिसर के भीतर की जाएगी।	5. The required office space and logistical support for the functioning of the Committee shall be arranged within the SEEPZ-SEZ premises by the Authority.
6. **मानदेय का भुगतान:** SEEPZ प्राधिकरण निम्नलिखित आधार पर भुगतान करेगा:	6. **Payment of Honorarium:** SEEPZ Authority will make the payment on the following basis
(a) समिति के अध्यक्ष को बैठक में (चाहे वह प्रत्यक्ष हो या आभासी) उपस्थित होने के लिए प्रति बैठक 40,000 का भुगतान किया जाएगा।	(a) The Chairman of the Committee will be paid 40,000 per sitting for attending the meeting either physical or virtual.
(b) श्री एम.ए. सईद, सदस्य, 30,000/- रुपये; श्री पांडुरंग जोतिबा जाधव, सदस्य, 25,000/- रुपये और श्री दत्तात्रेय एस. पाटिल, सदस्य, 25,000/- रुपये प्रति बैठक–चाहे बैठक प्रत्यक्ष हो या वर्चुअल–और प्रत्येक बैठक की अवधि 8 घंटे होगी।	(b) Shri M.A. Sayeed, Member, Rs. 30,000/-; Shri Pandurang Jotiba Jadhav, Member, Rs. 25000/- and Shri. Dattatray S. Patil, Member, Rs. 25,000/- per sitting for attending the meeting either physical or virtual and the duration of per sitting would be for 8 hours.

(c) बैठकों में शामिल होने के लिए SEEPZ द्वारा अध्यक्ष और प्रत्येक सदस्य को स्थानीय परिवहन की सुविधा प्रदान की जाएगी। तथापि, यदि कोई सदस्य अपने परिवहन की व्यवस्था स्वयं करना चाहता है, तो उसे प्रत्येक प्रत्यक्ष बैठक के लिए 3000/- रुपये की अतिरिक्त राशि का भुगतान किया जाएगा।	(c) Local conveyance will be provided by SEEPZ to the Chairman and each member for attending the meetings. However, if any member chooses to arrange his own conveyance, he shall be paid an additional amount of Rs. 3000/- per physical meeting.
(d) यदि आवश्यक हो, तो उनके प्रवास के दौरान SEEPZ-SEZ गेस्ट हाउस में रहने और भोजन की व्यवस्था निःशुल्क की जाएगी।	(d) Accommodation and Food, if required, will be provided at SEEPZ-SEZ Guest House during their stay, free of charge.
(e) यदि लागू हो, तो GST का वहन SEEPZ-SEZ द्वारा किया जाएगा।	(e) GST, if applicable, shall be borne by SEEPZ SEZ.
उपरोक्त मानदेय प्रति सत्र के आधार पर लागू होगा।	The above Honorarium is applicable for per session.
यह आदेश सक्षम प्राधिकारी के अनुमोदन से जारी किया गया है।	This order is issued with the approval of the Competent Authority.

MBankar.
13-5-26

(मयूर मानकर)
संयुक्त विकास आयुक्त,
सीप्ज़-सेज़ प्राधिकरण

To,

1. Shri. K.P. Bakshi (Retd. IAS), Former Additional Chief Secretary, Government of Maharashtra
2. Shri M.A. Sayeed, Former Member, Maharashtra State Human Rights Commission; Former Principal Law Secretary & R.L.A., Government of Maharashtra
3. Shri Pandurang Jotiba Jadhav, Joint Secretary (Retd.), Finance Department, Mantralaya, Mumbai
4. Shri. Dattatray S. Patil, Joint Secretary (Legal) (Retd.) Law & Judiciary Department, Government of Maharashtra
5. Shri. Hasmukhbhai Dholakia, Partner, H.K. Designs India LLP
6. Shri. Ashish Kothari, Director, Jewelex India Pvt. Ltd.

Copy to,

1. Joint Development Commissioner, SEEPZ-SEZ
2. Sr. Pay and Account Officer, SEEPZ-SEZ
3. Assistant Development Commissioner, Estate Section, SEEPZ-SEZ
4. Assistant Development Commissioner, Legal Section, SEEPZ-SEZ
5. Assistant Development Commissioner, Admin Section, SEEPZ-SEZ
6. SEEPZ Website

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
****

AGENDA ITEM NO. 12

A) Proposal:

Post-facto approval for revision of lease rent in respect of Telecom Towers/Cell Sites transferred from M/s. Bharti Airtel Ltd. to M/s. Indus Towers Ltd.

B) Relevant provision of SEZ Act, 2005 & Rules:

Section 34(2)(d) of the SEZ Act, 2005 and Rule 6 of the SEZ Authority Rules, 2009.

C) Other information:

M/s. Bharti Airtel Ltd. was granted permission vide letter dated 16.06.2009 for installation of IBS equipment within SEEPZ premises on payment of annual rent of static Rs. ₹3,00,000/- per building. Out of the 13 buildings covered under the said permission, rent in respect of 10 buildings was payable to SEEPZ-SEZ Authority and rent in respect of 3 buildings was payable to MIDC.

Subsequently, Circular No. 08 dated 14.05.2025 regarding standardisation of miscellaneous permission charges for buildings and plots in SEEPZ-SEZ was issued. As per the said Circular, lease rent for telecommunication towers is ₹3,00,000/- per tower per annum, with 5% annual escalation from the subsequent financial year.

M/s. Bharti Airtel Ltd. subsequently informed about the transfer of the Telecom Towers/Cell Sites located at SDF-I, SDF-III and SDF-V to M/s. Indus Towers Ltd. M/s. Indus Towers Ltd. requested that the records and future invoices in respect of the said Telecom Towers/Cell Sites be issued in its name.

Accordingly, the matter regarding revision of lease rent in respect of the Telecom Towers/Cell Sites under SEEPZ-SEZ Authority was examined in accordance with Circular No. 08 dated 14.05.2025.

The annual lease rent of ₹3,00,000/- per telecommunication tower, with 5% annual escalation, was accordingly applied in respect of the Telecom Towers/Cell Sites under the Authority, and the revised commercial terms were communicated to M/s. Indus Towers Ltd.

M/s. Indus Towers Ltd., vide letter dated 24.06.2026, conveyed its acceptance of the revised commercial terms, including 5% annual escalation on the annual lease rent of ₹3,00,000/-.

D) Recommendation:

The proposal for post-facto approval for application of 5% annual escalation on the annual lease rent of ₹3,00,000/- per telecommunication tower in respect of the Telecom Towers/Cell Sites under SEEPZ-SEZ Authority, in accordance with Circular No. 08 dated 14.05.2025, in connection with the transfer from M/s. Bharti Airtel Ltd. to M/s. Indus Towers Ltd., is placed before the Authority for consideration and approval.

OIC

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

No. E-OPT-12/27/2022-EO/06435 Date: 23 /06/2026

To,
M/s. Indus Towers Limited,
Skyline Icon, 3rd Floor, Andheri Kurla Road,
Near Mittal Industrial Estate,
Andheri east, Mumbai 400059

विषय: SDF-I, SDF-III और SDF-V में स्थित टेलीकॉम टावरों/सेल साइटों के ट्रांसफर के संबंध में।

Sub: Transfer of Telecom Towers/Cell Sites located at SDF-I, SDF-III and SDF-V – reg.

Sir,

कृपया SDF-I, SDF-III और SDF-V में स्थित टेलीकॉम टावरों/सेल साइट्स को M/s. भारती एयरटेल लिमिटेड से M/s. इंडस टावर्स लिमिटेड को ट्रांसफर करने और आपके नाम पर इनवॉइस जारी करने के संबंध में 06.04.2026 के अपने पत्र का संदर्भ लें।

Kindly refer to your letter dated 06.04.2026 regarding transfer of Telecom Towers/Cell Sites located at SDF-I, SDF-III and SDF-V from M/s. Bharti Airtel Ltd. to M/s. Indus Towers Limited and for issuance of invoices in your name.

इस संबंध में, SEEPZ-SEZ प्राधिकरण द्वारा जारी परिपत्र संख्या 08 दिनांक 14.05.2025, जो विविध अनुमतियों के शुल्कों के मानकीकरण से संबंधित है, की ओर आपका ध्यान आकर्षित किया जाता है। उक्त परिपत्र के अनुसार दूरसंचार टावरों हेतु लीज़ किराया ₹3,00,000/- प्रति टावर प्रति वर्ष निर्धारित किया गया है तथा सभी प्रकार की अनुमतियों पर 5% की वार्षिक वृद्धि लागू की गई है।

In this connection, attention is invited to Circular No. 08 dated 14.05.2025 issued by SEEPZ-SEZ Authority regarding standardization of miscellaneous permission charges, wherein lease rent for telecommunication towers has been prescribed as Rs.3,00,000/- per tower per annum and an annual escalation of 5% has been made applicable to all types of permissions.

तदनुसार, SDF-I, SDF-III एवं SDF-V में स्थित दूरसंचार टावरों/सेल साइट्स को M/s. Indus Towers Limited के पक्ष में हस्तांतरित किए जाने का प्रस्ताव, संशोधित लीज़ किराए तथा उस पर लागू 5% वार्षिक वृद्धि को स्वीकार किए जाने की शर्त के अधीन विचारार्थ होगा।

Accordingly, the proposal for transfer of the Telecom Towers/Cell Sites located at SDF-I, SDF-III and SDF-V in favour of M/s. Indus Towers Limited shall be considered subject to acceptance of the revised lease rent together with the applicable annual escalation @ 5% per annum.

अतः आपसे अनुरोध है कि इस पत्र के जारी होने की तिथि से 05 दिनों के भीतर उपर्युक्त नियमों एवं शर्तों के प्रति अपनी बिना शर्त सहमति इस कार्यालय को उपलब्ध कराएं, ताकि उपर्युक्त दूरसंचार टावरों/सेल साइट्स को M/s. Indus Towers Limited के पक्ष में हस्तांतरित किए जाने संबंधी प्रस्ताव पर इस कार्यालय द्वारा आवश्यक अग्रिम कार्यवाही की जा सके।

You are, therefore, requested to convey your unconditional acceptance to the above terms and conditions within 05 days from the date of issue of this letter, so as to enable this office to process the proposal for transfer of the aforesaid Telecom Towers/Cell Sites in favour of M/s. Indus Towers Limited.

Sanjay. A. Umte
9769014069

Yours faithfully,

Aman
23/06/2026.

Aman Kumar Sharma
Assistant Development Commissioner
SEEPZ-SEZ

Copy to :

1.Estate Finance (CA) Section
2. RISE ERP

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
सीप्ज़ विशेष आर्थिक क्षेत्र प्राधिकरण
अंधेरी (पूर्व), मुंबई - 400096

Government of India
Ministry of Commerce & Industry
SEEPZ Special Economic Zone Authority
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

F. No. E-FNC/225/2022-EF/ 06811 Date:14-05-2025

Circular No. 08 Dated 14/05/2025

विषय: सीप्ज़-एसईजेड में भवनों और भूखंडों के लिए विविध अनुमति शुल्क का मानकीकरण।

Sub: Standardisation of Miscellaneous permissions charges for buildings and plots in SEEPZ-SEZ. .

चिलर, ब्लोअर और एएचयू के लिए स्थान के उपयोग के लिए पट्टा किराये में संशोधन के संबंध में परिपत्र संख्या 07 दिनांक 26.09.2024 के दमन में, 72वीं प्राधिकरण बैठक में अनुमोदित निम्नलिखित संशोधित दरें और दिशानिर्देश अधिसूचित किए जाते हैं:

1. विविध अनुमतियों (भवन और भूखंड) के लिए मानकीकृत शुल्क

01.10.2024 से प्रभावी, उपयोगिता प्रतिष्ठानों के लिए स्थान के उपयोग के लिए निम्नलिखित शुल्क लागू होंगे:

- ग्राउंड लेवल इंस्टॉलेशन: ₹1,568 प्रति वर्ग मीटर प्रति वर्ष
- टेरेस इंस्टॉलेशन: ₹2,585 प्रति वर्ग मीटर प्रति वर्ष
- अस्थायी मानसून शेड की स्थापना: ₹100/- प्रति वर्ग मीटर प्रति वर्ष

2. गैर-आवश्यक या भंडारण उपयोग

ऐसे मामलों में जहां आवंटित स्थान काउपयोग

In supersession of Circular No. 07 dated 26.09.2024 regarding the revision of lease rent towards the usage of space for chillers, blowers, and AHUs, the following revised rates and guidelines are hereby notified as approved in the 72nd Authority Meeting:

1. **Standardized Charges for Miscellaneous Permissions (Buildings and Plots)**

Effective from **01.10.2024**, the following charges shall be applicable for the usage of space for utility installations:

- **Ground Level Installations**: ₹1,568 per sq. mtr. per annum
- **Terrace Installations**: ₹2,585 per sq. mtr. per annum
- **Installation of Temporary Monsoon shed**: ₹100/- per sq. mtr. per annum

गैर-आवश्यक या भंडारण उद्देश्यों के लिए किया जा रहा है, पट्टा किराया संबंधित इकाई द्वारा अधिगृहित गाला पर लागू प्रचलित दर पर लिया जाएगा।

3. दूरसंचार टावर

दूरसंचार टावरों के लिए पट्टा किराया **22.04.2025** (अर्थात 72वीं प्राधिकरण बैठक के कार्यवृत्त जारी) से प्रति टावर प्रति वर्ष **₹3,00,000** (केवल तीन लाख रुपये) होगा।

4. वार्षिक वृद्धि खंड

उपर्युक्त दरें सभी प्रकार की अनुमतियों पर 5% की वार्षिक वृद्धि के अधीन होंगी, जो कार्यान्वयन की तारीख के बाद के वित्तीय वर्ष से प्रभावी होंगी।

2. Non-Essential or Storage Usage

In cases where the allotted space is being utilized for **non-essential or storage purposes**, the lease rent shall be charged at the **prevailing rate applicable to the Gala occupied by the respective unit**.

3. Telecommunication Towers

The lease rent for **telecommunication towers** shall be **₹3,00,000 (Rupees Three Lakhs only) per tower per annum**, effective from **22.04.2025** (i.e. issuance of Minutes of the 72nd Authority Meeting)

4. Annual Escalation Clause

The above-mentioned rates shall be subject to an **annual escalation of 5%** to all type of permissions, effective from the subsequent financial year following the date of implementation.

यह सीप्ज़-सेज़ प्राधिकरण के अध्यक्ष के अनुमोदन से जारी किया गया है।

This issues with approval of Chairperson of SEEPZ-SEZ Authority.

Digitally signed by Mital Sudhir Hiremath
Date: 14-05-2025 13:12:39

(मितल एस. हिरेमठ)
संयुक्त विकास आयुक्त
सीप्ज़-एसईज़ेड

प्रतिलिपि:
1. सभी यूनिटधारक, सीप्ज़-सेज़
2. कार्यालय आदेश फाइल

4. डीसीओ और जेडीसीओ, डीडीसीओ, सीप्ज़-एसईज़ेड
5. Technical Cell
6. Caretaker, SEEPZ
7. Rise ERP
8. वित्त अनुभाग, सीप्ज़-सेज़

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
****

AGENDA ITEM NO. 13

Subject

Proposal for Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of SEEPZ Gems & Jewellery Complex-I & Complex-II, Andheri (East), Mumbai through M/s. NBCC (India) Limited as Project Management Consultant (PMC).

1.Relevant Provisions of the SEZ Act, 2005 and Rules

The proposal is placed before the SEEPZ Authority in accordance with the following statutory provisions:

1. Section 34 of the SEZ Act, 2005, empowering the SEZ Authority to approve works and incur expenditure for the development, operation, maintenance and upgradation of infrastructure within the Special Economic Zone.
2. Rule 7(1) of the SEZ Authority Rules, 2009, authorizing the SEZ Authority to approve financial allocations and administrative actions relating to repair, renovation, construction and maintenance of infrastructure facilities within the Zone.

2. Background

The Gems & Jewellery Complex-I and Complex-II are old buildings within the SEEPZ-SEZ premises and require comprehensive structural rehabilitation and allied repair works.

(i) Gems & Jewellery Complex-I was constructed in 1987 and is a G+1 storied building, having a built-up area of 10,193.00 sq. m. and a plinth area of 2,646.00 sq. m.

(ii) Gems & Jewellery Complex-II was constructed in 1991 and is a G+3 storied building, having a built-up area of 11,711.88 sq. m. and a plinth area of 2,974.00 sq. m.

Particulars	G&J Complex-I	G&J Complex-II
Year of Construction	1987	1991
Building Type	G+1 Storied	G+3 Storied
Built-up Area	10,193.00 sq. m.	11,711.88 sq. m.
Plinth Area	2,646.00 sq. m.	2,974.00 sq. m.

3. Structural Audit and Present Condition

Structural audits of SEEPZ-SEZ buildings were conducted by IIT Bombay in November 2015 and M/s. Creative Consultant in August 2021.

The audit reports identified deterioration of structural members due to carbonation, corrosion of reinforcement, ageing and repeated wetting and drying cycles and recommended comprehensive structural repairs, strengthening, corrosion protection and waterproofing measures.

Although partial structural repair and waterproofing works were undertaken during 2017–2018, the external portions of the buildings, particularly the beams, columns and sewerage duct areas, are presently in a highly deteriorated condition.

4.Purpose of the Proposal

In view of the structural condition of the buildings and the recommendations contained in the structural audit reports, it is necessary to undertake comprehensive structural rehabilitation, repair, strengthening and waterproofing works for G&J Complex-I and Complex-II to ensure their safety, structural stability, durability and continued serviceability.

Accordingly, M/s. NBCC (India) Limited has submitted detailed estimates for undertaking the proposed works.

5. Scope of Work

The proposed works broadly include:

1. Structural Rehabilitation and Repair Works – repair and restoration of distressed RCC structural members.
2. Structural Strengthening Works – strengthening of identified structural members to improve structural performance and serviceability.
3. Corrosion Mitigation and Reinforcement Protection – treatment of corroded reinforcement and protection against further deterioration.
4. Waterproofing Works – waterproofing of terraces, roofs and other identified areas to prevent water ingress.
5. Repair of Sewerage/Drainage and Allied Civil Works, wherever required.
6. Plastering, protective coating and other allied works necessary for comprehensive rehabilitation and durability of the buildings.

6. Estimated Cost

The estimates submitted by M/s. NBCC (India) Limited are summarized below:

Building	**Project Cost including 3% Contingencies**	**NBCC PMC Charges @ 13%**	**Total Estimated Cost**
G&J Complex-I	₹3,28,85,752/-	₹41,50,628.95/-	₹3,70,36,380/-
G&J Complex-II	₹3,67,57,856.66/-	₹46,39,341.16/-	₹4,13,97,200/-
Total	₹6,96,43,608.66/-	₹87,89,970.11/-	₹7,84,33,580/-

The total estimated cost for both buildings is ₹7,84,33,580/- (Rupees Seven Crore Eighty-Four Lakh Thirty-Three Thousand Five Hundred Eighty Only).

7. Justification

The structural audits conducted by IIT Bombay (2015) and M/s. Creative Consultant (2021) identified significant structural deterioration due to carbonation, reinforcement corrosion, ageing and repeated wetting/drying cycles. Despite partial repairs carried out during 2017–2018, deterioration of the external beams, columns and sewerage duct areas continues.

Therefore, comprehensive structural repair, strengthening, corrosion protection and waterproofing works are necessary to ensure the safety, durability and serviceability of G&J Complex-I and Complex-II.

8. Recommendations / Alternatives

The following alternatives are placed before the Competent Authority for consideration:

Option-I – Execution by SEEPZ-SEZ Authority

The proposed works may be undertaken directly by the SEEPZ-SEZ Authority through the prescribed procurement/tendering process, in accordance with the applicable GFR provisions, CPWD norms and other relevant rules/procedures.

Option-II – Execution through Unit Holders Committee

It may be considered to undertake the proposed repair and rehabilitation works through the Buildings/Unit Holders Committee, with the expenditure being borne/managed by the concerned unit holders and adjusted/recovered through the applicable service charges, subject to the decision of the Authority.

In this regard, reference may be made to the decision taken in the 64th Authority Meeting in respect of G&J Complex III, wherein the Authority approved a mechanism for compensating unit holders for expenses incurred by them by reducing service charges to 50% for four years. The arrangement was intended to encourage unit holders to undertake urgent repairs and maintain the buildings, and was considered as an example of Public-Private Partnership in undertaking maintenance works.

Option-III – Execution by SEEPZ-SEZ Authority with Cost Recovery

The SEEPZ-SEZ Authority may undertake the proposed repair and rehabilitation works and subsequently recover the expenditure from the concerned units/unit holders, in accordance with the applicable rules, terms and conditions and a mechanism approved by the Authority.

9. Proposal for Consideration

In view of the structural audit findings, present condition of the buildings and the need for comprehensive rehabilitation, the SEEPZ Authority/Competent Authority may consider and approve:

1. The proposal for undertaking the Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of G&J Complex-I and G&J Complex-II at a total estimated cost of ₹7,84,33,580/-, as per the estimates submitted by M/s. NBCC (India) Limited; and
2. The appropriate mode of execution from the above three alternatives, including the mechanism for funding/recovery of the expenditure, as may be decided by the Authority.

Submitted for kind consideration and approval, please.

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NBCC (INDIA) LTD

(A Govt. of India Enterprise) | RBG (Maharashtra)

RECAPITULATION SHEET

Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-I, Andheri (East), Mumbai

A	Estimated Project Cost		31,927,915.00
B	Contingencies @ 3%	3%	957,837.00
C	**Cost including contingencies**	**(A+B)**	**32,885,752.00**
D	GST on Cost including contingencies @ 18% of C	18%	5,919,435.36
E	**Cost Incl. GST**	**(C+D)**	**38,805,187.36**
F	NBCC's PMC Charges (For Repair & Renovation) on A	13%	4,150,628.95
G	GST on NBCC's PMC Charges on F	18%	747,113.21
H	**GRAND TOTAL**	**D+E+F**	**43,702,929.52**

For NBCC INDIA Ltd.

Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-I

ABSTRACT SHEET

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
A	**Preaparing & Enabling Item**						
1	S.S.R 2022-2023, Building Maintanance Item No. 46.42	6710.00	Sqm	Providing and fixing double scaffolding system (cuplocktype)on the exterior side of building/structure, including additional rows of scaffolding in stepped manner as per requirement of site, made with 40mm dia M.S.tube, placed 1.5 metre centre to centre, horizontal & vertical tubes joint with cup & lock system with M.S.Tubes, M.S.tube challis, M.S.clamps and staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for execution of work of cleaning and/or pointing and/or applying chemical and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connecting with the building etc, wherever required, feasible, for inspection of work at required locations with essential safety features for the workmen etc., complete as per directions and approval of Engineer-in-charge.Note:-(1)The elevational area of the scaffolding shall be measured for payment purpose. (2)The payment will be made once only for execution of all items for such works.	279.00	1,872,090.00	
2	S.S.R 2022-2023, Building Maintanance Item No. 46.38	3344.00	Sqm	Providing and fixing Jute Kantan (Tarat) screen to the scaffold-ing for external guniting as directed including removing the same after the work is over etc. complete.	68.00	227,392.00	
3	MR	200.00	Nos	Supporting the structural element temporarily using heavy duty flat headed steel props of minimum capacity 3 Ton and having height of upto 16' erected vertically in plumb, braced horizontally and diagonally at centre with each others using 40 Nb steel pipes and supporting a continuous 4" x 3" wooden runner just below the structural element, resting on wooden block to support the structure provisionally during repair and jacketing etc. and maintaining them in position till required as directed by the Consultant (mode of measurement per prop per repetition)	200.00	40,000.00	
B	**Dismantling Item**						
4	S.S.R 2022-23, Plaster & Pointing Item No. 32.33	1392.00	Sqm	Removing the existing cement plaster of any thickness without causing dust nuisance and stacking the debris upto a distance of 50 metres or spreading in the compound and cleaning the site etc. complete.	52.00	72,384.00	

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
5	S.S.R 2022-23, Bridge Maintanance Item No. 51.140	557.00	Sqm	Chipping of all loose and Spalling of concrete to bottom of slab,beams etc.(wherever required),cleaning of reinforcement, carrying out thorough sand blasting, application of anti corrosive zinc rich epoxy primer to exposed reinforcement including cost of material,labour, equipment, tools, scaffolding etc. complete.	515.00	286,855.00	
6	S.S.R 2022-23, Building Maintanance Item No. 46.29	25.00	Cum	Dismantling the R.C.C. Work 1:2:4 and sorting out the materials such as steel etc. as directed and stacking them within the specified lead as directed etc. complete.	1,451.00	36,275.00	
7	S.S.R 2022-23, Building Maintanance Item No. 46.09	40.00	Cum	Dismantling brick masonry in lime or cement mortar and stacking the materils as directed with all leads, lifts etc.	335.00	13,400.00	
8	S.S.R 2022-23, Bridge Maintanance Item No. 46.59	114.00	Cum	Lowering down the debris obtained from breaking and removing the cement plaster / burnt brick masonry of the first floor by any means without causing dust nuisance and damage to structure, stacking the same as and where directed including cleaning the site complete.	752.00	85,728.00	
C	**Corrosion treatment**						
9	S.S.R 2022-23, Bridge Repair Item No. 19.31	557.00	Sqm	Anticorrosive treatment to expose reinforcement in two coats with time interval of minimum 4 hours between each coat. The application shall be done by brush.	567.00	315,819.00	
10	S.S.R 2022-23, Warerproofing Item No. 52.20	280.00	Nos	Providing and fixing zinc alloy based galvanic disk type sacrificial anodes (50 mm dia, 18 mm thick) as approved by Engineer in charge to the reinforcement, that should have a 3 years track record of use in PWD projects, 4 year track record in corrosive region of abroad and pass 500 hours salt spray test as per ASTM B 117. The anode shall be connected to the reinforcement steel by connectors provided with the anode. Sacrificial Galvanic Anode should have following minimum properties: 1. Base: Zinc Alloy 2. Conformance: ASTM B 418 Type II 3. Zinc Mass: Min 40 g per anode 4. Geometry: Disc Type 5. Diameter: 50 mm 5. Height: 18 mm 6. Surface Area: 6751 sq mm It shall be applied as per manufacturers specification. (If scaffolding is required, same shall be provided and will be paid under relevant item)	1,089.00	304,920.00	
D	**Grouting Work**						

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
11	S.S.R 2022-23, Bridge Maintanance Item No. 51.154	2230.00	Nos	Providing, drilling and fixing Nipples for pressure injection grouting of polymer cement grout etc. complete	266.00	593,180.00	
12	S.S.R 2022-23, Bridge Repair Item No. 19.24	79.00	kg	Providing Grouting of nozzles with Low Viscosity Epoxy grout including material, labour complete in all respect.	1,659.00	131,061.00	
13	S.S.R 2022-23, Bridge Maintainance Item No. 51.155	2175.00	kg	Filling voids/honeycomb with high pressure injection grouting of Polymer Cement Grout (10% of Polymer by Weight of Cement)	219.00	476,325.00	
E	**Concrete Section Builtup**						
14	S.S.R 2022-23, Bridge Maintainance Item No. 51.141	557.00	Sqm	Providing and applying epoxy bonding agent for bonding old to new concrete for structural members prior applying the epoxy mortar to the concrete surfaces etc complete.	516.00	287,412.00	
15	SSR 22-23, Bridge Maintainance Item No -51.153	260.00	Sqm	Providing Polymer modified cement Mortar treatment after removing of existing, clading, plaster, gunite & cleaning and preparing the surface. Applying Polymer cement bond coat and Polymer modified cement Mortar as per manufacturer specification upto 50mm thick with 8%polymer by weight of cement to fill the all cavities & making protective cover plaster including shuttering	6,345.00	1,649,700.00	
16	MR	450.00	Sqm	Providing , fabrication, erection and fixing in position plain timber and steel plate centering and shuttering true to line, level and plumb, inlcuding mild steel propping, cuplock system,H-frames staging etc as per requirements, of any height , applying shuttering removal emulsion / oil as approved, required bracing, chamfering corners (of exposed edges) of beams, columns, walls etc. including making leak proof joints, removing and dismantling the aforesaid assembly after specified or as approved period from the day	1,100.00	495,000.00	

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
17	NIT No.103/EE/PED/2019-20, Repair, rehabilitation and structural repair of reinforced lime concrete Chajja at Rashtrapati Bhavan, New Delhi (Phase-I:-Chajjas at forecourt side, North/South court of Rashtrapati Bhawan)	25.00	cum	Providing and placing in position structural light weight concrete (SLWC) for casting of chajja petal and panel in M 20 grade with dry density of 1650+50 kg per cum, premixed with basalt fiber dosage of 3 kg per cum, made up of sintered flyash aggregates, at average thickness 120mm at height of 15 to 22 mtr above ground level including cleaning the area of all loose debris dust etc. with air compressor/vacuum cleaner, supply as required in small quantities of about 1cum, transporting, shifting, lifting of material. pouring SLWC in place, compacting in position with proper supervision with due care and precaution. i/c finishing the surface in slope as required etc. complete as per direction of Engineer-in-charge . The supply at site shall be in 25 kg bucket and SLWC shall be of detailed specification attached)	40,000.00	1,000,000.00	
F	**Additional Reinforcement**						
18	SSR 22-23, Bridge Repair Item No - 19.42	3000.00	kg	Providing and fixing additional reinforcement to replace the corroded diameter of existing steel for strengthening purpose.	89.00	267,000.00	
19	SSR 22-23, Bridge Repair Item No - 19.14	1200.00	nos	Providing fixing of shear links of 12mm dia in the periphery of the well wall for 100mm depth @ 500mm c/c both way and grouting with under water epoxy grout includes the cost of hire charges	888.00	1,065,600.00	
20	SSR 22-23, Rebar Item No - 53.03	1200.00	Nos	Supplying, Drilling/Cleaning hole and injecting chemical. Application to be designed separately for Rebars as Simply Supported, Moment or Splice Connection as per EC2/TR 023 or relevant tested and accepted rebar guidelines. The chemical should have ETA approval for seismic rebar as a minimum qualifying criterion. Drilling hole with double flute type drill bits or hollow drill bits to the required depth by rotary hammer drill, cleaning with brush and jet of clean air, filling resin and hardener using serrated nozzle to eliminate mixing error with standard HDE A22 battery dispenser along with piston plug. The installation and the setting instructions should be strictly followed as per the manufacturer's recommendations. The adequate diameter and embedment of rebars to be decided as per PROFIS Rebar Software & the report to be submitted to the project manager/ design engineer for approval. Scanning before drilling to be done to avoid hitting existing rebars. Re 500 -12 mm dia 240mm depth	541.00	649,200.00	
H	**Plastering**						

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
21	SSR 22-23, Plastering and Pointing Item No - 32.11	1392.00	sqm	Providing sand faced plaster externally in cement mortar using approved screened sand, in all positions including base coat of 15mm thick in cement mortar 1:4 using waterproofing compound at 1 Kilogram per cement bag curing the same for not less than 2days and keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in cement mortar 1:4 finishing the surface by takingout grains and curing for fourteen days scaffolding etc.complete.	639.00	889,488.00	
H	**Painting**						
22	SSR 22-23, Plastering and Pointing Item No - 35.21	1382.82	Sqm	Providing and applying priming coat on concrete/ masonary/ Asbestos Cement plastered surfaces including scaffolding if necessary, preparing the surface by thoroughly cleaning oil, grease, dirt and other foreign matter and sand papering as required etc. complete.	36.00	49,781.57	
23	SSR 22-23, Plastering and Pointing Item No - 36.21	1382.82	Sqm	Providing and applying plastic emulsion paint of approved quality, colour and shade to old and new surfaces in two coats including scaffolding, preparing the surface. (excluding the primer coat)etc. complete.	80.00	110,625.72	
24	SSR 22-23, Plastering and Pointing Item No - 35.26	2095.18	Sqm	Providing and applying two coats of exterior weather shield paint of approved manufacture and of approved colour to the plastered surfaces including cleaning, preparing the plaster surface ,applying primer coat ,scaffolding if necessary, and watering the surface for two days etc complete.	295.00	618,079.28	
H	**Waterproofing**						

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
25	PWD Balbhawan tender/ E- TENDER NOTICE NO 80 FOR 2021-22 item No. 16	7388.00	sqm	Cleaning and Surface Preparation:Cleaning of surface to achieve a clean and smooth surface free of muck , sharp protusions etc. WATERPROOFING: Providing and Fixing 1st layers of 300GSM Geotextile Sheet layer (For Concrete substrate PP and for APP /WPR/ Chinamosiac- Polyester) as a separation layer above existing substrate with an overlap of 50mm and the overlap is kept welded at few locations to avoid displacement. The Second Part consisting of supply & installing modified polyolefin TPO synthetic membrane reinforced by a polyester reinforcement mesh. Waterproofing membrane shall be minimum (1.5mm thick synthetic TPO waterproofing membrane Make - SRMPL/MasterBuilder Solutions) with Joints overlap of 120mm and shall be welded with automatic single seam machine and terminations by hand welding. Waterproofing shall be mechanically fastned to the slab based on proper substrate testing at multiple depths to arrive on right screw to achieve maximum pull off values. Mechanical fastner shall be TPO membrane shall have following minimum properties , (i) Thickness : Minimum 1.5 mm as per EN 1849-2, (ii) Tensile Strength > 1100 N/Sq.5cm as per EN 12311-2, (iii) Elongation of >	2,585.10	19,098,718.80	
J	**Testing**						
26	MR	25.00	Nos	Conducting Concrete tomography (CT) from a single device using Enhanced Onsite Wireless 2D/3D Imaging Based on 24 Channel Pulse Echo Transducers Acquiring Concrete Scan In One Go with Wide Panoramic B-scan, Augmented Reality & 3D views, Al-Assisted Positioning, Feature Interpretation & Image stabilizer confirming to EN 12504-4. To carry out concrete diagnostics which can be used for improved quality assurance/ quality control during concrete structures construction and assist in rehabilitation decision making. Bidder should have experience of conducting Tomography at any of their governement project (Mode of Measurement: Per point of test).	5,000.00	125,000.00	
27	MR	35.00	Nos	PosiTest AT-M with 50mm C1583 Kit: carrying out Pull-Off Adhersion Testing with Automatic Adhesion Testers confirming to ASTM C1583 (tensile strength of concrete/pointing overlays). Including using 50mm C1583 Kit,ideal for measuring the tensile strength of concrete surfaces and concrete repairs and overlay material. Bidder should have experience of conducting POSITEST (Pull off Adhesion Test) at any of their governement project Advanced Reinforcement Corrosion Assessment by Galvapulse of RCC Elements.	4,500.00	157,500.00	

Sr No	Item Code	Qty	Unit	Item Description	Rate (INR)	Amount (INR)	Remarks
28	MR	30.00	Nos	Advanced Reinforcement Corrosion Assessment by Galvapulse of RCC Elements. Conducting residual life analysis of RCC structures by measuring rate of corrosion value for the give RCC element by Conducting adequate Nos. of tests for the condition assessment of RCC elements by non electrical connection to rebar type, high precision sensor based, wireless testing tool for detail corrosion evaluation which will provide in situ details of:- 1) Measurement of corrosion rate in Reinforcement. 2) Measurement of Real in situ Electrical resistivity of Concrete. 3) Measurement of accurate in situ Corrosion potential of Rebar. 4) Clear cover of Concrete. 5) Residual Life analysis can done. 6) Rate of loss of cross section of steel rebars inside concrete. 7) Contours of corrosion potential in RCC Element (Mode of Measurement: Per point comprising of mapping of size max 1000 X 1000).	5,500.00	165,000.00	
				TOTAL		**31,083,534.37**	

Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-I

Measurement Sheet

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
A		**Preparing & Enabling Item**						
1	S.S.R 2022-2023, Building Maintanance Item No. 46.42	Providing and fixing double scaffolding system (cuplocktype)on the exterior side of building/structure, including additional rows of scaffolding in stepped manner as per requirement of site, made with 40mm dia M.S.tube, placed 1.5 metre centre to centre, horizontal & vertical tubes joint with cup & lock system with M.S.Tubes, M.S.tube challis, M.S.clamps and staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for execution of work of cleaning and/or pointing and/or applying chemical and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connecting with the building etc, wherever required, feasible, for inspection of work at required locations with essential safety features for the workmen etc., complete as per directions and approval of Engineer-in-charge.Note:-(1)The elevational area of the scaffolding shall be measured for payment purpose. (2)The payment will be made once only for execution of all items for such works.						
		Total Perimeter X Height- External Phase	1	374.140		8.000	2993.120	sqm
		Consider extra allowance for stepped rows, returns and projections					350.000	sqm
		Scaffolding for Internal floors (Approximate Qty)	1	3366.000			3366.000	sqm
						Say	**6710.000**	**sqm**
2	S.S.R 2022-2023, Building Maintanance Item No. 46.38	Providing and fixing Jute Kantan (Tarat) screen to the scaffold-ing for external guniting as directed including removing the same after the work is over etc. complete.						
		Same as External Scaffolding qty					3343.120	sqm
						Say	**3344.000**	**sqm**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
3	MR	Supporting the structural element temporarily using heavy duty flat headed steel props of minimum capacity 3 Ton and having height of upto 16' erected vertically in plumb, braced horizontally and diagonally at centre with each others using 40 Nb steel pipes and supporting a continuous 4" x 3" wooden runner just below the structural element, resting on wooden block to support the structure provisionally during repair and jacketing etc. and maintaining them in position till required as directed by the Consultant (mode of measurement per prop per repetition)						
		Considered Approximate qty for ground floor		-	-	-	100.000	nos
		Considered Approximate qty for first floor		-	-	-	100.000	nos
		Considered Approximate qty for Second floor		-	-	-		nos
		Considered Approximate qty for Third floor		-	-	-		nos
						Say	**200.000**	**nos**
B		**Dismantling Item**						
4	S.S.R 2022-23, Plaster & Pointing Item No. 32.33	Removing the existing cement plaster of any thickness without causing dust nuisance and stacking the debris upto a distance of 50 metres or spreading in the compound and cleaning the site etc. complete.						
		For External Façade;						
		Total Perimeter x Height	1	374.140		8.000	2993.120	sqm
		Less 30% area windows and openings	-1	2993.120		0.300	-897.936	sqm
		Total External Wall area					2095.184	sqm
		Consider 40% area of total	**1**	**2095.184**	**0.400**		**838.074**	**sqm**
		For Internal Area;						
		Total internal area - 2.2 x External Area	1	2095.184	2.200		4609.405	Sqm
		Consider 30% as Common Areas, and 40% of the Common Area	**1**	**4609.405**	**0.120**		**553.129**	**sqm**
						Say	**1392.000**	**Sqm**
5	S.S.R 2022-23, Bridge Maintanance Item No. 51.140	Chipping of all loose and Spalling of concrete to bottom of slab,beams etc.(wherever required),cleaning of reinforcement, carrying out thorough sand blasting, application of anti corrosive zinc rich epoxy primer to exposed reinforcement including cost of material,labour, equipment, tools, scaffolding etc. complete.						
		Considering 40% area for repair of Item no. 4	1	1392.000		0.400	556.800	sqm
						Say	**557.000**	**sqm**
6	S.S.R 2022-23, Building Maintanance Item No. 46.29	Dismantling the R.C.C. Work 1:2:4 and sorting out the materials such as steel etc. as directed and stacking them within the specified lead as directed etc. complete.						
		Consider Approximate Qty	1	25.000			25.000	Cum
						Say	**25.000**	**Cum**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
7	S.S.R 2022-23, Building Maintanance Item No. 46.09	Dismantling brick masonry in lime or cement mortar and stacking the materils as directed with all leads, lifts etc.						
		Consider Approximate Qty	1	40.000			40.000	Cum
						Say	**40.000**	**Cum**
8	S.S.R 2022-23, Bridge Maintanance Item No. 46.59	Lowering down the debris obtained from breaking and removing the cement plaster / burnt brick masonry of the first floor by any means without causing dust nuisance and damage to structure, stacking the same as and where directed including cleaning the site complete.						
		Plaster chiipping qty	1	1392.000	0.025		34.800	Cum
		Concrete chiipping qty	1	557.000	0.025		13.925	Cum
		Dismantling of Concrete qty	1	25.000			25.000	Cum
		Dismantling of Brickwork qty	1	40.000			40.000	Cum
						Say	**114.000**	**Cum**
C	**Corrosion treatment**							
9	S.S.R 2022-23, Bridge Repair Item No. 19.31	Anticorrosive treatment to expose reinforcement in two coats with time interval of minimum 4 hours between each coat. The application shall be done by brush.						
		Same as the area considered for concrete chipping.					557.000	sqm
						Say	**557.000**	**sqm**
10	as	Providing and fixing zinc alloy based galvanic disk type sacrificial anodes (50 mm dia, 18 mm thick) as approved by Engineer in charge to the reinforcement, that should have a 3 years track record of use in PWD projects, 4 year track record in corrosive region of abroad and pass 500 hours salt spray test as per ASTM B 117. The anode shall be connected to the reinforcement steel by connectors provided with the anode. Sacrificial Galvanic Anode should have following minimum properties: 1. Base: Zinc Alloy 2. Conformance: ASTM B 418 Type II 3. Zinc Mass: Min 40 g per anode 4. Geometry: Disc Type 5. Diameter: 50 mm 5. Height: 18 mm 6. Surface Area: 6751 sq mm It shall be applied as per manufacturers specification. (If scaffolding is required, same shall be provided and will be paid under relevant item)						
		1 nos /2sqm of repair area	1	278.500	-	-	278.500	Nos
						Say	**280.000**	**Nos**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
D		**Grouting Work**						
11	S.S.R 2022-23, Bridge Maintanance Item No. 51.154	Providing, drilling and fixing Nipples for pressure injection grouting of polymer cement grout etc. complete						
		Total repair area (Same as concrete chipping qty)	**1**	**557.000**	**4.000**		2228.000	
		4 nos/Sqm					2228.000	**Nos**
						Say	**2230.000**	**Nos**
12	S.S.R 2022-23, Bridge Repair Item No. 19.24	Providing Grouting of nozzles with Low Viscosity Epoxy grout including material, labour complete in all respect.						
		Consider 35% of nozzle for Epoxy Grouting @ 0.10 Kgs per nozzle.	**1**	**2230.000**	**0.350**	**0.100**	**78.050**	**Kg**
						Say	**79.000**	**kg**
13	S.S.R 2022-23, Bridge Maintainance Item No. 51.155	Filling voids/honeycomb with high pressure injection grouting of Polymer Cement Grout (10% of Polymer by Weight of Cement)						
		Consider 65% of nozzle for Epoxy Grouting @ 1.50 Kgs per nozzle.	**1**	**2230.000**	**0.650**	**1.500**	**2174.250**	**Kg**
						Say	**2175.000**	**kg**
E		**Concrete Section Builtup**						
14	S.S.R 2022-23, Bridge Maintainance Item No. 51.141	Providing and applying epoxy bonding agent for bonding old to new concrete for structural members prior applying the epoxy mortar to the concrete surfaces etc complete.						
		Same as concrete chipping qty					557.000	sqm
						Say	**557.000**	**sqm**
15	SSR 22-23, Bridge Maintainance Item No -51.153	Providing Polymer modified cement Mortar treatment after removing of existing, clading, plaster, gunite & cleaning and preparing the surface. Applying Polymer cement bond coat and Polymer modified cement Mortar as per manufacturer specification upto 50mm thick with 8%polymer by weight of cement to fill the all cavities & making protective cover plaster including shuttering						
		Considered area for repair						
		Total area considered for PMM 45%	**1**	**557.000**	**0.450**		**250.650**	**sqm**
						Say	**260.000**	**sqm**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
16	MR	Providing , fabrication, erection and fixing in position plain timber and steel plate centering and shuttering true to line, level and plumb, inlcuding mild steel propping, cuplock system,H-frames staging etc as per requirements, of any height , applying shuttering removal emulsion / oil as approved, required bracing, chamfering corners (of exposed edges) of beams, columns, walls etc. including making leak proof joints, removing and dismantling the aforesaid assembly after specified or as approved period from the day						
		Consider approximate qty					450.000	Sqm
						Say	**450.000**	**sqm**
17	Tender Item of Rashtrapati Bhavan	Providing and placing in position structural light weight concrete (SLWC) for casting of chajja petal and panel in M 20 grade with dry density of 1650+50 kg per cum, premixed with basalt fiber dosage of 3 kg per cum, made up of sintered flyash aggregates, at average thickness 120mm at height of 15 to 22 mtr above ground level including cleaning the area of all loose debris dust etc. with air compressor/vacuum cleaner, supply as required in small quantities of about 1cum, transporting, shifting, lifting of material. pouring SLWC in place, compacting in position with proper supervision with due care and precaution. i/c finishing the surface in slope as required etc. complete as per direction of Engineer-in-charge . The supply at site shall be in 25 kg bucket and SLWC shall be of detailed specification attached)						
		Extternal Chajja & Drop Pannel (Consider approximate qty)	1	1.000	1.000	25.000	25.000	Cum
						Say	**25.000**	**Cum**
F	**Additional Reinforcement**							
18	SSR 22-23, Bridge Repair Item No - 19.42	Providing and fixing additional reinforcement to replace the corroded diameter of existing steel for strengthening purpose.						
		Consider Approximate Qty	1				3000.000	KG
						Say	**3000.000**	**kg**
19	SSR 22-23, Bridge Repair Item No - 19.14	Providing fixing of shear links of 12mm dia in the periphery of the well wall for 100mm depth @ 500mm c/c both way and grouting with under water epoxy grout includes the cost of hire charges						
		Consider Approximate Qty	1	1200.000	-	-	1200.000	Nos
						Say	**1200.000**	**NOS**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
20	SSR 22-23, Rebar Item No - 53.03	Supplying, Drilling/Cleaning hole and injecting chemical. Application to be designed separately for Rebars as Simply Supported, Moment or Splice Connection as per EC2/TR 023 or relevant tested and accepted rebar guidelines. The chemical should have ETA approval for seismic rebar as a minimum qualifying criterion. Drilling hole with double flute type drill bits or hollow drill bits to the required depth by rotary hammer drill, cleaning with brush and jet of clean air, filling resin and hardener using serrated nozzle to eliminate mixing error with standard HDE A22 battery dispenser along with piston plug. The installation and the setting instructions should be strictly followed as per the manufacturer's recommendations. The adequate diameter and embedment of rebars to be decided as per PROFIS Rebar Software & the report to be submitted to the project manager/ design engineer for approval. Scanning before drilling to be done to avoid hitting existing rebars. Re 500 -12 mm dia 240mm depth						
		Consider Approximate Qty	-	-	-	-	1200.000	Nos
						Say	**1200.000**	**NOS**
H		**Plastering**						
21	SSR 22-23, Plastering and Pointing Item No - 32.11	Providing sand faced plaster externally in cement mortar using approved screened sand, in all positions including base coat of 15mm thick in cement mortar 1:4 using waterproofing compound at 1 Kilogram per cement bag curing the same for not less than 2days and keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in cement mortar 1:4 finishing the surface by takingout grains and curing for fourteen days scaffolding etc.complete.						
		Considered same as Plaster Area removed (Sl. No. 04)					1392.000	sqm
						Say	**1392.000**	**sqm**
I		**Painting**						
22	SSR 22-23, Plastering and Pointing Item No - 35.21	Providing and applying priming coat on concrete/ masonary/ Asbestos Cement plastered surfaces including scaffolding if necessary, preparing the surface by thoroughly cleaning oil, grease, dirt and other foreign matter and sand papering as required etc. complete.						
		Net Internal Area consider Only Common and Service Areas (30% of Total internal)	1	4609.405	0.300		1382.821	
						Say	**1383.000**	**sqm**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
23	SSR 22-23, Plastering and Pointing Item No - 35.21	Providing and applying plastic emulsion paint of approved quality, colour and shade to old and new surfaces in two coats including scaffolding, preparing the surface. (excluding the primer coat)etc. complete.						
		Net Internal Area consider Only Common and Service Areas (30% of Total internal)					1382.821	
						Say	**1383.000**	**sqm**
24	SSR 22-23, Plastering and Pointing Item No - 35.26	Providing and applying two coats of exterior weather shield paint of approved manufacture and of approved colour to the plastered surfaces including cleaning, preparing the plaster surface, applying primer coat, scaffolding if necessary, and watering the surface for two days etc complete.						
		Net External Area exlcuding Opening					2095.184	
						Say	**2095.000**	**sqm**
J	**Waterproofing**							
24	PWD Balbhawan tender/ E-TENDER NOTICE NO 80 FOR 2021-22 item No. 16	Cleaning and Surface Preparation:Cleaning of surface to achieve a clean and smooth surface free of muck , sharp protusions etc. WATERPROOFING: Providing and Fixing 1st layers of 300GSM Geotextile Sheet layer (For Concrete substrate PP and for APP /WPR/ Chinamosiac- Polyester) as a separation layer above existing substrate with an overlap of 50mm and the overlap is kept welded at few locations to avoid displacement. The Second Part consisting of supply & installing modified polyolefin TPO synthetic membrane reinforced by a polyester reinforcement mesh. Waterproofing membrane shall be minimum (1.5mm thick synthetic TPO waterproofing membrane Make - SRMPL/MasterBuilder Solutions) with Joints overlap of 120mm and shall be welded with automatic single seam machine and terminations by hand welding. Waterproofing shall be mechanically fastned to the slab based on proper substrate testing at multiple depths to arrive on right screw to achieve maximum pull off values. Mechanical fastner shall be TPO membrane shall have following minimum properties , (i) Thickness : Minimum 1.5 mm as per EN 1849-2, (ii) Tensile Strength > 1100 N/Sq.5cm as per EN 12311-2, (iii) Elongation of > 15% as per EN 12311-2, (iv) Tear Strength > 300 N/mm as per EN 12310-2, and old bending of minimum < -40 deg as per EN 495-5;						
		Total length X Height- External Phase (parapet)	1	374.140		1.500	561.210	sqm
		Terrace area	1	6826.000			6826.000	sqm
						Say	**7388.000**	**sqm**
K	**Testing**							

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
25	MR	Conducting Concrete tomography (CT) from a single device using Enhanced Onsite Wireless 2D/3D Imaging Based on 24 Channel Pulse Echo Transducers Acquiring Concrete Scan In One Go with Wide Panoramic B-scan, Augmented Reality & 3D views, Al-Assisted Positioning, Feature Interpretation & Image stabilizer confirming to EN 12504-4. To carry out concrete diagnostics which can be used for improved quality assurance/ quality control during concrete structures construction and assist in rehabilitation decision making. **Bidder should have experience of conducting Tomography at any of their governement project** (Mode of Measurement: Per point of test).						
		Consider approximate qty					25.000	Nos
						Say	**25.000**	**Nos**
26	MR	PosiTest AT-M with 50mm C1583 Kit: carrying out Pull-Off Adhersion Testing with Automatic Adhesion Testers confirming to ASTM C1583 (tensile strength of concrete/pointing overlays). Including using 50mm C1583 Kit,ideal for measuring the tensile strength of concrete surfaces and concrete repairs and overlay material. Bidder should have experience of conducting POSITEST (Pull off Adhesion Test) at any of their governement project						
		Total					35.000	Nos
						Say	**35.000**	**Nos**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
27	MR	Advanced Reinforcement Corrosion Assessment by Galvapulse of RCC Elements. Conducting residual life analysis of RCC structures by measuring rate of corrosion value for the give RCC element by Conducting adequate Nos. of tests for the condition assessment of RCC elements by non electrical connection to rebar type, high precision sensor based, wireless testing tool for detail corrosion evaluation which will provide in situ details of:- 1) Measurement of corrosion rate in Reinforcement. 2) Measurement of Real in situ Electrical resistivity of Concrete. 3) Measurement of accurate in situ Corrosion potential of Rebar. 4) Clear cover of Concrete. 5) Residual Life analysis can done. 6) Rate of loss of cross section of steel rebars inside concrete. 7) Contours of corrosion potential in RCC Element (Mode of Measurement: Per point comprising of mapping of size max 1000 X 1000).						
		Total					30.000	Nos
						Say	**30.000**	**Nos**

AREA STATEMENT (Gems & Jewellery - I)

1 Base Geometry of the Building

Sl. No	Parameter	UoM	Qty	Type	Basis / Remarks
1	Perimeter length of building	Mtrs	374.14	*INPUT | Measured from site plan*	
2	Height of building (G+1 storeys)	Mtrs	8.00	*INPUT | Elevational height adopted for façade measurement*	
3	Gross external elevational area (374.14 × 8.00)	Sqm	2,993.12	*Sl. 1 × Sl. 2*	
4	Internal floor-plate area (1st floor)	Sqm	6,826.00	*INPUT*	
5	Internal floor-plate area (2nd floor)	Sqm	3,366.00	*INPUT*	
6	**Total internal area**	**Sqm**	**10,192.00**	*Sl. 4 + Sl. 5*	
7	Governing (largest) single floor plate	Sqm	3,366.00	*MIN (Sl. 4, Sl. 5) — basis for internal birdcage staging*	

2 Design Assumptions

Ref.	Assumption Parameter	UoM	Value	Applies to	Basis / Remarks
A1	Openings deduction on gross elevation	%	30%	*Sec. 3*	*Windows, louvres and other openings carry no plaster or coating; standard allowance for industrial façades of this type*
A2	External scaffolding allowance	Sqm	350	*Sec. 4*	*Stepped rows, returns and projections*
A3	De-plastering – external, on net external wall area	%	40%	*Sec. 5*	*Assessed from visual condition of façade*
A4	De-plastering – internal, on total internal area	%	12%	*Sec. 5*	*Assessed from visual condition of internal surfaces*
A5	Factor for conversion of External Wall to Internal area	-	2.20	*Sec. 5*	*Assumed data*
A6	Concrete repair, on de-plastered area	%	40%	*Sec. 6*	*Proportion of de-plastered concrete actually requiring chipping and repair*

A7	Galvanic anodes – coverage	Sqm / anode	2.0	*Sec. 6 (Item 10)*	*1 anode per stated area of repair*
A8	Grout nipples – density	Nos / Sqm	4	*Sec. 6 (Item 13)*	
A9	Epoxy grout – share of nipples	%	35%	*Sec. 6 (Item 14)*	
A10	Epoxy grout – consumption	Kg / nipple	0.10	*Sec. 6 (Item 14)*	
A11	Polymer-cement grout – share of nipples	%	65%	*Sec. 6 (Item 15)*	
A12	Polymer-cement grout – consumption	Kg / nipple	1.50	*Sec. 6 (Item 15)*	
A13	Polymer-modified mortar – share of repair area	%	45%	*Sec. 6 (Item 17)*	
A14	Micro-concrete – share of repair area	%	35%	*Sec. 6 (Item 19)*	
A15	Micro-concrete – average thickness	mm	50	*Sec. 6 (Item 19)*	
A16	Bagcrete M40 – share of repair area	%	20%	*Sec. 6 (Item 20)*	
A17	Bagcrete M40 – average thickness	mm	75	*Sec. 6 (Item 20)*	

3 Net External Wall Area

Sl. No	Parameter	UoM	Qty	Ref.	Basis / Remarks
1	Gross external elevational area	Sqm	2,993.12	*From Sec. 1, Sl. 3*	
2	Less: openings deduction @ 30% of gross elevation	Sqm	-897.94	*Ref. A1*	
3	**Net external wall area**	**Sqm**	**2,095.18**	*Governs plaster, repair and external coating computations*	

Openings deduction – 30%. The gross elevation of 2,993.12 sqm includes windows, louvres and other openings which carry no plaster or coating. These are assessed at 30% of the gross elevation, which is a standard allowance for industrial façades of this type. Net external wall area = 2,993.12 × (1 − 0.30) = 2,095.18 sqm. This figure shall govern the plaster, repair and coating computations, and is directly adopted for the external protective coating, which covers the whole external envelope.

4 Access and Enabling Areas

Sl. No	Component	UoM	Qty	Ref.	Basis / Remarks
1	External scaffolding (gross elevation 2,993.12 + allowance 350)	Sqm	3,343.12	*Ref. A2 — measured over openings as well as walls*	
2	Internal birdcage scaffolding (one governing floor plate)	Sqm	3,366.00	*Entire internal area not staged at any one time*	
3	**Total scaffolding provision (say)**	**Sqm**	**6,710**	*Rounded up to next whole sqm*	
4	**Jute (tarat) screen – external scaffolding only (say)**	**Sqm**	**3,344**	*Dust containment; external face only*	

Scaffolding – 6,710 sqm. External scaffolding is measured on the full gross elevational area of 2,993.12 sqm (scaffolding must cover openings as well as walls), plus an allowance of 350 sqm for stepped rows, returns and projections, giving 3,343.12 sqm. Internal birdcage scaffolding taken as one floor-plate of 3,366.00 sqm on the working assumption that the entire internal area would not require internal staging at any given point of time.

Jute (tarat) screen – 3,344 sqm. The dust-containment screen applies to the external scaffolding only: 2,993.12 + 350 = 3,343.12, say 3,344 sqm.

5 Plaster Removal Area

Sl. No	Component	UoM	Area	Ref.	Basis / Remarks

1	External: 40% of net external wall area (2,095.18 × 0.40)	Sqm	838.07	*Ref. A3*
2	Internal: 12% of total internal area (40% of Common Area, where common area is considered 30% of the Total Area 2.20 (2,095.18 × 2.20)	Sqm	553.13	*Ref. A4*
3	**Total plaster removal**	**Sqm**	**1,391.20**	*Sl. 1 + Sl. 2*

Not all plaster on the building is defective. Based on the visual condition of the façade, the de-plastering provision is assessed at 40% of the net external wall area, i.e. 838.07 sqm, and 12% of the total internal area, i.e. 553.13 sqm, aggregating to 1,391.20 sqm as stated in the table above.

6 Concrete Repair Area

Sl. No	Parameter	UoM	Qty	Ref.	Basis / Remarks
1	De-plastered area	Sqm	1,391.20	*From Sec. 5, Sl. 3*	
2	Concrete actually requiring chipping and repair @ 40% of de-plastered area	Sqm	556.48	*Ref. A5*	
3	**Repair area adopted (say)**	**Sqm**	**557**	*Rounded up to next whole sqm; governs all BOQ items below*	

Repair area – 557 sqm. Within the de-plastered area of 1,391.20 sqm, the concrete actually requiring chipping and repair is assessed at 40%, i.e. 556.48 sqm, adopted as 557 sqm. All derived BOQ quantities in the table below flow from this figure.

Sl. No	BOQ Item	UoM	Quantity	Ref.	Derivation
1	Chipping + rebar cleaning + primer (Item 5)	Sqm	**557**	—	*= repair area 557 sqm*
2	Anti-corrosive coating, 2 coats (Item 9)	Sqm	**557**	—	*= repair area 557 sqm*

3	Migratory corrosion inhibitor (Item 12)	Sqm	**557**	—	*= repair area 557 sqm*
4	Epoxy bonding agent (Item 16)	Sqm	**557**	—	*= repair area 557 sqm*
5	Galvanic anodes (Item 10) – 1 anode per 2.0 sqm: 557 ÷ 2.0 = 279	Nos	**280**	*A6*	*rounded up to next 10 nos*
6	Grout nipples (Item 13) – 4 nos per sqm: 557 × 4 = 2,228	Nos	**2,230**	*A7*	*rounded up to next 10 nos*
7	Epoxy grout (Item 14) – 35% of nipples × 0.10 kg/nipple	Kgs	**79**	*A8, A9*	*= 2,230 × 35% × 0.10 kg*
8	Polymer-cement grout (Item 15) – 65% of nipples × 1.50 kg/nipple	Kgs	**2,180**	*A10, A11*	*= 2,230 × 65% × 1.50 kg; rounded up to next 10*
9	Polymer-modified mortar (Item 17) – 45% of repair area	Sqm	**260**	*A12*	*= 557 × 45%; rounded up to next 10 sqm*
10	Micro-concrete (Item 19) – 35% of repair area × 50 mm thick	Cum	**10**	*A13, A14*	*= 557 × 35% × 50/1000 m*
11	Bagcrete M40 (Item 20) – 20% of repair area × 75 mm thick	Cum	**9**	*A15, A16*	*= 557 × 20% × 75/1000 m*
12	Half-cell & cover-meter surveys (Suppl. 32-33)	Sqm	**557**	—	*= repair area 557 sqm*

Basis of this statement — all quantities above are generated from the 17 assumption levers in Section 2 and the 4 geometry inputs in Section 1. Gross elevation 2,993.12 sqm; net external wall area 2,095.18 sqm; total internal area 10,192.00 sqm; de-plastering 1,391.20 sqm; concrete repair 557 sqm. Every narrative note in this sheet is itself a formula and will re-state itself automatically when any blue input cell is edited.

NBCC (INDIA) LTD — RBG (Maharashtra)

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Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-II, Andheri (East), Mumbai

ESTIMATE — SANITARY, PLUMBING & RAINWATER WORKS (DISMANTLING AND RE-PROVIDING)

Sr	SSR Item No.	Description (auto from Rate Library)	Nos	Length (m)	Dia (mm)	Qty	Unit	Rate (₹)	Amount (₹)	Remarks
SECTION A — DISMANTLING / REMOVAL (SSR Ch. 46)										
1	46.53	Removing chokes & leakages from down-take G.I./C.I./PVC pipe line on walls/floor using zoola/scaffolding & rectifying, with all lifts, complete.	21		—	21.000	Nos	313.00	6,573.00	*Down-take choke pts*
							SUB-TOTAL A — DISMANTLING		**6,573.00**	
SECTION B — WATER-SUPPLY PIPES (SSR Ch. 41/42, incl. removal of existing line)										
2	41.15	P&F 50 mm dia. heavy grade G.I. pipe on walls/ceiling/floors, with fittings, primer, incl. removing existing line & stacking, complete.	4	20.000	50	80.000	Rmt	984.00	78,720.00	*GI risers*
3	41.14	P&F 40 mm dia. heavy grade G.I. pipe on walls/ceiling/floors, with fittings, primer, incl. removing existing line & stacking, complete.	6	20.000	40	120.000	Rmt	769.00	92,280.00	*GI sub-mains*
4	41.12	P&F 25 mm dia. heavy grade G.I. pipe on walls/ceiling/floors, with fittings, primer, incl. removing existing line & stacking, complete.	12	25.000	25	300.000	Rmt	639.00	191,700.00	*GI branches*
5	42.55	P&F 15 mm dia. CPVC pipe on walls/ceiling/floor with fittings, remaking good, incl. removing existing line & stacking, complete.	20	10.000	15	200.000	Rmt	266.00	53,200.00	*CPVC points*
							SUB-TOTAL B — WATER-SUPPLY PIPES		**415,900.00**	
SECTION C — RAINWATER DOWN-COMER & SOIL / WASTE PIPES (SSR Ch. 42)										
6	42.28	P&L&F 110 mm dia. PVC pipe (rain-water down-comer) with fittings (bends, tees, reducers, clamps), incl. removing existing line & stacking, complete.	21	10.000	110	210.000	Rmt	594.00	124,740.00	*RWP down-comers*
7	42.52	P&F 100 mm dia. PVC soil-vent/waste (stabiliser) pipe with fittings (bends, tees, junctions, slotted vent, clamps), complete.	15	20.000	110	300.000	Rmt	788.00	236,400.00	*Soil/waste stacks*
8	42.26	P&L&F 50 mm dia. PVC pipe with fittings, incl. excavation, trench filling & removing existing line, complete.	12	12.000	50	144.000	Rmt	422.00	60,768.00	*Waste pipes*

SUB-TOTAL C — RAINWATER & SOIL/WASTE PIPES	**421,908.00**	
TOTAL — PHE WORKS (A + B + C + D)	**844,381**	

NBCC (INDIA) LTD

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RECAPITULATION SHEET

Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-II, Andheri (East), Mumbai

A	Estimated Project Cost		35,687,239.66
B	Contingencies @ 3%	3%	1,070,617.00
C	**Cost including contingencies**	**(A+B)**	**36,757,856.66**
D	GST on Cost including contingencies @ 18% of C	18%	6,616,414.00
E	**Cost Incl. GST**	**(C+D)**	**43,374,270.66**
F	NBCC's PMC Charges (For Repair & Renovation) on A	13%	4,639,341.00
G	GST on NBCC's PMC Charges on F	18%	835,081.00
H	**GRAND TOTAL**	**D+E+F**	**48,848,692.66**

For NBCC INDIA Ltd.

Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-II							
ABSTRACT SHEET							
Sr No	**Item Code**	**Qty**	**Unit**	**Item Description**	**Rate (INR)**	**Amount (INR)**	**Remarks**
A	**Preaparing & Enabling Item**						
1	S.S.R 2022-2023, Building Maintanance Item No. 46.42	#####	Sqm	Providing and fixing double scaffolding system (cuplocktype)on the exterior side of building/structure, including additional rows of scaffolding in stepped manner as per requirement of site, made with 40mm dia M.S.tube, placed 1.5 metre centre to centre, horizontal & vertical tubes joint with cup & lock system with M.S.Tubes, M.S.tube challis, M.S.clamps and staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for execution of work of cleaning and/or pointing and/or applying chemical and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connecting with the building etc, wherever required, feasible, for inspection of work at required locations with essential safety features for the workmen etc., complete as per directions and approval of Engineer-in-charge.Note:-(1)The elevational area of the scaffolding shall be measured for payment purpose. (2)The payment will be made once only for execution of all items for such works.	279.00	3,159,675.00	
2	S.S.R 2022-2023, Building Maintanance Item No. 46.38	7616.00	Sqm	Providing and fixing Jute Kantan (Tarat) screen to the scaffold-ing for external guniting as directed including removing the same after the work is over etc. complete.	68.00	517,888.00	
3	MR	200.00	Nos	Supporting the structural element temporarily using heavy duty flat headed steel props of minimum capacity 3 Ton and having height of upto 16′ erected vertically in plumb, braced horizontally and diagonally at centre with each others using 40 Nb steel pipes and supporting a continuous 4″ x 3″ wooden runner just below the structural element, resting on wooden block to support the structure provisionally during repair and jacketing etc. and maintaining them in position till required as directed by the Consultant (mode of measurement per prop per repetition)	200.00	40,000.00	
B	**Dismantling Item**						
4	S.S.R 2022-23, Plaster & Pointing Item No. 32.33	3378.00	Sqm	Removing the existing cement plaster of any thickness without causing dust nuisance and stacking the debris upto a distance of 50 metres or spreading in the compound and cleaning the site etc. complete.	52.00	175,656.00	

5	S.S.R 2022-23, Bridge Maintanance Item No. 51.140	1352.00	Sqm	Chipping of all loose and Spalling of concrete to bottom of slab,beams etc.(wherever required),cleaning of reinforcement, carrying out thorough sand blasting, application of anti corrosive zinc rich epoxy primer to exposed reinforcement including cost of material,labour, equipment, tools, scaffolding etc. complete.	515.00	696,280.00	
6	S.S.R 2022-23, Building Maintanance Item No. 46.29	25.00	Cum	Dismantling the R.C.C. Work 1:2:4 and sorting out the materials such as steel etc. as directed and stacking them within the specified lead as directed etc. complete.	1,451.00	36,275.00	
7	S.S.R 2022-23, Building Maintanance Item No. 46.09	40.00	Cum	Dismantling brick masonry in lime or cement mortar and stacking the materils as directed with all leads, lifts etc.	335.00	13,400.00	
8	S.S.R 2022-23, Bridge Maintanance Item No. 46.59	184.00	Cum	Lowering down the debris obtained from breaking and removing the cement plaster / burnt brick masonry of the first floor by any means without causing dust nuisance and damage to structure, stacking the same as and where directed including cleaning the site complete.	752.00	138,368.00	
C	**Corrosion treatment**						
9	S.S.R 2022-23, Bridge Repair Item No. 19.31	1352.00	Sqm	Anticorrosive treatment to expose reinforcement in two coats with time interval of minimum 4 hours between each coat. The application shall be done by brush.	567.00	766,584.00	
10	S.S.R 2022-23, Warerproofing Item No. 52.20	680.00	Nos	Providing and fixing zinc alloy based galvanic disk type sacrificial anodes (50 mm dia, 18 mm thick) as approved by Engineer in charge to the reinforcement, that should have a 3 years track record of use in PWD projects, 4 year track record in corrosive region of abroad and pass 500 hours salt spray test as per ASTM B 117. The anode shall be connected to the reinforcement steel by connectors provided with the anode. Sacrificial Galvanic Anode should have following minimum properties: 1. Base: Zinc Alloy 2. Conformance: ASTM B 418 Type II 3. Zinc Mass: Min 40 g per anode 4. Geometry: Disc Type 5. Diameter: 50 mm 5. Height: 18 mm 6. Surface Area: 6751 sq mm It shall be applied as per manufacturers specification. (If scaffolding is required, same shall be provided and will be paid under relevant item)	1,089.00	740,520.00	
D	**Grouting Work**						
11	S.S.R 2022-23, Bridge Maintanance Item No. 51.154	5410.00	Nos	Providing, drilling and fixing Nipples for pressure injection grouting of polymer cement grout etc. complete	266.00	1,439,060.00	

12	S.S.R 2022-23, Bridge Repair Item No. 19.24	190.00	kg	Providing Grouting of nozzles with Low Viscosity Epoxy grout including material, labour complete in all respect.	1,659.00	315,210.00	
13	S.S.R 2022-23, Bridge Maintainance Item No. 51.155	5275.00	kg	Filling voids/honeycomb with high pressure injection grouting of Polymer Cement Grout (10% of Polymer by Weight of Cement)	219.00	1,155,225.00	
E	**Concrete Section Builtup**						
14	S.S.R 2022-23, Bridge Maintainance Item No. 51.141	1352.00	Sqm	Providing and applying epoxy bonding agent for bonding old to new concrete for structural members prior applying the epoxy mortar to the concrete surfaces etc complete.	516.00	697,632.00	
15	SSR 22-23, Bridge Maintainance Item No -51.153	610.00	Sqm	Providing Polymer modified cement Mortar treatment after removing of existing, clading, plaster, gunite & cleaning and preparing the surface. Applying Polymer cement bond coat and Polymer modified cement Mortar as per manufacturer specification upto 50mm thick with 8%polymer by weight of cement to fill the all cavities & making protective cover plaster including shuttering	6,345.00	3,870,450.00	
16	MR	450.00	Sqm	Providing , fabrication, erection and fixing in position plain timber and steel plate centering and shuttering true to line, level and plumb, inlcuding mild steel propping, cuplock system,H-frames staging etc as per requirements, of any height , applying shuttering removal emulsion / oil as approved, required bracing, chamfering corners (of exposed edges) of beams, columns, walls etc. including making leak proof joints, removing and dismantling the aforesaid assembly after specified or as approved period from the day	1,100.00	495,000.00	
17	NIT No.103/EE/PED/2019-20, Repair, rehabilitation and structural repair of reinforced lime concrete Chajja at Rashtrapati Bhavan, New Delhi (Phase-I:-Chajjas at forecourt side, North/South court of Rashtrapati Bhawan)	25.00	cum	Providing and placing in position structural light weight concrete (SLWC) for casting of chajja petal and panel in M 20 grade with dry density of 1650+50 kg per cum, premixed with basalt fiber dosage of 3 kg per cum, made up of sintered flyash aggregates, at average thickness 120mm at height of 15 to 22 mtr above ground level including cleaning the area of all loose debris dust etc. with air compressor/vacuum cleaner, supply as required in small quantities of about 1cum, transporting, shifting, lifting of material. pouring SLWC in place, compacting in position with proper supervision with due care and precaution. i/c finishing the surface in slope as required etc. complete as per direction of Engineer-in-charge . The supply at site shall be in 25 kg bucket and SLWC shall be of detailed specification attached)	40,000.00	1,000,000.00	

F	**Additional Reinforcement**						
18	SSR 22-23, Bridge Repair Item No - 19.42	5000.00	kg	Providing and fixing additional reinforcement to replace the corroded diameter of existing steel for strengthening purpose.	89.00	445,000.00	
19	SSR 22-23, Bridge Repair Item No - 19.14	1800.00	nos	Providing fixing of shear links of 12mm dia in the periphery of the well wall for 100mm depth @ 500mm c/c both way and grouting with under water epoxy grout includes the cost of hire charges	888.00	1,598,400.00	
20	SSR 22-23, Rebar Item No - 53.03	1200.00	Nos	Supplying, Drilling/Cleaning hole and injecting chemical. Application to be designed separately for Rebars as Simply Supported, Moment or Splice Connection as per EC2/TR 023 or relevant tested and accepted rebar guidelines. The chemical should have ETA approval for seismic rebar as a minimum qualifying criterion. Drilling hole with double flute type drill bits or hollow drill bits to the required depth by rotary hammer drill, cleaning with brush and jet of clean air, filling resin and hardener using serrated nozzle to eliminate mixing error with standard HDE A22 battery dispenser along with piston plug. The installation and the setting instructions should be strictly followed as per the manufacturer's recommendations. The adequate diameter and embedment of rebars to be decided as per PROFIS Rebar Software & the report to be submitted to the project manager/ design engineer for approval. Scanning before drilling to be done to avoid hitting existing rebars. Re 500 -12 mm dia 240mm depth	541.00	649,200.00	
H	**Plastering**						
21	SSR 22-23, Plastering and Pointing Item No - 32.11	3378.00	sqm	Providing sand faced plaster externally in cement mortar using approved screened sand, in all positions including base coat of 15mm thick in cement mortar 1:4 using waterproofing compound at 1 Kilogram per cement bag curing the same for not less than 2days and keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in cement mortar 1:4 finishing the surface by takingout grains and curing for fourteen days scaffolding etc.complete.	639.00	2,158,542.00	
H	**Painting**						
22	SSR 22-23, Plastering and Pointing Item No - 35.21	3356.86	Sqm	Providing and applying priming coat on concrete/ masonary/ Asbestos Cement plastered surfaces including scaffolding if necessary, preparing the surface by thoroughly cleaning oil, grease, dirt and other foreign matter and sand papering as required etc. complete.	36.00	120,846.78	
23	SSR 22-23, Plastering and Pointing Item No - 36.21	3356.86	Sqm	Providing and applying plastic emulsion paint of approved quality, colour and shade to old and new surfaces in two coats including scaffolding, preparing the surface. (excluding the primer coat)etc. complete.	80.00	268,548.40	

24	SSR 22-23, Plastering and Pointing Item No - 35.26	5086.14	Sqm	Providing and applying two coats of exterior weather shield paint of approved manufacture and of approved colour to the plastered surfaces including cleaning, preparing the plaster surface ,applying primer coat ,scaffolding if necessary, and watering the surface for two days etc complete.	295.00	1,500,412.48	
H	**Waterproofing**						
25	PWD Balbhawan tender/ E- TENDER NOTICE NO 80 FOR 2021-22 item No. 16	4740.00	sqm	Cleaning and Surface Preparation:Cleaning of surface to achieve a clean and smooth surface free of muck , sharp protusions etc. WATERPROOFING: Providing and Fixing 1st layers of 300GSM Geotextile Sheet layer (For Concrete substrate PP and for APP /WPR/ Chinamosiac- Polyester) as a separation layer above existing substrate with an overlap of 50mm and the overlap is kept welded at few locations to avoid displacement. The Second Part consisting of supply & installing modified polyolefin TPO synthetic membrane reinforced by a polyester reinforcement mesh. Waterproofing membrane shall be minimum (1.5mm thick synthetic TPO waterproofing membrane Make - SRMPL/MasterBuilder Solutions) with Joints overlap of 120mm and shall be welded with automatic single seam machine and terminations by hand welding. Waterproofing shall be mechanically fastned to the slab based on proper substrate testing at multiple depths to arrive on right screw to achieve maximum pull off values. Mechanical fastner shall be TPO membrane shall have following minimum properties , (i) Thickness : Minimum 1.5 mm as per EN 1849-2, (ii) Tensile Strength > 1100 N/Sq.5cm as per EN 12311-2, (iii) Elongation of >	2,585.10	12,253,374.00	
J	**Testing**						
26	MR	25.00	Nos	Conducting Concrete tomography (CT) from a single device using Enhanced Onsite Wireless 2D/3D Imaging Based on 24 Channel Pulse Echo Transducers Acquiring Concrete Scan In One Go with Wide Panoramic B-scan, Augmented Reality & 3D views, Al-Assisted Positioning, Feature Interpretation & Image stabilizer confirming to EN 12504-4. To carry out concrete diagnostics which can be used for improved quality assurance/ quality control during concrete structures construction and assist in rehabilitation decision making. Bidder should have experience of conducting Tomography at any of their governement project (Mode of Measurement: Per point of test).	5,000.00	125,000.00	

27	MR	35.00	Nos	PosiTest AT-M with 50mm C1583 Kit: carrying out Pull-Off Adhersion Testing with Automatic Adhesion Testers confirming to ASTM C1583 (tensile strength of concrete/pointing overlays). Including using 50mm C1583 Kit,ideal for measuring the tensile strength of concrete surfaces and concrete repairs and overlay material. Bidder should have experience of conducting POSITEST (Pull off Adhesion Test) at any of their governement project Advanced Reinforcement Corrosion Assessment by Galvapulse of RCC Elements.	4,500.00	157,500.00	
28	MR	30.00	Nos	Advanced Reinforcement Corrosion Assessment by Galvapulse of RCC Elements. Conducting residual life analysis of RCC structures by measuring rate of corrosion value for the give RCC element by Conducting adequate Nos. of tests for the condition assessment of RCC elements by non electrical connection to rebar type, high precision sensor based, wireless testing tool for detail corrosion evaluation which will provide in situ details of:- 1) Measurement of corrosion rate in Reinforcement. 2) Measurement of Real in situ Electrical resistivity of Concrete. 3) Measurement of accurate in situ Corrosion potential of Rebar. 4) Clear cover of Concrete. 5) Residual Life analysis can done. 6) Rate of loss of cross section of steel rebars inside concrete. 7) Contours of corrosion potential in RCC Element (Mode of Measurement: Per point comprising of mapping of size max 1000 X 1000).	5,500.00	165,000.00	
				TOTAL		**34,699,046.66**	

Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-II

Measurement Sheet

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
A		**Preparing & Enabling Item**						
1	S.S.R 2022-2023, Building Maintanance Item No. 46.42	Providing and fixing double scaffolding system (cuplocktype)on the exterior side of building/structure, including additional rows of scaffolding in stepped manner as per requirement of site, made with 40mm dia M.S.tube, placed 1.5 metre centre to centre, horizontal & vertical tubes joint with cup & lock system with M.S.Tubes, M.S.tube challis, M.S.clamps and staircase system in the scaffolding for working platform etc. and maintaining it in a serviceable condition for execution of work of cleaning and/or pointing and/or applying chemical and removing it there after. The scaffolding system shall be stiffened with bracings, runners, connecting with the building etc, wherever required, feasible, for inspection of work at required locations with essential safety features for the workmen etc., complete as per directions and approval of Engineer-in-charge.Note:-(1)The elevational area of the scaffolding shall be measured for payment purpose. (2)The payment will be made once only for execution of all items for such works.						
		Total Perimeter X Height- External Phase	1	454.120		16.000	7265.920	sqm
		Consider extra allowance for stepped rows, returns and projections					350.000	sqm
		Scaffolding for Internal floors (Approximate Qty)	1	3708.780			3708.780	sqm
						Say	**11325.000**	**sqm**
2	S.S.R 2022-2023, Building Maintanance Item No. 46.38	Providing and fixing Jute Kantan (Tarat) screen to the scaffold-ing for external guniting as directed including removing the same after the work is over etc. complete.						
		Same as External Scaffolding qty					7615.920	sqm
						Say	**7616.000**	**sqm**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
3	MR	Supporting the structural element temporarily using heavy duty flat headed steel props of minimum capacity 3 Ton and having height of upto 16' erected vertically in plumb, braced horizontally and diagonally at centre with each others using 40 Nb steel pipes and supporting a continuous 4" x 3" wooden runner just below the structural element, resting on wooden block to support the structure provisionally during repair and jacketing etc. and maintaining them in position till required as directed by the Consultant (mode of measurement per prop per repetition)						
		Considered Approximate qty for ground floor		-	-	-	100.000	nos
		Considered Approximate qty for first floor		-	-	-	100.000	nos
		Considered Approximate qty for Second floor		-	-	-		nos
		Considered Approximate qty for Third floor		-	-	-		nos
						Say	**200.000**	**nos**
B		**Dismantling Item**						
4	S.S.R 2022-23, Plaster & Pointing Item No. 32.33	Removing the existing cement plaster of any thickness without causing dust nuisance and stacking the debris upto a distance of 50 metres or spreading in the compound and cleaning the site etc. complete.						
		For External Façade;						
		Total Perimeter x Height	1	454.120		16.000	7265.920	sqm
		Less 30% area windows and openings	-1	7265.920		0.300	-2179.776	sqm
		Total External Wall area					5086.144	sqm
		Consider 40% area of total	**1**	**5086.144**	**0.400**		**2034.458**	**sqm**
		For Internal Area;						
		Total internal area - 2.2 x External Area	1	5086.144	2.200		11189.517	Sqm
		Consider 30% as Common Areas, and 40% of the Common Area	**1**	**11189.517**	**0.120**		**1342.742**	**sqm**
						Say	**3378.000**	**Sqm**
5	S.S.R 2022-23, Bridge Maintanance Item No. 51.140	Chipping of all loose and Spalling of concrete to bottom of slab,beams etc.(wherever required),cleaning of reinforcement, carrying out thorough sand blasting, application of anti corrosive zinc rich epoxy primer to exposed reinforcement including cost of material,labour, equipment, tools, scaffolding etc. complete.						
		Considering 40% area for repair of Item no. 4	1	3378.000		0.400	1351.200	sqm
						Say	**1352.000**	**sqm**
6	S.S.R 2022-23, Building Maintanance Item No. 46.29	Dismantling the R.C.C. Work 1:2:4 and sorting out the materials such as steel etc. as directed and stacking them within the specified lead as directed etc. complete.						

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
						Say	**25.000**	**Cum**
7	S.S.R 2022-23, Building Maintanance Item No. 46.09	Dismantling brick masonry in lime or cement mortar and stacking the materils as directed with all leads, lifts etc.						
		Consider Approximate Qty	1	40.000			40.000	Cum
						Say	**40.000**	**Cum**
8	S.S.R 2022-23, Bridge Maintanance Item No. 46.59	Lowering down the debris obtained from breaking and removing the cement plaster / burnt brick masonry of the first floor by any means without causing dust nuisance and damage to structure, stacking the same as and where directed including cleaning the site complete.						
		Plaster chiipping qty	1	3378.000	0.025		84.450	Cum
		Concrete chiipping qty	1	1352.000	0.025		33.800	Cum
		Dismantling of Concrete qty	1	25.000			25.000	Cum
		Dismantling of Brickwork qty	1	40.000			40.000	Cum
						Say	**184.000**	**Cum**
C	**Corrosion treatment**							
9	S.S.R 2022-23, Bridge Repair Item No. 19.31	Anticorrosive treatment to expose reinforcement in two coats with time interval of minimum 4 hours between each coat. The application shall be done by brush.						
		Same as the area considered for concrete chipping.					1352.000	sqm
						Say	**1352.000**	**sqm**
10	as	Providing and fixing zinc alloy based galvanic disk type sacrificial anodes (50 mm dia, 18 mm thick) as approved by Engineer in charge to the reinforcement, that should have a 3 years track record of use in PWD projects, 4 year track record in corrosive region of abroad and pass 500 hours salt spray test as per ASTM B 117. The anode shall be connected to the reinforcement steel by connectors provided with the anode. Sacrificial Galvanic Anode should have following minimum properties: 1. Base: Zinc Alloy 2. Conformance: ASTM B 418 Type II 3. Zinc Mass: Min 40 g per anode 4. Geometry: Disc Type 5. Diameter: 50 mm 5. Height: 18 mm 6. Surface Area: 6751 sq mm It shall be applied as per manufacturers specification. (If scaffolding is required, same shall be provided and will be paid under relevant item)						

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
		1 nos /2sqm of repair area	1	676.000	-	-	676.000	Nos
						Say	**680.000**	**Nos**
D		**Grouting Work**						
11	S.S.R 2022-23, Bridge Maintanance Item No. 51.154	Providing, drilling and fixing Nipples for pressure injection grouting of polymer cement grout etc. complete						
		Total repair area (Same as concrete chipping qty)	**1**	**1352.000**	**4.000**		5408.000	
		4 nos/Sqm					5408.000	**Nos**
						Say	**5410.000**	**Nos**
12	S.S.R 2022-23, Bridge Repair Item No. 19.24	Providing Grouting of nozzles with Low Viscosity Epoxy grout including material, labour complete in all respect.						
		Consider 35% of nozzle for Epoxy Grouting @ 0.10 Kgs per nozzle.	**1**	**5410.000**	**0.350**	**0.100**	**189.350**	**Kg**
						Say	**190.000**	**kg**
13	S.S.R 2022-23, Bridge Maintainance Item No. 51.155	Filling voids/honeycomb with high pressure injection grouting of Polymer Cement Grout (10% of Polymer by Weight of Cement)						
		Consider 65% of nozzle for Epoxy Grouting @ 1.50 Kgs per nozzle.	**1**	**5410.000**	**0.650**	**1.500**	**5274.750**	**Kg**
						Say	**5275.000**	**kg**
E		**Concrete Section Builtup**						
14	S.S.R 2022-23, Bridge Maintainance Item No. 51.141	Providing and applying epoxy bonding agent for bonding old to new concrete for structural members prior applying the epoxy mortar to the concrete surfaces etc complete.						
		Same as concrete chipping qty					1352.000	sqm
						Say	**1352.000**	**sqm**
15	SSR 22-23, Bridge Maintainance Item No -51.153	Providing Polymer modified cement Mortar treatment after removing of existing, clading, plaster, gunite & cleaning and preparing the surface. Applying Polymer cement bond coat and Polymer modified cement Mortar as per manufacturer specification upto 50mm thick with 8%polymer by weight of cement to fill the all cavities & making protective cover plaster including shuttering						
		Considered area for repair						

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
						Say	**610.000**	**sqm**
16	MR	Providing , fabrication, erection and fixing in position plain timber and steel plate centering and shuttering true to line, level and plumb, inlcuding mild steel propping, cuplock system,H-frames staging etc as per requirements, of any height , applying shuttering removal emulsion / oil as approved, required bracing, chamfering corners (of exposed edges) of beams, columns, walls etc. including making leak proof joints, removing and dismantling the aforesaid assembly after specified or as approved period from the day						
		Consider approximate qty					450.000	Sqm
						Say	**450.000**	**sqm**
17	Tender Item of Rashtrapati Bhavan	Providing and placing in position structural light weight concrete (SLWC) for casting of chajja petal and panel in M 20 grade with dry density of 1650+50 kg per cum, premixed with basalt fiber dosage of 3 kg per cum, made up of sintered flyash aggregates, at average thickness 120mm at height of 15 to 22 mtr above ground level including cleaning the area of all loose debris dust etc. with air compressor/vacuum cleaner, supply as required in small quantities of about 1cum, transporting, shifting, lifting of material. pouring SLWC in place, compacting in position with proper supervision with due care and precaution. i/c finishing the surface in slope as required etc. complete as per direction of Engineer-in-charge . The supply at site shall be in 25 kg bucket and SLWC shall be of detailed specification attached)						
		Extternal Chajja & Drop Pannel (Consider approximate qty)	1	1.000	1.000	25.000	25.000	Cum
						Say	**25.000**	**Cum**
F	**Additional Reinforcement**							
18	SSR 22-23, Bridge Repair Item No - 19.42	Providing and fixing additional reinforcement to replace the corroded diameter of existing steel for strengthening purpose.						
		Consider Approximate Qty	1				5000.000	KG
						Say	**5000.000**	**kg**
19	SSR 22-23, Bridge Repair Item No - 19.14	Providing fixing of shear links of 12mm dia in the periphery of the well wall for 100mm depth @ 500mm c/c both way and grouting with under water epoxy grout includes the cost of hire charges						

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
						Say	**1800.000**	**NOS**
20	SSR 22-23, Rebar Item No - 53.03	Supplying, Drilling/Cleaning hole and injecting chemical. Application to be designed separately for Rebars as Simply Supported, Moment or Splice Connection as per EC2/TR 023 or relevant tested and accepted rebar guidelines. The chemical should have ETA approval for seismic rebar as a minimum qualifying criterion. Drilling hole with double flute type drill bits or hollow drill bits to the required depth by rotary hammer drill, cleaning with brush and jet of clean air, filling resin and hardener using serrated nozzle to eliminate mixing error with standard HDE A22 battery dispenser along with piston plug. The installation and the setting instructions should be strictly followed as per the manufacturer's recommendations. The adequate diameter and embedment of rebars to be decided as per PROFIS Rebar Software & the report to be submitted to the project manager/ design engineer for approval. Scanning before drilling to be done to avoid hitting existing rebars. Re 500 -12 mm dia 240mm depth						
		Consider Approximate Qty	-	-	-	-	1200.000	Nos
						Say	**1200.000**	**NOS**
H		**Plastering**						
21	SSR 22-23, Plastering and Pointing Item No - 32.11	Providing sand faced plaster externally in cement mortar using approved screened sand, in all positions including base coat of 15mm thick in cement mortar 1:4 using waterproofing compound at 1 Kilogram per cement bag curing the same for not less than 2days and keeping the surface of the base coat rough to receive the sand faced treatment 6 to 8mm thick in cement mortar 1:4 finishing the surface by takingout grains and curing for fourteen days scaffolding etc.complete.						
		Considered same as Plaster Area removed (Sl. No. 04)					3378.000	sqm
						Say	**3378.000**	**sqm**
I		**Painting**						
22	SSR 22-23, Plastering and Pointing Item No - 35.21	Providing and applying priming coat on concrete/ masonary/ Asbestos Cement plastered surfaces including scaffolding if necessary, preparing the surface by thoroughly cleaning oil, grease, dirt and other foreign matter and sand papering as required etc. complete.						
		Net Internal Area consider Only Common and Service Areas (30% of Total internal)	1	11189.517	0.300		3356.855	

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
23	SSR 22-23, Plastering and Pointing Item No - 35.21	Providing and applying plastic emulsion paint of approved quality, colour and shade to old and new surfaces in two coats including scaffolding, preparing the surface. (excluding the primer coat)etc. complete.						
		Net Internal Area consider Only Common and Service Areas (30% of Total internal)					3356.855	
						Say	**3357.000**	**sqm**
24	SSR 22-23, Plastering and Pointing Item No - 35.26	Providing and applying two coats of exterior weather shield paint of approved manufacture and of approved colour to the plastered surfaces including cleaning, preparing the plaster surface, applying primer coat, scaffolding if necessary, and watering the surface for two days etc complete.						
		Net External Area exlcuding Opening					5086.144	
						Say	**5086.000**	**sqm**
J		**Waterproofing**						
24	PWD Balbhawan tender/ E-TENDER NOTICE NO 80 FOR 2021-22 item No. 16	Cleaning and Surface Preparation:Cleaning of surface to achieve a clean and smooth surface free of muck , sharp protusions etc. WATERPROOFING: Providing and Fixing 1st layers of 300GSM Geotextile Sheet layer (For Concrete substrate PP and for APP /WPR/ Chinamosiac- Polyester) as a separation layer above existing substrate with an overlap of 50mm and the overlap is kept welded at few locations to avoid displacement. The Second Part consisting of supply & installing modified polyolefin TPO synthetic membrane reinforced by a polyester reinforcement mesh. Waterproofing membrane shall be minimum (1.5mm thick synthetic TPO waterproofing membrane Make - SRMPL/MasterBuilder Solutions) with Joints overlap of 120mm and shall be welded with automatic single seam machine and terminations by hand welding. Waterproofing shall be mechanically fastned to the slab based on proper substrate testing at multiple depths to arrive on right screw to achieve maximum pull off values. Mechanical fastner shall be TPO membrane shall have following minimum properties , (i) Thickness : Minimum 1.5 mm as per EN 1849-2, (ii) Tensile Strength > 1100 N/Sq.5cm as per EN 12311-2, (iii) Elongation of > 15% as per EN 12311-2, (iv) Tear Strength > 300 N/mm as per EN 12310-2, and old bending of minimum < -40 deg as per EN 495-5;						
		Total length X Height- External Phase (parapet)	1	454.120		1.500	681.180	sqm
							350.000	
		Terrace area	1	3708.780			3708.780	sqm
						Say	**4740.000**	**sqm**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
K		Testing						
25	MR	Conducting Concrete tomography (CT) from a single device using Enhanced Onsite Wireless 2D/3D Imaging Based on 24 Channel Pulse Echo Transducers Acquiring Concrete Scan In One Go with Wide Panoramic B-scan, Augmented Reality & 3D views, Al-Assisted Positioning, Feature Interpretation & Image stabilizer confirming to EN 12504-4. To carry out concrete diagnostics which can be used for improved quality assurance/ quality control during concrete structures construction and assist in rehabilitation decision making. **Bidder should have experience of conducting Tomography at any of their governement project** (Mode of Measurement: Per point of test).						
		Consider approximate qty					25.000	Nos
						Say	**25.000**	**Nos**
26	MR	PosiTest AT-M with 50mm C1583 Kit: carrying out Pull-Off Adhersion Testing with Automatic Adhesion Testers confirming to ASTM C1583 (tensile strength of concrete/pointing overlays). Including using 50mm C1583 Kit,ideal for measuring the tensile strength of concrete surfaces and concrete repairs and overlay material. Bidder should have experience of conducting POSITEST (Pull off Adhesion Test) at any of their governement project						
		Total					35.000	Nos
						Say	**35.000**	**Nos**

Sr No	SSR Item Code	Item Description	No	Length	Breadth	Height	Qty	Unit
27	MR	Advanced Reinforcement Corrosion Assessment by Galvapulse of RCC Elements. Conducting residual life analysis of RCC structures by measuring rate of corrosion value for the give RCC element by Conducting adequate Nos. of tests for the condition assessment of RCC elements by non electrical connection to rebar type, high precision sensor based, wireless testing tool for detail corrosion evaluation which will provide in situ details of:- 1) Measurement of corrosion rate in Reinforcement. 2) Measurement of Real in situ Electrical resistivity of Concrete. 3) Measurement of accurate in situ Corrosion potential of Rebar. 4) Clear cover of Concrete. 5) Residual Life analysis can done. 6) Rate of loss of cross section of steel rebars inside concrete. 7) Contours of corrosion potential in RCC Element (Mode of Measurement: Per point comprising of mapping of size max 1000 X 1000).						
		Total					30.000	Nos
						Say	**30.000**	**Nos**

AREA STATEMENT (Gems & Jewellery - II)

1 Base Geometry of the Building

Sl. No	Parameter	UoM	Qty	Type	Basis / Remarks
1	Perimeter length of building	Mtrs	454.12	*INPUT | Measured from site plan*	
2	Height of building (G+3 storeys)	Mtrs	16.00	*INPUT | Elevational height adopted for façade measurement*	
3	Gross external elevational area (454.12 × 16.00)	Sqm	7,265.92	*Sl. 1 × Sl. 2*	
4	Internal floor-plate area (1st,2nd,3rd,4th floor)	Sqm	3,708.78	*INPUT*	
6	**Total internal area**	**Sqm**	**14,835.12**	*Sl. 4 + Sl. 5*	
7	Governing (largest) single floor plate	Sqm	3,708.78	*MIN (Sl. 4, Sl. 5) — basis for internal birdcage staging*	

2 Design Assumptions

Ref.	Assumption Parameter	UoM	Value	Applies to	Basis / Remarks
A1	Openings deduction on gross elevation	%	30%	*Sec. 3*	*Windows, louvres and other openings carry no plaster or coating; standard allowance for industrial façades of this type*
A2	External scaffolding allowance	Sqm	350	*Sec. 4*	*Stepped rows, returns and projections*
A3	De-plastering – external, on net external wall area	%	40%	*Sec. 5*	*Assessed from visual condition of façade*
A4	De-plastering – internal, on total internal area	%	12%	*Sec. 5*	*Assessed from visual condition of internal surfaces*
A5	Factor for conversion of External Wall to Internal area	-	2.20	*Sec. 5*	*Assumed data*
A6	Concrete repair, on de-plastered area	%	40%	*Sec. 6*	*Proportion of de-plastered concrete actually requiring chipping and repair*
A7	Galvanic anodes – coverage	Sqm / anode	2.0	*Sec. 6 (Item 10)*	*1 anode per stated area of repair*
A8	Grout nipples – density	Nos / Sqm	4	*Sec. 6 (Item 13)*	
A9	Epoxy grout – share of nipples	%	35%	*Sec. 6 (Item 14)*	

A10	Epoxy grout – consumption	Kg / nipple	0.10	*Sec. 6 (Item 14)*	
A11	Polymer-cement grout – share of nipples	%	65%	*Sec. 6 (Item 15)*	
A12	Polymer-cement grout – consumption	Kg / nipple	1.50	*Sec. 6 (Item 15)*	
A13	Polymer-modified mortar – share of repair area	%	45%	*Sec. 6 (Item 17)*	
A14	Micro-concrete – share of repair area	%	35%	*Sec. 6 (Item 19)*	
A15	Micro-concrete – average thickness	mm	50	*Sec. 6 (Item 19)*	
A16	Bagcrete M40 – share of repair area	%	20%	*Sec. 6 (Item 20)*	
A17	Bagcrete M40 – average thickness	mm	75	*Sec. 6 (Item 20)*	

3 Net External Wall Area

Sl. No	Parameter	UoM	Qty	Ref.	Basis / Remarks
1	Gross external elevational area	Sqm	7,265.92	*From Sec. 1, Sl. 3*	
2	Less: openings deduction @ 30% of gross elevation	Sqm	-2,179.78	*Ref. A1*	
3	**Net external wall area**	**Sqm**	**5,086.14**	*Governs plaster, repair and external coating computations*	

Openings deduction – 30%. The gross elevation of 7,265.92 sqm includes windows, louvres and other openings which carry no plaster or coating. These are assessed at 30% of the gross elevation, which is a standard allowance for industrial façades of this type. Net external wall area = 7,265.92 × (1 − 0.30) = 5,086.14 sqm. This figure shall govern the plaster, repair and coating computations, and is directly adopted for the external protective coating, which covers the whole external envelope.

4 Access and Enabling Areas

Sl. No	Component	UoM	Qty	Ref.	Basis / Remarks

1	External scaffolding (gross elevation 7,265.92 + allowance 350)	Sqm	7,615.92	*Ref. A2 — measured over openings as well as walls*
2	Internal birdcage scaffolding (one governing floor plate)	Sqm	3,708.78	*Entire internal area not staged at any one time*
3	**Total scaffolding provision (say)**	**Sqm**	**11,325**	*Rounded up to next whole sqm*
4	**Jute (tarat) screen – external scaffolding only (say)**	**Sqm**	**7,616**	*Dust containment; external face only*

Scaffolding – 11,325 sqm. External scaffolding is measured on the full gross elevational area of 7,265.92 sqm (scaffolding must cover openings as well as walls), plus an allowance of 350 sqm for stepped rows, returns and projections, giving 7,615.92 sqm. Internal birdcage scaffolding taken as one floor-plate of 3,708.78 sqm on the working assumption that the entire internal area would not require internal staging at any given point of time.

Jute (tarat) screen – 7,616 sqm. The dust-containment screen applies to the external scaffolding only: 7,265.92 + 350 = 7,615.92, say 7,616 sqm.

5	**Plaster Removal Area**

Sl. No	Component	UoM	Area	Ref.	Basis / Remarks
1	External: 40% of net external wall area (5,086.14 × 0.40)	Sqm	2,034.46	*Ref. A3*	
2	Internal: 12% of total internal area (40% of Common Area, where common area is considered 30% of the Total Area 2.20 (5,086.14 × 2.20)	Sqm	1,342.74	*Ref. A4*	
3	**Total plaster removal**	**Sqm**	**3,377.20**	*Sl. 1 + Sl. 2*	

Not all plaster on the building is defective. Based on the visual condition of the façade, the de-plastering provision is assessed at 40% of the net external wall area, i.e. 2,034.46 sqm, and 12% of the total internal area, i.e. 1,342.74 sqm, aggregating to 3,377.20 sqm as stated in the table above.

6	**Concrete Repair Area**

Sl. No	Parameter	UoM	Qty	Ref.	Basis / Remarks
1	De-plastered area	Sqm	3,377.20	*From Sec. 5, Sl. 3*	
2	Concrete actually requiring chipping and repair @ 40% of de-plastered area	Sqm	1,350.88	*Ref. A5*	
3	**Repair area adopted (say)**	**Sqm**	**1,351**	*Rounded up to next whole sqm; governs all BOQ items below*	

Repair area – 1,351 sqm. Within the de-plastered area of 3,377.20 sqm, the concrete actually requiring chipping and repair is assessed at 40%, i.e. 1,350.88 sqm, adopted as 1,351 sqm. All derived BOQ quantities in the table below flow from this figure.

Sl. No	BOQ Item	UoM	Quantity	Ref.	Derivation
1	Chipping + rebar cleaning + primer (Item 5)	Sqm	**1,351**	—	*= repair area 1,351 sqm*
2	Anti-corrosive coating, 2 coats (Item 9)	Sqm	**1,351**	—	*= repair area 1,351 sqm*
3	Migratory corrosion inhibitor (Item 12)	Sqm	**1,351**	—	*= repair area 1,351 sqm*
4	Epoxy bonding agent (Item 16)	Sqm	**1,351**	—	*= repair area 1,351 sqm*
5	Galvanic anodes (Item 10) – 1 anode per 2.0 sqm: 1,351 ÷ 2.0 = 676	Nos	**680**	*A6*	*rounded up to next 10 nos*
6	Grout nipples (Item 13) – 4 nos per sqm: 1,351 × 4 = 5,404	Nos	**5,410**	*A7*	*rounded up to next 10 nos*
7	Epoxy grout (Item 14) – 35% of nipples × 0.10 kg/nipple	Kgs	**190**	*A8, A9*	*= 5,410 × 35% × 0.10 kg*
8	Polymer-cement grout (Item 15) – 65% of nipples × 1.50 kg/nipple	Kgs	**5,280**	*A10, A11*	*= 5,410 × 65% × 1.50 kg; rounded up to next 10*
9	Polymer-modified mortar (Item 17) – 45% of repair area	Sqm	**610**	*A12*	*= 1,351 × 45%; rounded up to next 10 sqm*
10	Micro-concrete (Item 19) – 35% of repair area × 50 mm thick	Cum	**24**	*A13, A14*	*= 1,351 × 35% × 50/1000 m*
11	Bagcrete M40 (Item 20) – 20% of repair area × 75 mm thick	Cum	**21**	*A15, A16*	*= 1,351 × 20% × 75/1000 m*

12	Half-cell & cover-meter surveys (Suppl. 32-33)	Sqm	**1,351**	—	*= repair area 1,351 sqm*

Basis of this statement — all quantities above are generated from the 17 assumption levers in Section 2 and the 4 geometry inputs in Section 1. Gross elevation 7,265.92 sqm; net external wall area 5,086.14 sqm; total internal area 14,835.12 sqm; de-plastering 3,377.20 sqm; concrete repair 1,351 sqm. Every narrative note in this sheet is itself a formula and will re-state itself automatically when any blue input cell is edited.

NBCC (INDIA) LTD — RBG (Maharashtra)
(A Govt. of India Enterprise)
Name of Work: Comprehensive Structural Rehabilitation, Repair, Strengthening and Waterproofing Works of the SEEPZ Gems & Jewellery Building-II, Andheri (East), Mumbai

ESTIMATE — SANITARY, PLUMBING & RAINWATER WORKS (DISMANTLING AND RE-PROVIDING) — as per MAHA PWD SSR 2022-23

Sr No	SSR 2022-23 Item No.	Item Description (as per MAHA PWD SSR 2022-23)	Nos	Length (m)	Dia (mm)	Qty	Unit	Rate (₹)	Amount (₹)	Remarks
SECTION A — DISMANTLING / REMOVAL OF EXISTING SANITARY INSTALLATION (SSR Ch. 46 — Building Maintenance)										
1	46.53	Removing chokes and leakages from down-take G.I./C.I./P.V.C. pipe line on walls/floor using zoola/scaffolding and rectifying for functioning, with all lifts, complete.	25			25.000	Nos	313.00	7,825.00	1 per RWP downtake
								SUB-TOTAL A — DISMANTLING	**7,825.00**	
SECTION B — WATER-SUPPLY PIPES : PROVIDING & FIXING (SSR Ch. 41/42 — incl. removal & stacking of existing line)										
2	41.15	Providing and fixing on walls/ceiling/floors, 50 mm dia. heavy grade ISI-mark galvanised iron pipe (6.33 kg/m) with necessary fittings, remaking good, primer 2 coats, scaffolding, and removing existing pipe line & stacking, complete.	4	20.000	50	80.000	Rmt	984.00	78,720.00	Risers
3	41.14	Providing and fixing 40 mm dia. heavy grade G.I. pipe with fittings, primer, scaffolding, and removing existing line & stacking, complete.	6	20.000	40	120.000	Rmt	769.00	92,280.00	Sub-mains
4	41.12	Providing and fixing 25 mm dia. heavy grade G.I. pipe with fittings, primer, scaffolding, and removing existing line & stacking, complete.	12	25.000	25	300.000	Rmt	639.00	191,700.00	Branches
5	42.55	Providing and fixing on walls/ceiling/floor, 15 mm dia. CPVC pipe with necessary fittings, remaking good, and removing existing pipe line & stacking, complete.	20	10.000	15	200.000	Rmt	266.00	53,200.00	Point / distribution
								SUB-TOTAL B — WATER-SUPPLY PIPES	**415,900.00**	
SECTION C — RAINWATER DOWN-COMER & SOIL / WASTE PIPES : PROVIDING & FIXING (SSR Ch. 42)										
6	42.28	Providing, laying and fixing 110 mm dia. P.V.C. pipe (rain-water down-comer) with fittings such as bends, tees, reducers, clamps, incl. shoe/offset, necessary cutting &	25	18.000	110	450.000	Rmt	594.00	267,300.00	25 downtakes × 18 m
7	42.52	Providing and fixing 100 mm dia. P.V.C. soil-vent/waste (stabiliser) pipe with necessary fixtures & fittings such as bends, tees, single junctions, slotted vent, clamps,	15	20.000	110	300.000	Rmt	788.00	236,400.00	Soil/waste stacks
8	42.26	Providing, laying and fixing 50 mm dia. P.V.C. waste pipe with fittings, incl. removing existing line & stacking, complete.	12	12.000	50	144.000	Rmt	422.00	60,768.00	Basin/sink waste
								SUB-TOTAL C — RAINWATER & SOIL/WASTE PIPES	**564,468.00**	
								TOTAL — SANITARY, PLUMBING & RAINWATER WORKS (A + B + C + D)	**988,193**	

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
****

AGENDA ITEM NO. 14

A) Proposal

Proposal for Approval for Release of Pending Payment to M/s. Interlight towards Annual Maintenance Contract (AMC) for Electrical Works in SEEPZ-SEZ Premises & SEEPZ-SEZ Colony

B) Relevant Provisions of the SEZ Act, 2005 and Rules

This proposal is placed before the SEEPZ Authority in accordance with the following statutory provisions:

- Section 34 of the SEZ Act, 2005, empowering the SEZ Authority to approve works and incur expenditure for development, operation, maintenance, and upgradation of infrastructure within the Special Economic Zone.
- Rule 7(1) of the SEZ Authority Rules, 2009, authorizing the SEZ Authority to approve financial allocations and administrative actions for repair, renovation, construction, and maintenance of infrastructure facilities within the Zone.

1. Background

The proposal for undertaking the work of "Annual Maintenance Contract (AMC) for Electrical Works in SEEPZ-SEZ Premises & SEEPZ-SEZ Colony" was placed before the Competent Authority and approved in the 53rd Authority Meeting held on 01.07.2022. Accordingly, Administrative Approval was accorded for execution of the said work.

2. Award of Contract

The tender for the aforesaid work was processed through the Government e-Marketplace (GeM) Portal in accordance with the provisions of GFR-2017 and applicable procurement guidelines. Upon evaluation of the bids, M/s. Interlight emerged as the Lowest Responsive Bidder (L-1) and was approved by the Competent Authority.

Accordingly, GeM Contract/Work Order No. GEMC-511687762410693 dated 19.09.2022 was issued to M/s. Interlight for an amount of ₹62,77,935/- (Rupees Sixty-Two Lakh Seventy-Seven Thousand Nine Hundred Thirty-Five only) for a period of 12 months.

The contract commenced on 03.10.2022 and was valid up to 02.10.2023.

3. Extension of Contract

Subsequently, the contract was extended vide extension order dated **09.11.2023**, for the period up to **31.12.2023 or till finalization of the new tender, whichever was earlier**.

Sr. No.	Extension Order Date	Extended Validity
1	09.11.2023	Up to 31.12.2023 or till finalization of the new tender, whichever is earlier

4. Performance Security

In accordance with the terms and conditions of the contract, M/s. Interlight submitted **Performance Bank Guarantee No. 01490BGA22000001 dated 04.10.2022** for **₹3,13,897/-**, issued by Central Bank of India, SEEPZ Branch, towards Performance Security.

5. Pending Bills

During scrutiny of the payment records, it was observed that the contractor had not submitted the running bills corresponding to the original contract period in a timely manner. Subsequently, M/s. Interlight submitted invoices covering the period from **April 2023 to December 2023**.

The details of the invoices submitted are as under:

Sr. No.	Invoice No.	Billing Period	Amount (₹)
1	IL/042/23-24	03.04.2023 to 02.05.2023	5,46,599.09
2	IL/043/23-24	03.05.2023 to 02.06.2023	4,64,298.69
3	IL/044/23-24	03.06.2023 to 02.07.2023	5,59,038.69
4	IL/045/23-24	03.07.2023 to 02.08.2023	5,11,720.69
5	IL/046/23-24	03.08.2023 to 02.09.2023	6,13,427.29
6	IL/047/23-24	03.09.2023 to 02.10.2023	6,07,240.79
7	IL/048/23-24	03.10.2023 to 02.11.2023	4,04,402.49
8	IL/049/23-24	03.11.2023 to 02.12.2023	4,04,402.49
9	IL/050/23-24	03.12.2023 to 31.12.2023	3,90,922.39
	Total		**₹45,02,052.61**

6. Verification of Services

The above bills and supporting documents were scrutinized and technically verified by the **Technical Cell**. The Technical Cell submitted its verification report on **17.02.2025**.

Subsequently, a **Satisfactory Report was issued by the ADC on 27.02.2025**, certifying that the AMC services had been carried out satisfactorily.

7. Verification of Supporting Documents

SEEPZ-SEZ Authority further directed M/s. Interlight to submit the relevant supporting records relating to execution of the AMC work, including complaint registers, log books, manpower deployment records, attendance records, material procurement details, statutory compliance documents and qualification documents.

The compliance position is as under:

Document / Record	**Status**
ESIC Compliance	Submitted
EPF Compliance	Submitted
Attendance Reports	Submitted
Complaint Registers	Submitted (April–August 2023)
Material Procurement / Installation Log Books	Submitted
Approval for Purchase of Material above ₹50,000/-	Submitted
Qualification Documents of Manpower	Complied
Contractor's Licence & Qualification	Complied

The records submitted by the contractor, including log books, complaint registers, manpower deployment records and material procurement details relating to replacement/repair of electrical items, were examined by the Technical Cell and found satisfactory.

8. Admissibility of Payment

The invoices submitted by M/s. Interlight have been scrutinized with reference to the GeM Contract/Work Order, applicable terms and conditions, attendance records, log books, complaint registers, statutory compliance records and other supporting documents.

Based on the technical verification and satisfactory certification of the services rendered, the bills amounting to **₹45,02,052.61** have been found in order for consideration of payment, subject to final verification of admissibility and statutory deductions, wherever applicable.

9. Proposal for Consideration of the Authority

In view of the above, the matter is placed before the **SEEPZ-SEZ Authority** for consideration and approval for:

(i) acceptance of the bills submitted by M/s. Interlight for the AMC services rendered during the period from **03.04.2023 to 31.12.2023**, amounting to **₹45,02,052.61**;

(ii) permitting the concerned Section/Finance Division to process and release the payment after completion of all prescribed checks and formalities; and

(iii) taking on record that the services rendered by M/s. Interlight were technically verified and certified as satisfactory by the competent authorities.

Submitted to the SEEPZ-SEZ Authority for consideration and approval, please.

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Security Section

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
****
कार्यसूची मद सं. / **AGENDA ITEM NO. :** 15

A. Proposal

Proposal for **Post-facto** approval of the decisions/recommendations arising out of the meeting held on 07.07.2026 regarding modification of Key Deliverables, Payment Milestones and scope of services under the Agreement with M/s MitKat Advisory Services Pvt. Ltd.

B. Relevant Provision of SEZ Act, 2005 & SEZ Rules, 2006:

Rule 226 of GFR 2017 relating to Management of Contracts.

C. Preamble:

1. Background

An Agreement was entered into between SEEPZ Special Economic Zone (SEEPZ-SEZ) and M/s MitKat Advisory Services Pvt. Ltd. for providing consultancy/advisory services relating to security planning, preparation of security documents, assistance in procurement/implementation and related security management activities.

A meeting was held on 07.07.2026 under the chairmanship of the Assistant Development Commissioner (Security), SEEPZ-SEZ, with representatives of M/s MitKat Advisory Services Pvt. Ltd., to review the status of key deliverables, payment milestones and the future scope of services under the Agreement.

Accordingly, certain recommendations were discussed and mutually agreed in principle during the meeting held on 07.07.2026. However, the decisions/recommendations are subject to approval of the Competent Authority and are not intended to take effect until such approval is accorded and the necessary formal amendment/addendum to the Agreement is executed.

2. Existing Key Deliverables and Payment Milestones

The existing Key Deliverables and Payment Milestones under the Agreement are broadly as follows:

Sr. No.	Key Deliverable	Timeline	Payment Milestone
1	Submission of Detailed Project Report (DPR)	T + 10 Weeks	10%
2	Approval of DPR and allocation of budget	T + 15 Weeks	20%
3	Submission of RFP for System Integrator	T + 25 Weeks	10%
4	Assistance in pre-bid meetings, responses to pre-bid queries, corrigendum and evaluation of proposals	T + 35 Weeks	20%
5	Vendor/System Integrator onboarding through signing of MSA	T + 40 Weeks	10%

6	Acceptance of Final Security Manual (Suraksha Code)	T + 25 Weeks	5%
7	Acceptance of Final Security Management Plan and Security SOPs	T + 25 Weeks	5%
8	Regular assistance in coordination with implementing agency and submission of quarterly reports	Quarterly after hiring of implementing agency	20%

3. Revised Payment Milestones

It was also suggested that, for the deliverables proposed to remain linked with the implementation of the respective gates/sites, the payment milestones may be rationalized as follows:

Stage No.	Deliverable	Existing Payment Milestone	Proposed Revised Milestone
3	Submission of RFP for System Integrator	10%	2.5% for each of four sub-deliverables
4	Pre-bid assistance and evaluation	20%	5% for each of four sub-deliverables
5	Vendor onboarding/MSA signing	10%	2.5% for each of four sub-deliverables
8	Coordination and quarterly reporting	20%	5% for each of four quarters

The four sub-deliverables discussed are:

1. **Gate-2 Deliverables Submission**
2. **Gate-3 Deliverables Submission**
3. **Gate-1 Deliverables Submission**
4. **"Misalliances RFP Completion"**, including Command & Control Centre (CCC) and other miscellaneous procurements.

4. Discussions and Decisions regarding Key Deliverables and Payment Milestones for Post-facto approval.

i. Status of Deliverables at Sr. Nos. 1 and 2

The deliverables at Sr. Nos. 1 and 2, relating to submission of the DPR and approval of the DPR along with budget allocation, have been completed and accepted by SEEPZ-SEZ.

The corresponding payments have already been released. Accordingly, no further payment claim or liability is proposed in respect of these two deliverables.

ii. Deliverables at Sr. Nos. 3, 4 and 5

The consultancy services relating to:

1. Submission of RFP for System Integrator;
2. Pre-bid assistance and evaluation; and
3. Vendor/System Integrator onboarding through MSA,

may be carved out from the active scope of the existing Agreement and may thereafter be availed by SEEPZ-SEZ on a case-to-case basis, depending upon the actual requirement.

Whenever a security-related tender/procurement is required, SEEPZ-SEZ may obtain a quotation from M/s MitKat Advisory Services Pvt. Ltd. for the specific scope of consultancy services.

Such services shall be engaged only after:

- identification of the specific requirement;
- finalisation/approval of the scope of work;
- obtaining the quotation/proposal;
- examination of the financial implications;
- approval of the Competent Authority; and
- compliance with the applicable provisions of GFR and Government procurement procedures.

iii. Deliverables at Sr. Nos. 6 and 7

The following deliverables shall continue under the existing provisions of the RFP/Agreement, without modification:

1. Final Security Manual (Suraksha Code); and
2. Final Security Management Plan and Security SOPs.

The deliverables shall be completed and accepted in accordance with the applicable provisions of the Agreement, subject to approval of the Competent Authority.

iv. Deliverable at Sr. No. 8

The services relating to coordination with the implementing agency and submission of quarterly reports may be carved out from the active scope of the existing Agreement and may thereafter be availed on a case-to-case/need-based basis.

Any such requirement shall be processed separately, with appropriate approval of the Competent Authority and in accordance with applicable financial/procurement rules.

5. Proposed Deployment of Personnel

During the meeting, the ADC (Security) also raised the requirement for deployment of suitable personnel at SEEPZ-SEZ for overseeing and coordinating security-related functions.

M/s MitKat Advisory Services Pvt. Ltd. agreed to the proposal in principle. However, it was clarified that such deployment would be outside the scope of the existing Agreement.

Accordingly, if considered necessary, such personnel may be engaged separately, subject to:

- determination of the requirement and scope of duties;
- manpower/resource requirement assessment;
- financial implications and availability of funds;
- applicable procurement procedure;
- approval of the Competent Authority; and
- execution of a separate agreement/work order, wherever required.

No financial commitment for such deployment shall arise under the present proposal.

D. Recommendations (for Post-facto Approval):

In view of the above, the Competent Authority is requested to consider and approve the following:

i. The discussions and decisions arising from the meeting held on 07.07.2026 regarding rationalisation/modification of the remaining deliverables under the Agreement with M/s MitKat Advisory Services Pvt. Ltd.;
ii. In the event of failure by the Agency to comply with any of the provisions, terms and conditions of the Agreement/Work Order, SEEPZ Authority shall be entitled to take appropriate action against the Agency, including imposition of penalties and/or termination of the Work Order, as applicable under the terms of the Agreement.
iii. Authorization to take further necessary action for preparation and execution of a formal Amendment/Addendum to the existing Agreement, incorporating only such modifications as are specifically approved by the Competent Authority.

****

Fwd: Re: Decisions taken during the meeting 07.07.2026 have been approved by competent authority.

securityseepz.mah < securityseepz.mah@gov.in >

Rahul Shivannagol < rahul.shivannagol@gov.in >

Thu, 06 Aug 2026 5:51:09 PM +0530

To "vaibhavugale"<vaibhav.ugale@nic.in>

Cc "SECURITY SEEPZ SEZ"<securityseepz.mah@nic.in>

Sir

For necessary action please.

Regards,

Rahul Vithal Shivannagol
Assistant Development Commissioner
SEEPZ SEZ

========== Forwarded message ==========
From: Ranjeet sinha <ranjeet.sinha@mitkatadvisory.com>
To: "Rahul Shivannagol"<rahul.shivannagol@gov.in>
Cc: "Development Commissioner SEEPZ Special Economic Zone"<dcseepz-mah@nic.in>, "JDC CLUSTER"<jdcpc-mah@gov.in>, "JDC SEEPZ MUMBAI"<jdcseepz-mah@nic.in>, "Deputy Development Commissioner SEEPZ Special Economic Zone"<ddcseepz-mah@nic.in>, "SECURITY SEEPZ SEZ"<securityseepz.mah@nic.in>, "Divyanshi Goyal" <divyanshi.goyal@gov.in>, "Ajeetbhati"<ajeet.bhati@gov.in>, "seepzpmu" <seepz.pmu@gov.in>, "Sushil Pradhan"<sushil.pradhan@mitkatadvisory.com>, "Santosh Tarate"<santosh.tarate@mitkatadvisory.com>, "Amol Desale" <amol.desale@mitkatadvisory.com>
Date: Thu, 06 Aug 2026 17:26:25 +0530
Subject: Re: Decisions taken during the meeting 07.07.2026 have been approved by competent authority.
========== Forwarded message ==========

Dear Sir,

Thank you so much for our discussions and sharing the approval on the way ahead.

We hereby share our **Confirmation** on agreement with the details shared in your email and the approved decisions by the Competent Authority. We will align with you for the deliverables mentioned in the revised scope as also for any additional support based on the terms laid out in the email.

We will look forward to your guidance on the next steps.

Warm Regards,
Ranjeet Sinha
Director – Strategic Initiatives, Homeland Security, Aerospace and Defence

MitKat Advisory Services Pvt Ltd

+91 9953512222 ranjeet.sinha@mitkatadvisory.com

Suite 7, 4th Floor, Times Square, Sushant Lok – 1, Gurgaon – 122 002, India.

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From: Rahul Shivannagol <rahul.shivannagol@gov.in>
Date: Wednesday, 5 August 2026 at 12:23 PM
To: Ranjeet sinha <ranjeet.sinha@mitkatadvisory.com>; Santosh Tarate <santosh.tarate@mitkatadvisory.com>; Amol Desale <amol.desale@mitkatadvisory.com>
Cc: Development Commissioner SEEPZ Special Economic Zone <dcseepz-mah@nic.in>; JDC CLUSTER <jdcpc-mah@gov.in>; JDC SEEPZ MUMBAI <jdcseepz-mah@nic.in>; Deputy Development Commissioner SEEPZ Special Economic Zone <ddcseepz-mah@nic.in>; SECURITY SEEPZ SEZ <securityseepz.mah@nic.in>; Divyanshi Goyal <divyanshi.goyal@gov.in>; Ajeetbhati <ajeet.bhati@gov.in>; seepzpmu <seepz.pmu@gov.in>
Subject: Decisions taken during the meeting 07.07.2026 have been approved by competent authority.

Some people who received this message don't often get email from rahul.shivannagol@gov.in. Learn why this is important

Sir,

This is in reference to the meeting held on 07.07.2026 under the chairmanship of the Assistant Development Commissioner (Security) to review the key deliverables and payment milestones under the Agreement with M/s MitKat Advisory Services Pvt. Ltd. The following decisions were discussed in the meeting held on 07.07.2026. However, since these decisions were subject to the approval of the competent authority, they were placed before the competent authority for final approval and competent authority has approved the decisions taken in the said meeting.

The details of the meeting are as below:

Date: 07 July 2026
Time: 05:30 PM
Venue: SEEPZ-SEZ (Online Video Conference)

Participants

From SEEPZ-SEZ: Shri Rahul Vithal Shivanngol, Assistant Development Commissioner (Security) and

From M/s MitKat Advisory Services Pvt. Ltd.:
a. Shri Ranjeet Sinha – Director, Strategic Initiatives (Homeland Security, Aerospace & Defence)

b. Shri Santosh Tarate – Delivery Lead
c. Shri Amol Desale – Design Lead

Preamble

At the outset, the ADC (Security) informed that the present amicable settlement is being arrived at pursuant to the meeting held between the delegation of M/s MitKat Advisory Services Pvt. Ltd. and the Development Commissioner and Joint Development Commissioner. During the said meeting, the Joint Development Commissioner had directed the ADC (Security) and M/s MitKat Advisory Services Pvt. Ltd. to explore the possibility of an amicable settlement. Accordingly, all decisions taken during the present meeting shall be subject to the approval of the Competent Authority in SEEPZ-SEZ.

Accordingly, the recommendations and decisions recorded herein shall be subject to the formal approval of the Competent Authority in SEEPZ-SEZ and, upon such approval, shall be given effect through a formal Amendment/Addendum to the original Agreement.

Agenda

Review of existing **Key Deliverables and Payment Milestones** under the Agreement with M/s MitKat Advisory Services Pvt. Ltd.

Sr. No.	Deliverables	Timeline	Payment Milestone
1	Submission of Detailed Project Report (DPR)	T + 10 Weeks	10%
2	Approval of DPR and allocation of budget	T + 15 Weeks	20%
3	Submission of RFP for System Integrator	T + 25 Weeks	10%
4	Assistance in conducting pre-bid meetings, responding to pre-bid queries including issuance of corrigendum and assistance in evaluation of proposals	T + 35 Weeks	20%
5	Vendor/System Integrator onboarding by signing of MSA	T + 40 Weeks	10%
6	Acceptance of Final Security Manual (Suraksha Code)	T + 25 Weeks (Simultaneous activity up to Sr. No. 3)	5%
7	Acceptance of final Security Management Plan and Security SOPs	T + 25 Weeks (Simultaneous activity up to Sr. No. 3)	5%
8	Regular assistance in coordination with implementing agency and submission of quarterly reports	Quarterly after hiring of implementing agency	20% (Pro-data basis every quarter for four quarters)

and revised Key Deliverables and Payment Milestones dated 22.07.2025 (C-409)

Stage No.	Deliverable	Existing Payment Milestone (% of Contract Value)	Revised Payment Milestones
3	Submission of RFP for System Integrator	10%	2.5% (per each of 4 sub-deliverables)

4	Pre-bid assistance and evaluation	20%	5% (per each of 4 sub-deliverables)
5	Vendor on-boarding (MSA signing)	10%	2.5% (per each of 4 sub-deliverables)
8	Coordination & quarterly reporting	20%	5% (per each of 4 sub-deliverables)

The four sub-deliverables, as agreed upon, are:

Gate-2 Deliverables Submission

Gate-3 Deliverables Submission

Gate-1 Deliverables Submission

"Misalliances RFP Completion" (includes Command & Control Centre (CCC) and Other Miscellaneous Procurements)

The timelines for these deliverables will be finalized by SEEPZ, based on the actual readiness of the respective sites. This approach ensures a more precise alignment of payments with the completion of work and the readiness of individual gates.

Discussions and Decisions

1. Deliverables under Point Nos. 1 and 2 (please refer the table above for Key Deliverables and Payment Milestones)

Both parties confirmed that the deliverables relating to the submission of the Detailed Project Report (DPR) and approval of the DPR along with budget allocation had been successfully completed and accepted by SEEPZ-SEZ. The corresponding payments have already been released, and no further claims or liabilities remain outstanding in respect of these deliverables.

2. Deliverables under Point Nos. 3, 4 and 5 (please refer the table above for Key Deliverables and Payment Milestones)

It was mutually agreed that these consultancy services shall be carved out of the active scope of the existing Agreement and shall be availed on a case-to-case basis. Whenever any future security-related tender is required, SEEPZ-SEZ shall obtain a quotation from M/s MitKat Advisory Services Pvt. Ltd. Based on the approved scope of work and with the approval of the Competent Authority, consultancy services may be engaged and payments released on mutually agreed terms.

3. Deliverables under Point Nos. 6 and 7(please refer the table above for Key Deliverables and Payment Milestones)

It was agreed that the deliverables relating to the Final Security Manual (Suraksha Code) and the Final Security Management Plan & Security SOPs shall continue under the existing provisions of the RFP/Agreement without any modification, subject to the approval of the Competent Authority.

4. Deliverable under Point No. 8 (please refer the table above for Key Deliverables and Payment Milestones)

It was mutually agreed that the services relating to coordination with implementing agencies and submission of quarterly reports shall be carved out of the active scope of the existing Agreement and shall be availed on a case-to-case/need-based basis, following the procedure agreed upon for Point Nos. 3, 4 and 5.

Further, the request of the ADC (Security) for deployment of suitable personnel at SEEPZ-SEZ for overseeing security functions was agreed to in principle by M/s MitKat Advisory Services Pvt. Ltd. However, it was clarified that such deployment shall be outside the scope of the existing Agreement and shall be paid for separately by SEEPZ-SEZ on mutually agreed terms.

In view of the above, you are requested to confirm the same.

Regards,

Rahul Vithal Shivannagol
Assistant Development Commissioner
SEEPZ SEZ

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
विकास आयुक्त का कार्यालय
सीप्ज़ विशेष आर्थिक क्षेत्र
अंधेरी (पूर्व), मुंबई - 400096.

सत्यमेव जयते

Government of India
Ministry of Commerce & Industry,
Office of the Developement Commissioner,
SEEPZ-Special Economic Zone,
Andheri (E), Mumbai - 400096.

वेबसाइट : www.seepz.gov.in, ई-मेल : dcseepz-mah@nic.in, टेलीफोन : 022-28290856/28294700

File No:- SECU-11/4/2024-SECURITYSECTION-SEEPZ-MUMBAI/ 22-07-2025

To,
M/s MitKat Advisory Services Pvt. Ltd.
511, Ascot Centre,
Adjacent to Hilton,
Near International Airport,
Mumbai - 400 099.

महोदय/महोदया,

विषय: MitKat Advisory Services Pvt. Ltd. के लिए भुगतान शर्तों और मील के पत्थरों में संशोधन की पुष्टि
Subject: Confirmation of Revised Payment Terms and Milestones for MitKat Advisory Services Pvt. Ltd.

हम MitKat Advisory Services Pvt. Ltd. के लिए परियोजना की भुगतान शर्तों और मील के पत्थरों में किए गए परिवर्तनों को औपचारिक रूप से स्वीकार करते हुए पुष्टि कर रहे हैं, जैसा कि Tender Evaluation Committee (TEC) की बैठक में 4 जून 2025 को चर्चा की गई थी, जिसकी अध्यक्षता श्रीमती स्मिता नाम्बियार, उप विकास आयुक्त, SEEPZ, SEZ ने की थी।

We are writing to formally acknowledge and confirm the changes made to the payment terms and milestones for the project under the scope of MitKat Advisory Services Pvt. Ltd., as discussed during the Tender Evaluation Committee (TEC) meeting held on 4th June 2025, chaired by Smt. Smitha Nambiar, Deputy Development Commissioner, SEEPZ, SEZ.

आपके द्वारा प्रस्तुत प्रस्ताव और बैठक में हुई चर्चाओं के अनुसार, TEC ने Stages 3, 4, 5 और 8 के लिए भुगतान मील के पत्थरों को पुनः संरचित करने पर सर्वसम्मति से निर्णय लिया है। यह पुनर्संरचना प्रत्येक साइट की तत्परता के आधार पर गेट-वार डिलीवरबल्स के साथ भुगतान शेड्यूल को संरेखित करेगी, जैसा कि SEEPZ द्वारा निर्देशित किया गया है।

As per your proposal and in line with the discussions during the meeting, the TEC has unanimously agreed to restructure the payment milestones for Stages 3, 4, 5, and 8. This restructuring will align the payment schedules with gate-wise deliverables, based on the readiness of each site, as per SEEPZ’s instructions.

Stages 3, 4, 5 और 8 के लिए संशोधित भुगतान संरचना

Stage No.	Deliverable	मौजूदा भुगतान मील का पत्थर (% अनुबंध मूल्य)	संशोधित मील का पत्थर
3	सिस्टम इंटीग्रेटर के लिए RFP सबमिशन	10%	2.5% (प्रत्येक 4 उप-डिलीवरबल्स के लिए)
4	प्री-बिड सहायता और मूल्यांकन	20%	5% (प्रत्येक 4 उप-डिलीवरबल्स के लिए)
5	विक्रेता ऑन-बोर्डिंग (MSA साइनिंग)	10%	2.5% (प्रत्येक 4 उप-डिलीवरबल्स के लिए)
8	समन्वय और त्रैमासिक रिपोर्टिंग	20%	5% (प्रत्येक 4 उप-डिलीवरबल्स के लिए)

TEC द्वारा सहमति प्राप्त चार उप-डिलीवरबल्स निम्नलिखित हैं:

1. Gate-2 डिलीवरबल्स सबमिशन
2. Gate-3 डिलीवरबल्स सबमिशन
3. Gate-1 डिलीवरबल्स सबमिशन
4. “Misalliances RFP Completion” (जिसमें Command & Control Centre (CCC) और अन्य विविध खरीदारी शामिल हैं)

इन डिलीवरबल्स के लिए समयसीमा SEEPZ द्वारा प्रत्येक साइट की तत्परता के आधार पर निर्धारित की जाएगी। यह पुनर्संरचना यह सुनिश्चित करेगी कि भुगतान शर्तें प्रत्येक गेट पर किए गए काम और साइट की तत्परता के साथ

Revised Payment Structure for Stages 3, 4, 5, and 8

Stage No.	Deliverable	Existing Payment Milestone (% of Contract Value)	Revised Payment Milestones
3	Submission of RFP for System Integrator	10%	2.5% (per each of 4 sub-deliverables)
4	Pre-bid assistance and evaluation	20%	5% (per each of 4 sub-deliverables)
5	Vendor on-boarding (MSA signing)	10%	2.5% (per each of 4 sub-deliverables)
8	Coordination & quarterly reporting	20%	5% (per each of 4 sub-deliverables)

The four sub-deliverables, as agreed upon, are:

1. Gate-2 Deliverables Submission
2. Gate-3 Deliverables Submission
3. Gate-1 Deliverables Submission
4. “Misalliances RFP Completion” (includes Command & Control Centre (CCC) and Other Miscellaneous Procurements)

The timelines for these deliverables will be finalized by SEEPZ, based on the actual readiness of the respective sites. This approach ensures a more precise alignment of payments with the completion of work and the readiness of individual gates.

Price Scalation Proposal

Committee unanimously rejected the request for price escalation.

सटीक रूप से मेल खाती हैं।

मूल्य वृद्धि प्रस्ताव

समिति ने सर्वसम्मति से मूल्य वृद्धि के अनुरोध को अस्वीकार कर दिया।

हमें विश्वास है कि इन परिवर्तनों से परियोजना के निष्पादन में सहजता आएगी, और यह भुगतान प्रवाह को वास्तविक कार्य प्रगति के अनुरूप संरेखित करेगा। कृपया हमें बताएं यदि आपको इस संशोधित भुगतान संरचना के संबंध में किसी भी प्रकार की और स्पष्टता या अतिरिक्त चर्चा की आवश्यकता हो।

We trust that these changes will contribute to the smooth execution of the project while aligning financial flows with the actual progress of work. Please feel free to reach out if you require any further clarification or wish to engage in additional discussions regarding the revised payment structure.

Digitally signed by
BALASAHEB RAMCHANDRA BORADE
Date: 22-07-2025 10:37:54

(बाळासाहेब बोराडे)
उप विकास आयुक्त, सीप्ज़ सेज़

प्रति,
Tender Evaluation Committee Members:

1. Smt. Smitha Nambiar, Deputy Development Commissioner, SEEPZ, SEZ (Chairperson)

2. Smt. Y. Mangala, Sr. Accounts Officer, SEEPZ, SEZ

3. Shri Hanish Rathi, Assistant Development Commissioner, SEEPZ, SEZ

4. Shri Palash Shankar, Assistant Development Commissioner, SEEPZ, SEZ

5. Shri Soodarshan Shinde, Assistant Development Commissioner, SEEPZ, SEZ

Minutes of Meeting

Date: 07 July 2026 **Time:** 05:30 PM **Venue:** SEEPZ-SEZ (Online Video-conference)

Participants:

From SEEPZ-SEZ:

Shri Rahul Vithal Shivanngol, Assistant Development Commissioner (ADC, Security)

From M/s MitKat Advisory Services Pvt Ltd.:

a. Shri Ranjeet Sinha - Director – Strategic Initiatives, Homeland Security, Aerospace and Defence.
b. Shri Santosh Tarate - Delivery Lead and
c. Shri Amol Desale - Design Lead

Preamble

At the outset, the ADC (Security) informed that the present amicable settlement is being arrived at pursuant to the meeting of the delegation from M/s MitKat Advisory Services Pvt Ltd. with the Development Commissioner and Joint Development Commissioner. The Joint Development Commissioner had directed the ADC (Security) and M/s MitKat Advisory Services Pvt Ltd. to explore options for amicable settlement. Accordingly, all decisions taken in the meeting shall be subject to the approval of the competent authority in SEEPZ-SEZ.

Accordingly, the recommendations and decisions recorded herein shall be subject to the formal approval of the Competent Authority in SEEPZ-SEZ, and upon such approval, shall be executed through a formal Amendment/Addendum to the original Agreement.

Agenda: Review of Key Deliverables and Payment Milestones under the Agreement with M/s MitKat Advisory Services Pvt Ltd.

Discussions and Decisions:

1. **Deliverables under Point Nos. 1 and 2:** The deliverables under Point No. 1 (Submission of Detailed Project Report) and Point No. 2 (Approval of DPR and allocation of budget) were reviewed by both parties. It was mutually confirmed that the said deliverables have been successfully completed and accepted by SEEPZ-SEZ. Accordingly, the corresponding payments against these deliverables have already been released by

SEEPZ-SEZ and no further claims or liabilities remain outstanding from either party under these points.

2. **Deliverables under Point Nos. 3, 4 and 5:** It was noted that SEEPZ-SEZ has already successfully floated tenders for procurement of baggage scanners, physical access control systems, and walkie-talkies. Both parties mutually agreed that the consultancy services of M/s MitKat Advisory Services Pvt Ltd. under Point Nos. 3, 4 and 5 shall be carved out of the active scope of the existing Agreement and taken on a case-to-case basis as follows:

    a. In future, if any security-related tender is required to be floated, SEEPZ SEZ shall seek a quotation from M/s MitKat Advisory Services Pvt Ltd.

    b. M/s MitKat Advisory Services Pvt Ltd. shall submit the quotation along with detailed scope of work, which shall be put up to the higher authorities.

    c. If the quoted amount is found reasonable, and approved by the competent authority, SEEPZ SEZ shall avail the consultancy services of M/s MitKat Advisory Services Pvt Ltd. for the said tender and release payment as per mutually agreed terms to be recorded through email/letter.

3. **Deliverables under Point Nos. 6 and 7:** The following deliverables were reviewed:

    a. Point No. 6: Acceptance of Final Security Manual (Suraksha Code).

    b. Point No. 7: Acceptance of Final Security Management Plan & Security SOPs.

    The ADC (Security) suggested that deliverables under Point Nos. 6 and 7 shall continue as per the existing provisions of the RFP/Agreement. Both parties agreed to retain these deliverables without any modification. Subject to approval of competent authority of SEEPZ SEZ.

4. **Deliverable under Point No. 8:** Point No. 8 pertains to regular assistance in coordination with implementing agencies and submission of quarterly reports. M/s MitKat Advisory Services Pvt Ltd. clarified that this deliverable was originally envisaged to commence after onboarding of all systems/equipment and completion of project implementation. Both parties agreed that services under this point shall also be carved out of the active scope of the existing Agreement and taken on a case-to-case / need-based basis following the procedure outlined in Point 2 above.

5. The ADC (Security) further requested M/s MitKat Advisory Services Pvt Ltd. to deploy suitable personnel at SEEPZ-SEZ for overseeing security functions. M/s MitKat Advisory Services Pvt Ltd. agreed in principle to provide such personnel; however, it was clarified that the same shall be outside the scope of the existing Agreement and shall be paid for separately by SEEPZ SEZ as per mutually agreed terms.

The meeting ended with a vote of thanks to all participants.

CONTRACT AGREEMENT

For

Security Consultancy Services at SEEPZ-SEZ

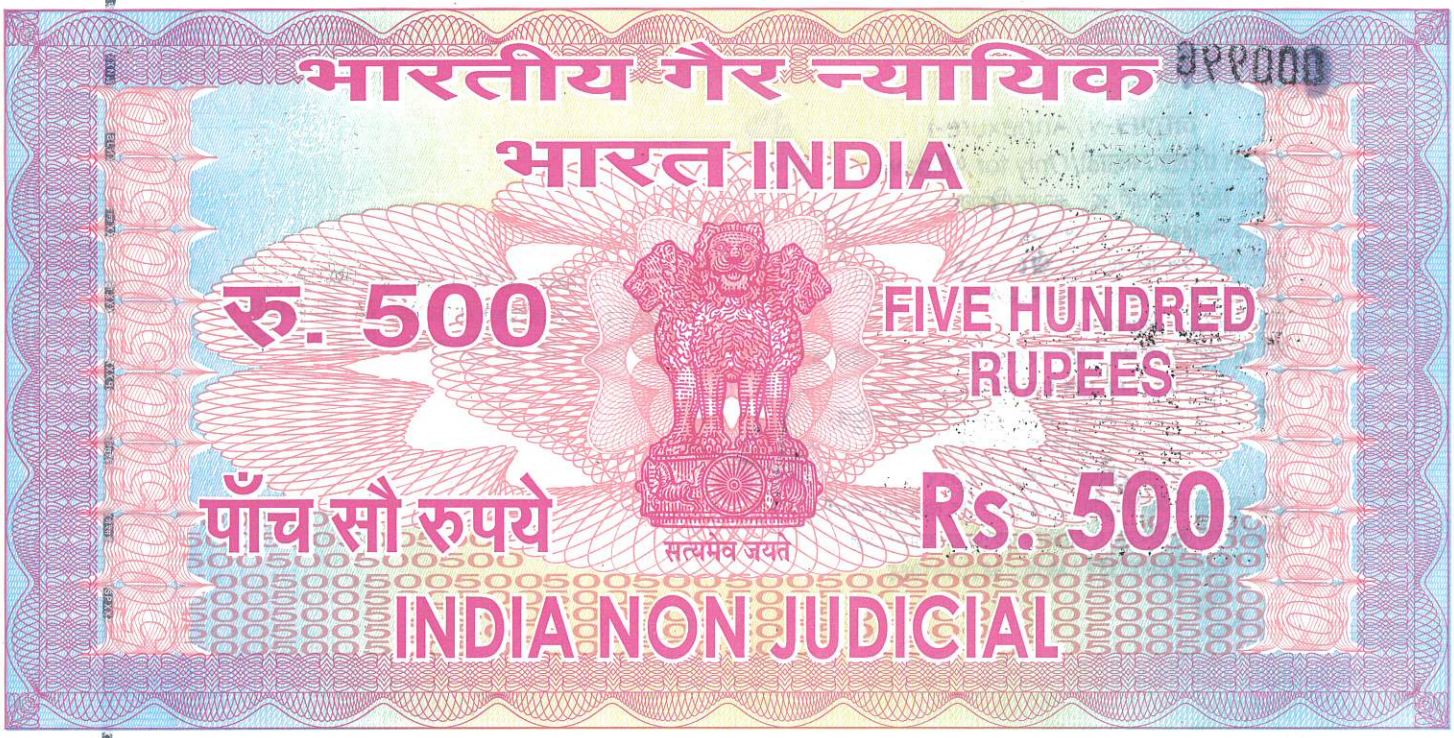
Between

SEEPZ-SEZ, Mumbai

And

M/s MitKat Advisory Services Pvt. Ltd.

Date: 16/06/2023



महाराष्ट्र MAHARASHTRA ◑ 2023 ◑ BY 551161

प्रधान मुद्रांक कार्यालय, मुंबई.
प.मु.वि.क्र. ८०००००७
- 8 JUN 2023
सक्षम अधिकारी

This CONTRACT (hereinafter called the "Contract") is made the 16th day of the month of June, 2023.

श्री. अतुल कि. किरडे

BETWEEN

SANTACRUZ ELECTRONIC EXPORT PROCESSING ZONE (SEEPZ) SPECIAL ECONOMIC ZONE AUTHORITY (hereinafter referred to as "SEEPZ SEZ AUTHORITY" / "PROCURRING ENTITY" for the brevity sake) at SEEPZ SEZ Andheri (E), Mumbai – 400 096 through its Estate Manager (Which expression shall, unless repugnant to the context or meaning thereof, deemed to mean and include its successors and assign party of the FIRST PART.

AND

[MitKat Advisory Services Private Limited] (hereinafter referred to as the "Consultant" for the brevity sake) having it's office at [511, ascot Centre, Sahar Road, Andheri East, Mumbai – 400 099] through its Authorized Signatory (Which expression shall, unless repugnant to the context or meaning thereof, deemed to mean and include its successors and assign party of the SECOND PART.

MitKat Advisory Services Private Limited Mumbai

10/08/2023
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WHEREAS

a. Santacruz Electronics Export Processing Zone (SEEPZ) is a Special Economic Zone in Mumbai, India was set up on 1st May, 1973 with a geographical spread of nearly 375013 sq. mtr. i.e. 92 acres 26 gunthas and 12 annas, leased out by Maharashtra Industrial Development Corporation (MIDC), to SEEPZ vide Lease Deed dated 20.01.1975 for 99 years w.e.f. 1st day of June, 1973 with an additional area of 11 acres known as SEEPZ ++ merged with the SEEPZ SEZ vide Notification dated 7.1.2002 leased out by MIDC vide Lease Deed dated 28.06.2005 together with all rights of, easements and appurtenances for 95 years from 1st January, 2002 for setting up the said Seepz++ for encouraging export of gems and jewellery and for earning foreign exchange on export of various kinds of hardware/software and gems and jewellery units. Presently, SEEPZ SEZ is Multi-Sector SEZ with nearly of 309 Units

b. The Consultant is in the business of Risk and Security Consulting.

c. The Procuring Entity has requested the Consultant to provide certain consulting services as defined in this Contract (hereinafter called the "Services");

d. The Consultant, having represented to the Procuring Entity that it has the required professional skills, expertise and technical resources, has agreed to provide the Services on the terms and conditions set forth in this Contract;

e. The Procuring Entity awarded the contract to Consultant for "Engagement of Contract for Security Consultancy Services for 2 years vide Letter of Acceptance dated 16/06/2023.

NOW THEREFORE the parties hereto hereby agree as follows:

1. The following documents attached hereto shall be deemed to form an integral part of this Contract:

(a) The General Conditions of Contract;
(b) The Special Conditions of Contract;
(c) Appendices:

Appendix A: Terms of Reference
Appendix B: Key Experts
Appendix C: Breakdown of Contract Price

In the event of any inconsistency between the documents, the following order of precedence shall prevail: the Special Conditions of Contract; the General Conditions of Contract, including Attachment 1; Appendix A; Appendix B; Appendix C.

16/8/2023
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HANISH RATHI

Milkat Advisory Services Private Limited Mumbai

Any reference to this Contract shall include, where the context permits, a reference to its Appendices.

2. The mutual rights and obligations of the Procuring Entity and the Consultant shall be as set forth in the Contract, in particular:

(a) the Consultant shall carry out the Services in accordance with the provisions of the Contract; and

(b) the Procuring Entity shall make payments to the Consultant in accordance with the provisions of the Contract.

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be signed in their respective names as of the day and year first above written.

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED PART OF THE FIRST PART
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
Through Estate Manager

In the presence of
1.
2.

SIGNED, SEALED AND DELIVERED BY
THE WITHINNAMED PART OF THE SECOND PART

MitKat Advisory Services Private Limited
Through its Authorized Signatory

MitKat Advisory Services Private Limited Mumbai

Sushil Pradhan, COO

हनीश राठी
HANISH RATHI
स.वि.आ. / A.D.C.

In the presence of
1. Pawan Desai, Co-founder & CEO
2. Purvi Poojari, Head Corporate Affairs

General Conditions of Contract (GCC)

1. General Provisions	
1.1Definitions	Unlessthecontextotherwiserequires,thefollowingtermswheneverusedin this Contract have the followingmeanings: a) "Completion Date" means the date of completion of the Services by the Consultant as certified by the Procuring Entity ; b) "Contract" means the Contract signed by the Parties, to which these General Conditions of Contract (GCC) are attached, together with all the documents listed in Clause 1 of such signed Contract, **as named in SCC**; c) "Contract Price" means the financial proposal of the successful Consultant duly accepted by the Procuring Entity ; d) "Procuring Entity " means the agency, **as named in SCC**, that signs the Contract for the Services with the Selected Consultant; e "Bidder" (including the term 'tenderer', 'consultant' or 'service provider' or the Contractor in certain contexts) means any person or firm or company, including any member of a consortium or joint venture (that is an association of several persons, or firms or companies), every artificial juridical person not falling in any of the descriptions of bidders stated hereinbefore, including any agency branch or office controlled by such person, participating in a procurement process. f "Bidder from a country which shares a land border with India" for the purpose of this Order means: - a. An entity incorporated, established or registered in such a country; or b. A subsidiary of an entity incorporated, established or registered in such a country; or c. An entity substantially controlled through entities incorporated, established or registered in such a country; or d. An entity whose beneficial owner is situated in such a country; or e. An Indian (or other) agent of such an entity; or f. A natural person who is a citizen of such a country; or g. A consortium or joint venture where any member of the consortium or joint venture falls under any of the above g The beneficial owner for the purpose of (V) above will be as under: 1. In case of a company or Limited Liability Partnership, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more juridical person, has a controlling ownership interest or who exercises control through other means. Explanation— a. "Controlling ownership interest" means ownership of or entitlement to more than twenty five per cent, of shares or capital or profits of the company;

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HANISH RATHI

	b. "Control" shall include the right to appoint majority of the directors or to control the management or policy decisions including by virtue of their shareholding or management rights or shareholders agreements or voting agreements; 2. In case of a partnership firm, the beneficial owner is the natural person(s) who, whether acting alone or together, or through one or more juridical person, has ownership of entitlement to more than fifteen percent of capital or profits of the partnership; 3. In case of an unincorporated association or body of individuals, the beneficial owner is the natural person(s), who, whether acting alone or together, or through one or more juridical person, has ownership of or entitlement to more than fifteen percent of the property or capital or profits of such association or body of individuals; 4. Where no natural person is identified under (1) or (2) or (3) above, the beneficial owner is the relevant natural person who holds the position of senior managing official; 5. In case of a trust, the identification of beneficial owner(s) shall include identification of the author of the trust, the trustee, the beneficiaries with fifteen percent or more interest in the trust and any other natural person exercising ultimate effective control over the trust through a chain of control or ownership. h An Agent is a person employed to do any act for another, or to represent another in dealings with third person. i. "Day" means a working day unless indicated otherwise. J "Experts" means, collectively, Key Experts, Non-Key Experts, or any other Experts of the Consultant, Sub-consultant or JV member(s) assigned by the Consultant to perform the Services or any part thereof under the Contract; k "GCC" means these General Conditions of Contract; l "Party" means the Procuring Entity or the Consultant, as the case may be, and "Parties" means both of them; m "Consultant's Proposal" means the completed Request for Proposals submitted by the Consultant to the Procuring Entity ; n "SCC" means the Special Conditions of Contract by which the GCC may be amended or supplemented; o "Services" means the work to be performed by the Consultant pursuant to this Contract, as described in **Appendix A** – Terms of Reference; p "Third Party" means any person or entity other than the Government, the Procuring Entity , the Consultant or a Sub-consultant.
1.2 Applicable Law	The Contract shall be interpreted in accordance with the laws of the Union of India.

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HANISH RATHI

Mitkat Advisory Services Private Limited Mumbai

1.3 Language	This Contract has been executed in the English language, which shall be the binding and controlling language for all matters relating to the meaning or interpretation of this Contract.
1.4 Notices	Any notice given by one party to the other pursuant to the Contract shall be in writing to the address **specified in the SCC**. The term "in writing" means communicated in written form with proof of receipt. A notice shall be effective from the date of delivery or on the notice's effective date, whichever is later. In case of electronic mode of communication, a notice shall be effective from the time of sending of the electronic communication.
1.5 Location	The Services shall be performed at such locations as are specified in **Appendix A** hereto
1.6 Authorized Representatives	Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Procuring Entity or the Consultant may be taken or executed by the officials **specified in the SCC**.
1.7 Authority of Member in Charge	In case the Consultant is a Joint Venture, the members hereby authorize the member **specified in the SCC** to act on their behalf in exercising all the Consultant's rights and obligations towards the Procuring Entity under this Contract, including without limitation the receiving of instructions and payments from the Procuring Entity .
1.8 Taxes and Duties	The Consultant and their Experts shall pay such taxes, duties, fees, and other impositions as may be levied under the Applicable Law, the amount of which is deemed to have been included in the Contract Price.
1.9 Code of Integrity	a) The Procuring Entity , the Consultant and their representatives shall strictly adhere to the code of integrity as stipulated under GFR 175. b) The Procuring Entity requires the Consultant to disclose any commissions, gratuities or fees that may have been paid or are to be paid to agents or any other party with respect to the selection process or execution of the Contract. The information disclosed must include at least the name and address of the agent or other party, the amount and currency, and the purpose of the commission, gratuity or fee. Failing which , the Procuring Entity, after giving a reasonable opportunity of being heard , may take appropriate measures
2. Commencement, Completion, Modification, and Termination of Contract	
2.1 Effectiveness of Contract	This Contract shall come into effect on the date the Contract is signed by both parties or such other later date as may be **stated in the SCC**.
2.2 Commencement of Services	
2.2.1 Program	Before commencement of the Services, the Consultant shall submit to the Procuring Entity for approval a Program showing the general methods, arrangements, order and timing for all activities. The Services shall be carried out in accordance with the approved Program

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	as updated.
2.2.2 Starting Date	The Consultant shall start carrying out the Services thirty (30) days after the date the Contract becomes effective, or at such other date as may be **specified in the SCC**.
2.3 Intended Completion Date	Unless terminated earlier pursuant to Sub-Clause 2.6, the Consultant shall complete the activities by the Intended Completion Date, as is **specified in the SCC**. If the Consultant does not complete the activities by the Intended Completion Date, it shall be liable to pay liquidated damage as per Sub-Clause 3.8. In this case, the Completion Date will be the date of completion of all activities.
2.4 Modification	Modification of the terms and conditions of this Contract, including any modification of the scope of the Services or of the Contract Price, may only be made by written agreement between the Parties. However, each Party shall give due consideration to any proposals for modification or variation made by the other Party.
2.5 Force Majeure	
2.5.1 Definition	For the purposes of this Contract, "Force Majeure" means an event which is beyond the reasonable control of a Party and which makes a Party's performance of its obligations under the Contract impossible or so impractical as to be considered impossible under the circumstances.
2.5.2 No Breach of Contract	The failure of a Party to fulfill any of its obligations under the contract shall not be considered to be a breach of, or default under, this Contract insofar as such inability arises from an event of Force Majeure, provided that the Party affected by such an event (a) has taken all reasonable precautions, due care and reasonable alternative measures in order to carry out the terms and conditions of this Contract, and (b) has informed the other Party as soon as possible about the occurrence of such an event.
2.5.3 Extension of Time	Any period within which a Party shall, pursuant to this Contract, complete any action or task, shall be extended for a period equal to the time during which such Party was unable to perform such action as a result of Force Majeure.
2.6 Termination	
2.6.1 By the Procuring Entity	The Procuring Entity may terminate this Contract, by not less than thirty (30) days' written notice of termination to the Consultant, to be given after the occurrence of any of the events specified in paragraphs (a) to (d) of this Sub-Clause 2.6.1: a) if the Consultant does not remedy a failure in the performance of its obligations under the Contract, within thirty (30) days after being notified or within any further period as the Procuring Entity may have subsequently approved in writing; b) if the Consultant become insolvent or bankrupt; c) if, as the result of Force Majeure, the Consultant is unable to perform a material portion of the Services for a period of not less than sixty (60) days; or

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2.6.2 By the Consultant	d) if the Consultant, in the judgment of the Procuring Entity has engaged in corrupt, fraudulent, collusive, coercive or obstructive practices, in competing for or in executing the Contract. The Consultant may terminate this Contract, by not less than thirty (30) days' written notice to the Procuring Entity , such notice to be given after the occurrence of any of the events specified in paragraphs (a) and (b) of this Sub-Clause 2.6.2: a. if the Procuring Entity fails to pay any monies due to the Consultant pursuant to this Contract and not subject to dispute pursuant to Clause 7 within the period stated in Su Clause 6.3, (unless the termination was occasioned by the default of the consultant). ;This shall however not preclude due scrutiny and compliance to GFR and other financial mandate which shall be duly intimated thereof. or b. if, as the result of Force Majeure, the Consultant is unable to perform a material portion of the Services for a period of not less than sixty (60) days.
2.6.3 Payment upon termination	upon termination of this contract, the Procuring Entity shall make the following payments to the Consultant a) renumeration for services satisfactory perform prior to the effective date of termination and reimbursable expenditure for expenditure actually incurred prior to the effective date of termination and pursuant to clause 6: b) In the case of termination pursuant to Force Majeure reimbursement of any reasonable cost indicated to the prompt and orderly termination of this contract.
3. Obligations of the Consultant	
3.1 General	The Consultant shall perform the Services in accordance with the Specifications and the Terms of Reference, and carry out its obligations with all due diligence, efficiency, and economy, in accordance with generally accepted professional techniques and practices, and shall observesoundmanagement practices, and employ appropriate advanced technology and safe methods. The Consultant shall always act, in respect of any matter relating to this Contract or to the Services, as faithful adviser tothe Procuring Entity , and shall at all times support and safeguard the Procuring Entity 's legitimate interests in any dealings with Sub-Consultants or thirdparties.
3.2 Conflict of Interests	3.2.1 The Consultant shall hold the Procuring Entity 's interest paramount, without any consideration for future work, and strictly avoid conflict with other assignments or their own corporate interests. 3.2.2 The Consultant agrees that, during the term of this Contract and after its termination, the Consultant and any entity affiliated with the Consultant shall be disqualified from providing goods, works or non-consulting services resulting from or directly related to the Services for the preparation or implementation of the project, unless

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	otherwise **indicated in the SCC.** 3.2.3 The payment of the Consultant pursuant to GCC shall constitute the Consultant's only payment in connection with this Contract and the Consultant shall not accept for its own benefit any trade commission, discount or similar payment in connection with activities pursuant to this Contract or in the discharge of its obligations hereunder, and the Consultant shall use its best efforts to ensure that any Sub-consultants, as well as the Experts and agents of either of them, similarly shall not receive any such additional payment. 3.2.4 Furthermore, if the Consultant, as part of the Services, has the responsibility of advising the Procuring Entity on the procurement of goods, works or services, the Consultant shall comply with the applicable rules and guidelines of the Government of India, and shall at all times exercise such responsibility in the best interest of the Procuring Entity . Any discounts or commissions obtained by the Consultant in the exercise of such procurement responsibility shall be for the account of the Procuring Entity . 3.2.5 The Consultant shall not engage, and shall cause its Experts as well as its Sub-consultants not to engage, either directly or indirectly, in any business or professional activities that would conflict with the activities assigned to them under this Contract. 3.2.6 The Consultant has an obligation and shall ensure that its Experts and Sub-consultants shall have an obligation to disclose any situation of actual or potential conflict that impacts their capacity to serve the best interest of their Procuring Entity , or that may reasonably be perceived as having this effect. Failure to disclose said situations may lead to the disqualification of the Consultant or the termination of its Contract.
3.3 Confidentiality	Except with the prior written consent of the Procuring Entity , the Consultant and the Experts shall not at any time communicate to any person or entity or to any other persons not officially concerned with the contract any confidential information acquired in the course of the Services, nor shall the Consultant and the Experts make public the recommendations formulated in the course of, or as a result of, the Services. In the event that the Firm or its representatives are requested pursuant to, or required by, applicable law or regulation or by legal or administrative process to disclose any Confidential Information, or where the Firm wishes to disclose to its professional indemnity insurers or to its advisers, the Firm agrees that it will, as far as is legally and practically possible, provide the Procuring Entity with prompt notice of such request or requirement in order to enable the Procuring Entity to seek an appropriate protective order or other remedy. In the event that such protective order or other remedy is not obtained, the Firm or its representatives, as the case may be, shall disclose only the portion of the Confidential Information which is legally or professionally required to be disclosed with the approval of Procuring Entity.

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3.5 Consultant's Actions Requiring Procuring Entity 's Prior Approval	The Consultant shall obtain the Procuring Entity 's prior approval in writing before taking any of the following actions: a. entering into a subcontract for the performance of any part of the Services, b. changing the Program of activities; and c.
3.6 Reporting Obligations	The Consultant shall submit to the Procuring Entity the reports and documents specified in **Appendix A**, in the form, in the numbers and within the time periods set forth in the said Appendix.
3.7 Documents Prepared by the Consultant to Be the Property of the Procuring Entity	3.7.1 All plans, drawings, specifications, designs, reports, and other documents and software submitted by the Consultant in accordance with Sub- Clause 3.6 shall become and remain the property of the Procuring Entity , and the Consultant shall, not later than upon termination or expiration of this Contract, deliver all such documents and software to the Procuring Entity , together with a detailed inventory thereof. The Consultant may retain a copy of such documents and software. Restrictions about the future use of these documents, if any, shall be **specified in the SCC**. 3.7.2 If license agreements are necessary or appropriate between the Consultant and third parties for purposes of development of the plans, drawings, specifications, designs, databases, other documents and software, the Consultant shall obtain the Procuring Entity 's prior written approval to such agreements, and the Procuring Entity shall be entitled at its discretion to require recovering the expenses related to the development of the program(s) concerned.
3.8 Liquidated Damages	
3.8.1 Payments of Liquidated Damages	The Consultant shall pay liquidated damages to the Procuring Entity at the rate per day stated in the SCC for each daythat the Completion Date is later than the Intended Completion Date. The total amount of liquidated damages shall not exceed the amount defined in the SCC. The Procuring Entity may deduct liquidated damages from payments due to the Consultant. Payment of liquidated damagesshall not affect the Consultant's liabilities. Procuring Entity shall be entitled to, and it shall be lawful to recover Liquidated damages as detailed in this clause from all payments due, any Performance Security, or any

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	retention money If the delay in completion date due to the situation which is beyond the control of Consultant, then upon the happening of any such event causing delay, the Consultant shall immediately give notice thereof in writing to the procuring entity but shall nevertheless use constantly his best endeavours to prevent or make good the delay and shall do all that may be reasonably required to the satisfaction of the Procuring entity to proceed with the project. In such circumstances, the Consultant shall have no claim of damages for extension of time granted.
3.8.2 Lack of performance penalty	If the Consultant has not corrected a Defect within the time specified in the Procuring Entity's notice, a penalty for Lackof performance will be paid by the Consultant. The amount to be paid will be calculated as a percentage ofthe cost of having the Defect corrected, assessed as specified in the SCC.
3.9 Performance Security	The Consultant shall provide the Performance Security to the Procuring Entity no later than the date specified in the Letter of Acceptance. The Performance Security shall be issued in an amount and form and by a bank or surety acceptable to the Procuring Entity. The performance Security shall be valid untila date 28 days from the Completion Date of the Contract in case of a bank guarantee.
3.10 Adherence to laws, regulations and statutory requirements	The Consultant shall carry out all its services in accordance with all the applicable laws, regulations, environmental guidelines and statutory requirements that are legally in force. Additionally, the Consultant shall also comply with provisions of all labour laws and labour codes as applicable and agrees to independently keep itself apprised of amendments and supplements to such laws and fully comply with all labour laws as applicable from time to time .
3.11 Eligibility of the Bidders from a country which shares a land border with India	Any bidder from a country which shares a land border with India will be eligible to bid in this tender only if the bidder is registered with Competent Authority. i.e. Committee constituted by the department for promotion of Industry and internal Trade (DPIIT). The registration should be valid at the time of submission of the bid and at the time of acceptance of the bid . In case of supply, registration should be valid at the time of placement of the Order
3.12 Sub-contracting	The Consultant shall not be allowed to sub-contract works to any Agency from a country which shares a land border with India unless such contractor is registered with the Competent Authority. Model certificate for Tenders are specified in Appendix D IF such certificate given by Bidder whose bid is accepted is found to be false, theis would be a ground fro immediate termianation and further legal action in accordance with law

4. Consultant's Experts	
4.1 Description of Key Experts	The titles, agreed job descriptions, minimum qualifications, and estimated periods of engagement in the carrying out of the Services of the Consultant's Key Experts are described in Appendix B. The Key Experts listed by title as well as by name in Appendix B are hereby approved by the Procuring Entity .
4.2 Removal and/or Replacement of Experts	4.2.1 Except as the Procuring Entity may otherwise agree, no changes shall be made in the Key Experts. If, for any reason beyond the reasonable control of the Consultant, it becomes necessary to replace any of the Key Experts, the Consultant shall provide as a replacement a person of equivalent or better qualifications. 4.2.2 If the Procuring Entity finds that any of the Experts have (i) committed serious misconduct or have been charged with having committed a criminal action, or (ii) have reasonable cause to be dissatisfied with the performance of any of the Experts, then the Consultant shall, at the Procuring Entity 's written request specifying the grounds thereof, provide as a replacement a person with qualifications and experience acceptable to the Procuring Entity . 4.2.3 In the event that any of Key Experts, Non-Key Experts or Sub-consultants is found by the Procuring Entity to be incompetent or incapable in discharging assigned duties, the Procuring Entity , specifying the grounds therefore, may request the Consultant to provide a replacement. 4.2.4 The Consultant shall have no claim for additional costs arising out of or incidental to any removal and/or replacement of Experts. 4.2.5 Notwithstanding the above, the substitution of Key Experts during Contract execution may be considered only based on the Consultant's written request and due to circumstances outside the reasonable control of the Consultant, including but not limited to death or medical incapacity. In such case, the Consultant shall forthwith provide as a replacement, a person of equivalent or better qualifications and experience, and at the same rate of remuneration.
5. Obligations of the Procuring Entity	
5.1 Assistance and Exemptions	The Procuring Entity warrants that the Consultant shall have, free of charge, unimpeded access to the project site in respect of which access is required for the performance of the Services. The Procuring Entity shall use its best efforts to provide the Consultant such assistance and exemptions as **specified in the SCC**.
5.2 Services, Facilities and Property of the Procuring Entity	The Procuring Entity shall make available to the Consultant and the Experts, for the purposes of the Services and free of any charge, the services, facilities and property described in the Terms of Reference (**Appendix A**) at the times and in the manner specified in said Appendix A.
5.3 Counterpart	5.3.1 The Procuring Entity shall make available to the Consultant free

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Personnel	of charge such professional and support counterpart personnel, to be nominated by the Procuring Entity with the Consultant's advice, if specified in **Appendix A**. 5.3.2 Professional and support counterpart personnel, excluding Procuring Entity 's liaison personnel, shall work under the exclusive direction of the Consultant. If any member of the counterpart personnel fails to perform adequately any work assigned to such member by the Consultant that is consistent with the position occupied by such member, the Consultant may request the replacement of such member, and the Procuring Entity shall not unreasonably refuse to act upon such request.
5.4 Payment Obligation	In consideration of the Services performed by the Consultant under this Contract, the Procuring Entity shall make such payments to the Consultant for the deliverables specified in **Appendix A** and in such manner as is provided by GCC 6 below.
5.5 Change in the Applicable Law	If, after the date of this Contract, there is any change in the Applicable Law with respect to taxes and duties which increases or decreases the cost of the Services rendered by the Consultant , then the remuneration and reimbursable expenses otherwise payable to the Consultant under this Contract shall be increased or decreased accordingly by agreement between the Parties, and corresponding adjustments shall be made to the amounts referred to in Sub-Clause 6.1.
6. Payments	
6.1 Contract Price	6.1.1 The Consultant's Contract Price shall be a fixed lump-sum net of all costs incurred by the Consultant in carrying out the Services described in Appendix A. The Contract Price is **set forth in the SCC**. The Contract price breakdown is provided in Appendix C. 6.1.2 Any change to the Contract price specified in Clause 6.1.1 can be made only if the Parties have agreed to the revised scope of Services pursuant to Clause GCC 2.4 and have amended in writing the Terms of Reference in **Appendix A**.
6.2 Taxes and Duties	6.2.1 The Consultant, Sub-consultants and Experts are responsible for meeting any and all tax liabilities arising out of the Contract. 6.2.2 As an exception to the above The payment is exclusive of GST. In view of the notification No.18/2017 issued by Ministry of Finance Govt. of India and in terms of section 16(1) of IGST Act,2017, the Procuring Entity/ SEEPZ SEZ Authority is exempted from GST.
6.3 Mode of Billing and Payment	6.3.1 The total payments under this Contract shall not exceed the Contract price set forth in Clause GCC 6.1.1. 6.3.2 The payments under this Contract shall be made in lump-sum installments against deliverables specified in **Appendix A**. The payments will be made according to the payment schedule **stated in the SCC**. 6.3.3 The Procuring Entity shall pay the Consultant within forty-five (45) days after the receipt by the Procuring Entity of the deliverable(s)

	and the cover invoice for the related lump-sum installment payment. The payment can be withheld if the Procuring Entity does not approve the submitted deliverable(s) as satisfactory in which case the Procuring Entity shall provide comments to the Consultant within the same forty-five (45) days period. The Consultant shall thereupon promptly make any necessary corrections, and thereafter the foregoing process shall be repeated. 6.3.4 The final payment under this Clause shall be made only after the final report submitted by the Consultant and approved as satisfactory by the Procuring Entity . The Services shall then be deemed completed and finally accepted by the Procuring Entity . The last lump-sum installment shall be deemed approved for payment by the Procuring Entity within sixty (60) calendar days after receipt of the final report by the Procuring Entity unless the Procuring Entity , within such sixty (60) calendar day period, gives written notice to the Consultant specifying in detail deficiencies in the Services, the final report. The Consultant shall thereupon promptly make any necessary corrections, and thereafter the foregoing process shall be repeated. 6.3.5 All payments under this Contract shall be made to the accounts of the Consultant **specified in the SCC**.
6.4 Interest on Delayed Payments	If the Procuring Entity had delayed payments beyond the period stated in Clause GCC 6.3 (unless not delayed due to the fault of Consultant, interest shall be paid to the Consultant on any amount due by, not paid on, such due date for each day of delay at the annual rate **stated in the SCC.** This shall however not preclude due scrutiny and compliance to GFR and other financial mandate which shall be duly intimated thereof
7. Settlement of Disputes	
7.1 Amicable Settlement	The Parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation.
7.2 Dispute Settlement	Any dispute between the Parties arising under or related to this Contract that cannot be settled amicably may be referred to by either Party to the adjudication / arbitration in accordance withthe provisions of Arbitration and Conciliation Act, 1996 as amended till date.The arbitration proceedings shall be conducted at Mumbai, India. The language of arbitral proceedings shall be English and shall be subject to the exclusive jurisdiction of the courts at Mumbai
8. Good Faith	
	The Parties undertake to act in good faith with respect to each other's rights under this Contract and to adopt all reasonable measures to ensure the realization of the objectives of this Contract.
9. Limitation of Liability	
	Except in cases of criminal negligence or wilful misconduct, the aggregate liability of the Consultant to the Procuring Entity, whether under the contract, in tort or otherwise, shall not exceed the total

	Contract Price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment, or to any obligation of the Consultant to indemnify the Procuring Entity concerning IPR infringement
10. Indemnity	
	The Consultant shall at all times indemnify and keep indemnified the Procuring Entity against all claims/damages for any infringement of any Intellectual Property Rights (IPR) while providing its services under the Contract. The Consultant shall indemnify the Procuring Entity in full for any failure in performance on account of its default or non-fulfilment of its obligations and the same is performed by the Procuring Entity or any other agency engaged by the Procuring Entity . In such case all the costs and expenses incurred by the Procuring Entity are recoverable from the Consultant. The Procuring Entity shall also indemnify the Consultant for losses/damages suffered due to any fraud, misrepresentation or omission of facts by the Procuring Entity or any of its personnel. The procuring Entity will have no relationship whatsoever with the employees/labours employed/ engaged by the Consultant and it will be the Consultant's sole responsibility and discretion as an independent employer to employ, Supervise, Discharge and remunerate its employees on such terms and condition as it may deem fit. The Procuring Entity shall not be liable in any manner whatsoever for all/ any acts of personnel or employees or representative of the Consultant. In the event of any employee or any government authority making any claim on the Procuring Entity, the Consultant indemnify the Procuring Entity to defend the same at its own cost
11.No Agency	
	Contract between the parties shallnot constitute an agency, partnership or an association between the parties, nor shall any relationship of employer and employee will deem to be created between the parties.
Severability	
	If any provision or condition of this Contract is prohibited or rendered invalid or unenforceable, such prohibition, invalidity or unenforceability shall not affect the validity or enforceability of the Contract or any of its other provisions and conditions.
Permits, Approvals and Licenses	
	Whenever Consultant requires to obtain permits, approvals, and licenses from local public authorities or any third party, it shall be the Consultant's sole responsibility to obtain these and keep them current and valid. Such requirements may include but not be restricted to licenses or environmental clearance if required. If requested by the Consultant, the Procuring Entity shall make its best effort to assist the Consultant in complying with such requirements in a timely and expeditious manner without diluting the Consultant's responsibility in this regard.

Custody and Return of the Procuring Entity's Assets loaned to Consultant	
	The Consultant shall sign accountable receipts for all documents and materials or other assets/ properties made over to them by the Contract Manager on behalf of the Procuring Entity. All such assets shall be deemed in good condition when received by the Consultant unless he has notified the Procuring Entity to the contrary within twenty-four hours of receipt. Otherwise, he shall be deemed to have waived the right to do so at any subsequent stage. These assets shall remain the property of the Procuring Entity, and the Consultant shall take all reasonable care of all such assets. The Consultant shall be responsible for all damage or loss from whatever cause while assets are possessed or controlled by the Consultant, staff, workmen, or agents. Where the Consultant insures such assets against loss or fire at the request of the Procuring Entity, such insurance shall be deemed to be by way of additional precaution and shall not prejudice the Consultant's liability as aforesaid. 4) The Consultant shall return all such assets in good order and repair, reasonable wear and tear excepted, before the completion/ closure/ termination of the contract and shall be responsible for any failure to account for the same or any damage done to that as assessed by the Procuring Entity whose decision shall be final and binding

Special Conditions of Contract (SCC)

Number of GCC Clause	Amendments of, and Supplements to, Clauses in the General Conditions of Contract
1.1(b)	The contract name is Security Consultancy Services for SEEPZ SEZ
1.1(d)	The Procuring Entity is *SEEPZ SEZ Authority, Andheri, Mumbai*
1.1(e)	The Consultant is MitKat Advisory Services Pvt. Ltd.
1.4	**The addresses are:** Procuring Entity : SEEPZ SEZ Authority, SEEPZ SEZ, MIDC Central Road, Andheri East, Mumbai 400096 Attention : Development Commissioner, SEEPZ SEZ Authority E-mail:dcseepz-mah@.nic.in Consultant : MitKat Advisory Services Private Limited Attention : Ranjeet Sinha, Director – Strategic Initiatives E-mail: ranjeet.sinha@mitkatadvisory.com
1.6	**The Authorized Representatives are:** **For the Procuring Entity :** **For the Consultant:** Ranjeet Sinha, Director – Strategic Initiatives
1.7	**The authorized member in charge is** _____
2.1	No change to the GCC clause
2.2.2	The Starting Date for the commencement ofServicesis seven (7) days after contract signing.
2.3	The Intended CompletionDateis
3.2.2	The Procuring Entity reserves the right to determine on a case-by-case basis whether the service should be disqualified from providing goods, works or non-consulting services due to a conflict of a nature described in Clause GCC 3.2.2

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3.4	(i)
3.5 c.	
3.7	There are no specific restrictions.
3.8.1	The Procuring Entity shall be entitled to, and it shall be lawful to recover Liquidated damages for each week of delay or part thereof until actual delivery or performance, but not as a penalty, a sum equivalent to the 1/2% per cent of the respective payment as per Key Deliverables and Payment Milestones specified in the Contract
3.8.2	The lack of performance penalty shall be equal to the cost incurred by the Procuring Entity towards correcting the defects / deficiencies. The same shall be deducted from payments due to the Consultant .
5.1	The Procuring Entity shall provide necessary assistance in providing gate-passes for smooth entry of the Consultant's vehicles and employees. The contract merely gives license to the Consultant and its employees /personnel to enter the work places for limited purpose. The procuring Entity in its sole discretion has the right to stop or regulate the entry of the personnel or employees or re-preventatives of the Consultant for any violation or nuisance at work place. The employees or representatives of the Consultant shall strictly adhere to the security norms of the Procuring Entity.
6.1	The Contract Price is: 74,11,030.50/- The Contract price breakdown is provided in Appendix C.
6.3.2	The payment schedule shall be as stipulated under Appendix A – Terms of Reference.
6.3.5	Consultant's account details for payments under the Contract are: Account Name: MITKAT ADVISORY SERVICES PRIVATE LIMITED Bank Name: STANDARD CHARTERED BANK LTD Branch Name: J. P. ROAD, ANDHERI WEST IFSC Code: SCBL0036070
6.4	The interest rate shall be 6% per annum.

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Appendix A

Terms of Reference

Section 5 – Terms of Reference

Introduction

Santacruz Electronics Export Processing Zone (SEEPZ) is a Special Economic Zone in Mumbai, India with a geographical spread of nearly 110 Acres with 9 major buildings (and other private buildings built by units on leased plots) with multiple private buildings (approximately 4 Lakh square feet of space). There are a total of 71 buildings with total area of 4,21,105.00 sq. meter inside SEEPZ, SEZ premises of 110 acres area. SEEPZ area accommodates 443 units with a daily footfall of around 80,000 employees.
The core objective of engaging a security management consulting firm for this assignment is to bring in the necessary domain knowledge, experience and institutional expertise to make SEEPZ a safe and secure working place as true gateway to global markets.

The responsibilities will include assessing potential security threats or breaches, and creating contingency plans for when breaches occur. It is imperative for the security consultant to have excellent attention to detail as well as strong strategic planning skills, great communication and interpersonal skills, as well as top-notch technical skills.

Objectives and Scope of Work

Security at SEEPZ, SEZ consists of the following five specific components-

(A) Physical security with deployment (active/passive) for trained security personnel.

(B) Technology assisted access/egress control and monitoring systems like Visitor Access Management System / Cargo and Vehicle Screening etc.

(C) Offsite monitoring for surveillance camera and integrated response with a Control Command Center.

(D) Dedicated Communication products for VHF based radio communication.

(E) Security infrastructure like boundary wall barriers, vehicle movement, current visitor management system, flap barriers, door frame metal detectors, hand held metal detectors, boom barriers, security lighting, vicinity lightings, high masts and other security related equipments

Responsibilities

a) Testing and analyzing assets for potential security threats. Identifying possible security threats and determining the best security measures.

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b) Designing, implementing, and maintaining security protocols, policies, plans, and systems to cover all possible security threats.

c) Maintain a constant surveillance over the campus of SEEPZ to ensure that all security instructions are fully complied with. Any security lapse should be immediately looked into and also brought to the notice of higher authorities.

d) Assistance in identifying the training need assessments for the internal staff and officials of the SEEPZ, SEZ and to frame the security management policy and optimization of the security manpower at SEEPZ, SEZ for all security related activities.

e) Formation of all security related SOPs specific to the requirements of SEEPZ relating to person checking, vehicle checking protocols, static and dynamic manpower deployment, patrolling, response to emergencies, communication protocol, CCVT upgradation and integrated control from Command room etc.

f) Formulation and implementation of arrangements, plans and response for any attack, armed intrusion, sabotage on this vital organization.

g) Assessing & formulation of PPR & DPR for UVSS (under vehicle surveillance system), underground hydraulic bollard barrier system at the entry points, sensor based intrusion detection system for perimeter wall.

h) Bringing in the technology based gate pass system for entry /exit of individuals as well as vehicles in SEEPZ.

i) Checking the deployment arrangements of SEEPZ security personnel as well as private security personnel.

j) Carrying out surprise inspections of duties being performed by security personnel.

k) Conducting checks of perimeter walls/fencing and reporting of the lapses noticed.

l) Surprise checking of movement of people/vehicles at entry/exit points as well as within the campus of SEEPZ-SEZ premises to ensure that no unauthorized person/vehicle enters the premises.

m) Regular Checking of security lighting arrangements and watch towers within the premises and to bring any deficiencies to the notice of SEEPZ administration.

n) Surprise checks of registers maintained by SEEPZ as well as private security personnel.

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o) Surprise checks to ensure that no material/documents are taken out of SEEPZ without proper authority.

p) Supervising the functioning of Command & Control room.

q) Submit periodic reports to SEEPZ Administration on all security related aspects of SEEPZ.

r) Coordinating and briefing a team of security specialists and assigning tasks.

s) Meeting with clients to discuss security measures, provide information, and explained the designed system.

t) Running risk assessment and security tests and designing countermeasures to eliminate as many potential risks as possible.

u) Compiling and presenting reports on the test results.

v) Suggesting improvements to existing security systems.

w) Remaining up to date with the latest security systems, tools, trends, and technology.

x) Training staff to recognize and defend against security breaches and risks.

y) Assistance in compliance framework for labour legislations and checklist, including calendar of activities for the assigned institutional roles under the specific legislations like (i) Minimum Wages Act, 1948 (ii) Payment of Wages Act, 1936 (iii) Child labour (Prohibition and Regulation) Act, 1986 (iv) Payment of Bonus Act,1965 (v) Contract Labour (regulation and abolition) Act, 1970 (vi) The Maharashtra Women's Minimum House Rent Allowance Act, 1983 (vi) Motor Transport Workers Act, 1961 (vii) Payment of Gratuity Act, 1976 (viii) Equal remuneration Act, 1976 (ix) Maternity Benefit Act, 1961

z)

aa) Lead the design, implementation, operation and maintenance security management systems. Participate in the creation, review and update of information security policies.

bb) Detailed examination and analysis of present security system and submission as an "as is" report and provision for a Detailed Project Report on all five major components of the security system for the futuristic "to be" security solution for SEEPZ, SEZ.

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Preparation of Detailed Project Report

a) Describe and specify the physical deployment of Security Guards looking at the crucial points of the premises.

b) Describe in detail about the requirement of security manpower at various points of the premise. Prepare deployment chart with respect to the SEEPZ Layout.

c) Solutions related to surveillance of the premise through CCTV coverage.

d) Requirement related to upgradation of Command Control Center (CCC) along with CCTV requirements in various areas of premises for coverage of entire SEEPZ premise.

e) Describe and specify upgrades related to Perimeter and Boundary wall for state of art security monitoring.

f) Describe the type and scheme of Security Access Control System. and specify requirement of different standards so that the purpose and requirements of them are clearly and fully understood.

g) To establish the capacity / numbers of various components for Security Management System.

h) To specify general description and technical specification of security system, criteria for selection and sizing of equipment and accessories, material specification, and measures to be taken for safety and security of the Buildings, Gates and Common Areas of SEEPZ- SEZ premises & all equipments therein.

i) Cost Estimates of the specified system to be installed and the implementing agency.

j) Contract Drawings / Design Plan for the specified system to be installed.

k) Specify in detail regarding the following Security infrastructure –

1.1.k.1. Boundary wall barriers

1.1.k.2. Vehicle movement

1.1.k.3. Visitor access management system

1.1.k.4. Flap barriers

1.1.k.5. Door frame metal detectors

1.1.k.6. Hand held metal detectors

1.1.k.7. Boom barriers

1.1.k.8. Vicinity lightings and high masts

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1.1.k.9. Other security related equipments

Preparation of Security Manual (Suraksha Code) & Security Management Plan

a) Manual for Emergency protocols and plans to be prepared for all buildings and common areas of SEEPZ-SEZ premises.
b) Suraksha Code shall be based on the Labour Laws, Government of India.
c) Preparation of Security Management Plan.

Project management of Implementing Agency

a) Assistance in preparation of Tender documents for proposed System(s)
b) Assistance in Evaluation of the received offers technically and attend discussions with the bidders to obtain clarifications / confirmations and thereafter furnishing recommendation
c) Assistance in scrutiny of the technical offer from equipment supplier and installer etc.
d) Technical Specification for all major equipments along with acceptance criteria.
e) Data sheet for equipment(s)
f) Bill of Materials
g) Preparation of Bar chart indicating activities, target dates and also monitoring/inspecting with respect to various stages of work
h) Schedule of commissioning & handing over and submission of recommendation with comparative statement of the above work.
i) Monitoring and Inspection of all stages of the implementation of the system(s) for quality once in a fortnight.
j) Final inspection along with project authority to witness commissioning and performance run of the system
k) Project Management for implementation of Security objectives

Key Deliverables

a) Preparation of Detailed Project Report (DPR)
b) Bid Process Management & Selection of an security system implementation agency

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c) Preparation of Safe Operating Procedures (SOP) for all works and procedures related to Security

d) Preparation of Security Manual (Suraksha Code)

e) Preparation of Security Management Plan

f) Training and Documentation support at final acceptance test of Security Management Systems.

Key Deliverables and Payment Milestones

SN	Deliverables	Timeline (weeks) T = date of commencement of services	Payment Milestone (% of contract value)	Total Time Period
1	Submission of Detailed Project Report	T+ 10 weeks	10%	9.5 Months (Approx)
2	Approval of DPR and allocation of budget	T+ 15 weeks	20%	
3	Submission of RFP for System Integrator (SI).	T+ 25 weeks	10%	
4	1. Assistance in conducting pre-bid meeting and responding to pre-bid queries including issue of corrigendum 2. Assistance in evaluation of proposal	T+ 35 Weeks	20%	
5	Vendor/SI Onboarding by signing of MSA	T+ 40 weeks	10%	
6	Acceptance of final Security Manual (Suraksha Code)	T+25 weeks (simultaneous activity till s.no 3)	5%	
7	Acceptance of final Security Management Plan & Security SOP's	T+25 weeks (simultaneous activity till s.no 3)	5%	
8	Regular assistance in coordination with implementing agency. Submission of quarterly reports.	Quarterly after hiring of Implementing Agency	20% (Pro data basis every quarter for 4 quarters)	12 Months

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Requirement of Key Experts

SN	Key Expert	Essential Qualification	Expected Input
1.	Team Leader	B. Tech / B.E. with Project Management certification. At least 10 years experience of security systems inspection and preparation of security plans for large government / private projects with excellent interpersonal, presentation and documentation skills.	12 months
2	Security System Designer & Manager	B. Tech / B.E. At least 5 years experience in designing physical security protection systems for large projects with excellent inter-personal, presentation and documentation skills.	12 months
3	Facility Management Expert	B. Tech / B.E. At least 5 years of experience in facility management for large projects. Experience in working with government clients on security process upgradation and project management with excellent inter- personal, presentation and documentation skills.	12 months

Please note that the list of key experts is the minimum requirement from the client side. The Consultant may hire additional resources based on their own judgement of the scope of work. All key experts must be available at the client's location for at least 50% of the project timeframe.

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Penalty Terms

a) 0.5% of the invoice amount will be deducted for each delayed week to a maximum of 2 % for four weeks in the agreed timeline for each Deliverables. The deduction will be made for the delay due to the factors attributable to the consultant only. Beyond this, the purchaser will be free to terminate the agreement.
b) Other penalty terms will be decided at the time of signing of agreement with the selected consultant.

Support Provided by Client

a) The client shall provide office space to the consultant's team. Laptops and peripherals are to be provided to its team by the consultant.
b) The client shall provide access to relevant documentation, reports, budget documents, etc. to enable consultant's team to prepare a comprehensive vision document.
c) The client shall grant necessary access permissions to the consultant's team to visit SEEPZ SEZ Authority office and other parts of the premises for carrying out field visits.
d) The client shall make available its conference hall facility which is equipped with Cisco WebEx hardware to carry out offline and online consultations with stakeholders.





Appendix B

Team Composition and Task Assignments

Ser No	Name of Staff	Area of Expertise	Position Assigned	Task Assigned
1	Santosh Tarate (Key Expert)	Project Management, Security Design	Team Leader	Client interface, Project Management, Team management, Technical design
2	Murali M (Key Expert)	Project Management, Security Design	Security System Designer & Manager	Project monitoring, Security Design, Execution monitoring
3	Vajjiravel Chandran (Key Expert)	Security and SOP Design	Facility Management Expert	Execution monitoring, SOP development
4	Maj Ranjeet Sinha	Risk Management	Team Support	Client Relations and Peer review
5	Cdr Sandeep Sinha	Procurement and Training	Team Support and Procurement expert	RFP Support
6	Malcolm Cooper	Business continuity and Training	Team Support and Training SME	Knowledge management
7	Sagar Fegade	Cyber and Information Security	Team Support and Cyber Security	Cyber and information security
8	Amol Desale	CAD Expert	Team Support - CAD Expert	CAD and Design Development
9	Kamini Guleria	QA and Documentation	Team Support and QA SME	QA and Documentation support
10	Rahul Sharma	Project execution support	Team Support and Execution Assistance	Execution Assistance Support

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Appendix C

Breakdown of Contract Price

CONTRACT PRICE					
Sl. No.	**Item Description**	**BASIC RATE in INR**	**TOTAL RATE in INR**	**TOTAL AMOUNT Without Taxes in INR**	**TOTAL AMOUNT WITHOUT TAXES In Words**
1	**Cost of the Financial Proposal**				
1.01	Remuneration	**7050000.00**	**7050000.00**	**7050000.00**	INR Seventy Lakh Fifty Thousand Only
1.02	Overheads and service charges	**361030.50**	**361030.50**	**361030.50**	INR Three Lakh Sixty One Thousand &Thirty and Paise Fifty Only
Total in Figures		7411030.50	7411030.50	**7411030.50**	INR Seventy Four Lakh Eleven Thousand &Thirty and Paise Fifty Only
Contract Price in Words		**INR Seventy Four Lakh Eleven Thousand &Thirty and Paise Fifty Only**			

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
****

कार्यसूची मद सं. / AGENDA ITEM NO. : 16

A. Proposal

The Authority is requested to **accord post-facto approval** to the implementation of the SEEPZ Visitor mobile application and the revised Gate Pass procedure, as detailed above, with effect from the date of implementation and approval for finalisation of documentation, eligibility, validity and fee structure for VIP Temporary Pass.

B. Relevant provision of:-

Sec 46 of SEZ Act, 2005 & Rule 70 of SEZ Rules 2006

C. Preamble:

1. Background

SEEPZ-SEZ has implemented the **"SEEPZ Visitor" mobile application** on Android and iOS platforms for digital processing, approval and management of Gate Passes for employees, visitors and other authorized persons entering the SEEPZ-SEZ.

The application facilitates online submission of applications for temporary and permanent Gate Passes. Upon approval by the concerned Unit and/or SEEPZ Administration, as applicable, the approved Gate Pass is made available digitally through the application.

Entry into the SEEPZ-SEZ premises is facilitated through QR Code scanning and Facial Recognition System, thereby providing a secure, efficient and contactless mechanism for access control.

2. Need for Revision

The earlier Gate Pass procedure prescribed under **Circular No. 13/2023 dated 21.09.2023** involved manual processes, including entry of visitor/employee details by the Unit Administration and printing of physical SEEPZ ID cards.

With the implementation of the SEEPZ Visitor mobile application, the Gate Pass process has been substantially digitized. Applicants can submit their own applications and upload the prescribed documents through the application. The role of the Unit Administration is consequently limited primarily to verification and approval.

The revised procedure also provides for discontinuation of physical ID card printing and use of digital Gate Passes through the mobile application.

3. Revised Gate Pass Procedure

The applicant shall first sign up once through the application by providing the following mandatory basic details:

a. First Name
b. Last Name
c. Mobile Number

d. Email ID
e. Date of Birth
f. Gender

Accordingly, the revised document requirements for various categories of Gate Passes shall be as under:

i. Temporary Passes

The applicant shall apply through application and needs to fill in the following basic details compulsory: -

a. First Name
b. Last Name
c. Aadhar No.
d. Gender
e. Purpose
f. Name of person to meet
g. Valid Mobile Number
h. Photograph
i. Contractor name.
j. Vehicle Registration no.

Sr. No.	Pass Category	Validity	Fee (₹)	Identity Proof (Any One)	Vehicle Documents
1	Temporary Pass with Two Wheeler	1 Day	20	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
		10 Days	150		
		30 Days	250		
2	Temporary Pass with Four-Wheeler	1 Day	30	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
		10 Days	200		
		30 Days	300		
3	Temporary Pass without Vehicle	1 Day	10	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Not Applicable
		10 Days	100		
		30 Days	150		

ii. Permanent Passes for SEEPZ units

The applicant shall apply through application and needs to fill in the following basic details compulsory: -

a. First Name
b. Last Name

c. DOB
d. Designation
e. Gender
f. Valid Mobile Number
g. Vehicle type & Registration no & Relationship with owner (If with vehicle)

Sr. No.	Pass Category	Validity	Fee (₹)	Required Documents
1	Employee Pass (Without Vehicle)	6 Months / 1 Year / 3 Years	50	1. Aadhaar Card 2. For Foreign Nationals: Passport and Unit Undertaking Letter.
2	Employee Pass (With Two-Wheeler)	6 Months / 1 Year / 3 Years	50	1. Aadhaar Card 2. For Foreign Nationals: Passport and Unit Undertaking Letter. 3. Vehicle Number will be recorded only. No additional vehicle documents required.
3	Employee Pass (With Four-Wheeler)	6 Months / 1 Year / 3 Years	50	1. Aadhaar Card 2. For Foreign Nationals: Passport and Unit Undertaking Letter. 3. Vehicle Number will be recorded only. No additional vehicle documents required.
4	Car Pass	1 Year	50	Vehicle Number will be recorded only. No additional vehicle documents required.
5	Two-Wheeler Pass	1 Year	50	Vehicle Number will be recorded only. No additional vehicle documents required.
6	Commercial Vehicle Pass	1 Year	50	Vehicle Number will be recorded only. No additional vehicle documents required.
7	Night Commercial Vehicle Pass	1 Month	50	Vehicle Number will be recorded only. No additional vehicle documents required.

iii. Permanent gate-pass & vehicle Gate pass for outside service providers/ vendors/contract bus driver/ cleaner/ owner pass

Sr. No.	Pass Category	Validity	Fee (₹)	Required Documents
1	Contract Bus Pass	1 Year	50	1. Valid Registration Certificate (RC). 2. Request Letter on Company Letterhead. 3. Undertaking Letters from all Units to whom services are provided.
2	Contract Bus Service Pass	6 Months	50	1. Request Letter on Company Letterhead. 2. Aadhaar Card or Passport. 3. Self-Undertaking and Undertaking Letters from all SEEPZ Units where services are provided.

				4. Any one Government Registration Certificate of the Company.
3	Vendor Pass	1 Year	50	1. Request Letter on Company Letterhead. 2. Aadhaar Card or Passport. 3. Self-Undertaking. 4. Undertaking Letters from Units where services are provided. 5. Any one Government Registration Certificate of the Company. 6. Valid Food Licence (for outside caterers) or valid CHA/Freight Forwarder Licence, wherever applicable.
4	Utility Services Pass (SEEPZ Office/SEEPZ Zone)	6 Months	50	1. Request Letter on Company Letterhead. 2. Aadhaar Card or Passport. 3. Self-Undertaking. 4. Undertaking Letters from Units where services are provided. 5. Any one Government Registration Certificate of the Company. 6. Work Order issued by SEEPZ (for SEEPZ service providers). 7. E-mail approval or signed copy from the ADC-level signatory.

3. Proposal for finalisation of documentation, eligibility, validity and fee structure for VIP Temporary Passes VIP Temporary Passes

The applicant shall apply through application and needs to fill in the following basic details compulsory: -

a. First Name
b. Last Name
c. Gender
d. Purpose
e. Name of person to meet
f. Valid Mobile Number
g. Photograph
h. Vehicle Registration no. (For one day vehicle Pass) mentioned in table B-1, B-2)

Sr. No.	Pass Category	Validity	Proposed Fee (₹)	Identity Proof (Any One)	Vehicle Documents
1	VIP Temporary Pass with Two-Wheeler	1 Day	75	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking	Vehicle Number will be recorded only. No additional vehicle documents required.
		10 Days	750		
		30			

		Days	2250	Letter.	
2	VIP Temporary Pass with Four-Wheeler	1 Day	100	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
		10 Days	1000		
		30 Days	3000		
3	VIP Temporary Pass without Vehicle	1 Day	50	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Not Applicable

5. Administrative and Financial Implications

The digitalization of the Gate Pass process is expected to reduce the administrative workload of Unit Administrators by eliminating repetitive manual data entry and physical ID card printing.

The Unit Administration will primarily be responsible for verification of the application, supporting documents and eligibility before approval.

The prescribed Gate Pass fee shall be automatically debited from the concerned Unit's wallet upon approval, thereby providing an auditable and transparent mechanism for collection/accounting of Gate Pass fees, subject to the applicable financial rules and procedures.

D. Recommendations (for Post-facto Approval):

In view of the operational requirement for implementation of the digital Gate Pass mechanism and to ensure uninterrupted and secure access control at SEEPZ-SEZ, the revised procedure has been implemented with immediate effect and the earlier procedure prescribed under Circular No. 13/2023 dated 21.09.2023 has been superseded to the extent covered by the revised procedure.

The matter is therefore placed before the Authority for post-facto approval of:

1. Implementation of the SEEPZ Visitor mobile application for processing and management of Gate Passes;
2. **Finalisation of documentation, eligibility, validity and fee structure for VIP Temporary Pass.**
3. The revised documentation for various categories of Gate Passes;
4. Discontinuation of physical SEEPZ ID card printing and issuance of digital Gate Passes through the application;
5. Implementation of QR Code scanning and Facial Recognition-based access control;

6. The revised approval mechanism involving the concerned Unit Administration and SEEPZ Administration, wherever applicable;

7. Automatic debit of the prescribed Gate Pass fee from the concerned Unit's wallet.

8. Supersession of the procedure prescribed under Circular No. 13/2023 dated 21.09.2023, to the extent of the provisions covered under the revised procedure.

****

Note # 105

PUC: श्री आदिल कोटवाल, अध्यक्ष, SGJMA से 19.12.2025 को प्राप्त पत्र (C/174-175)

विषय: SEEPZ में VIP विज़िटर पास सिस्टम शुरू करने का प्रस्ताव

PUC के माध्यम से, SGJMA के अध्यक्ष श्री आदिल कोटवाल ने बताया है कि SEEPZ यूनिट्स में नियमित रूप से कई खास मेहमान आते हैं, जिनमें बड़े क्लाइंट, अंतरराष्ट्रीय खरीदार, राजनयिक, सलाहकार, ऑडिटर और इंडस्ट्री के सीनियर प्रोफेशनल शामिल हैं। ये लोग बिज़नेस मीटिंग, फ़ैक्टरी का दौरा, ऑडिट और रणनीतिक सहयोग के लिए SEEPZ यूनिट्स में आते हैं।

इस संबंध में, अध्यक्ष श्री आदिल कोटवाल ने SEEPZ यूनिट्स में अक्सर आने वाले लोगों (जैसे खरीदार, ऑडिटर, सलाहकार, राजनयिक और अन्य बिज़नेस सहयोगी) के लिए VIP विज़िटर पास सिस्टम शुरू करने का प्रस्ताव दिया है। यह बताया गया है कि मौजूदा विज़िटर पास प्रक्रिया में हर विज़िट के लिए बार-बार दस्तावेज़ जमा करने पड़ते हैं, जिससे अक्सर आने वाले लोगों को असुविधा होती है।

यूनिट ने प्रस्ताव दिया है कि VIP विज़िटर पास सालाना आधार पर ₹5,000/- प्रति पास प्रति वर्ष की फ़ीस पर जारी किए जा सकते हैं। प्रस्ताव में यह भी कहा गया है कि ज़रूरत के आधार पर यूनिट्स को कई पास जारी किए जा सकते हैं, बशर्ते तय वेरिफिकेशन और सुरक्षा मंज़ूरी मिल जाए।

इस संबंध में, इस कार्यालय ने 05.02.2026 (C/176) के पत्र के माध्यम से SEEPZ-SEZ के निर्दिष्ट अधिकारी (Specified Officer) से SEEPZ-SEZ में VIP विज़िटर पास सिस्टम अपनाने की व्यवहार्यता पर उनकी राय/सुझाव मांगे थे। इसके जवाब में, 09.02.2026 (C/173) के पत्र के माध्यम से निर्दिष्ट अधिकारी ने कहा है कि इन VIP पास धारकों के लिए सुरक्षा प्रक्रियाओं में कोई ढील नहीं दी जाएगी और केवल इन पास धारकों के लिए एक अलग लाइन बनाई जाएगी।

इसके जवाब में, एक SOP तैयार की गई है और इसे देखने और मंज़ूरी के लिए इसके साथ संलग्न किया गया है (C /177-179)।

ऊपर दी गई बातों को ध्यान में रखते हुए, यदि मंज़ूरी मिलती है, तो इसकी जानकारी SGJMA के अध्यक्ष श्री आदिल कोटवाल को दी जा सकती है।

उपरोक्त के दृष्टिगत, अनुमोदन की स्थिति में, उक्त निर्णय से श्री आदिल कोटवाल, अध्यक्ष, SGJMA को अवगत कराया जा सकता है।

तदनुसार, मसौदा पत्र "View Draft" (DFA/3339951) में अवलोकन एवं अनुमोदनार्थ प्रस्तुत है। कृपया।

PUC : Letter dated 19.12.2025 received from Shri Adil kotwal, President, SGJMA (C/174-175)

Subject: Proposal for introduction of VIP Visitor Pass System in SEEPZ

Vide PUC, Shri Adil Kotwal, President, SGJMA has stated that SEEPZ units regularly host wide range of distinguished visitors, including high value clients, international buyers, diplomats, consultants, auditors, and senior industry professionals, who visit SEEPZ units for business meetings, factory walkthrough, audits and strategic collaborations.

In this regard, Shri Adil kotwal, President has submitted a proposal for introduction of a VIP Visitor Pass system for frequent visitors such as buyers, auditors, consultants, diplomats and other business associates visiting SEEPZ units. It has been represented that the existing visitor pass procedure requires repeated submission of documents for each visit, causing inconvenience to frequent visitors.

File N
Gener

The unit has proposed that VIP Visitor Passes may be issued on annual basis at a fee of ₹5,000/- per pass per annum. The proposal further envisages issuance of multiple passes to units based on requirement, subject to prescribed verification and security clearances.

In this regard, this office vide letter dated 05.02.2026 (C/176) requested Specified Officer, SEEPZ-SEZ to provide their comments/suggestion on feasibility of adopting VIP visitor pass system in SEEPZ-SEZ of which vide letter dated 09.02.2026 (C/173), Specified Officer has stated that no separate dilution shall be made in the security procedures for holders of these VIP pass and only a separate queue shall be made for the holders of this pass.

In response to this, an SOP has been prepared and the same is attached herewith for perusal and approval please (C/177-179)

In view of the above, if approved, the same may be informed to Shri Adil Kotwal, President, SGJMA. Accordingly, Draft letter is placed in "View Draft" (DFA/3339951) for perusal and approval please.

08/06/2026 11:43 am **Divyanshi Goyal**
LOWER DIVISION CLERK

Note # 106

पी. यू. सी.: श्री आदिल कोतवाल, अध्यक्ष, एस. जी. जे. एम. ए. (सी/आई. डी. 1) से प्राप्त दिनांकित पत्र 174-175)

विषयः एस. ई. पी. जेड. में वी. आई. पी. आगंतुक पास प्रणाली शुरू करने का प्रस्ताव

एस. जी. जे. एम. ए. के अध्यक्ष श्री आदिल कोतवाल ने कहा है कि एस. जी. जे. एम. ए. ने कहा है कि एस. जी. जे. एम. ए. इकाइयां नियमित रूप से उच्च मूल्य वाले ग्राहकों, अंतर्राष्ट्रीय खरीदारों, राजनयिकों, सलाहकारों, लेखा परीक्षकों और वरिष्ठ उद्योग पेशेवरों सहित प्रतिष्ठित आगंतुकों की एक विस्तृत श्रृंखला की मेजबानी करती हैं, जो व्यावसायिक बैठकों, फैक्ट्री वॉकथ्रू, ऑडिट और रणनीतिक सहयोग के लिए एस. जी. ई. पी. जेड. इकाइयों का दौरा करते हैं।

इस संबंध में, इस कार्यालय ने दिनांकित 05.02.2026 (C / 176) निर्दिष्ट अधिकारी, एस. ईईपी. जेड.-एस. ई. जेड. से अनुरोध किया कि वे एस. ई. पी. जेड.-एस. ई. जेड. में वी. आई. पी. आगंतुक पास प्रणाली को अपनाने की व्यवहार्यता पर अपनी टिप्पणियां/सुझाव प्रदान करें, जिसमें से 09.02.2026 (सी/एस. ई. पी. जेड.) दिनांकित पत्र के माध्यम से 173), निर्दिष्ट अधिकारी ने कहा है कि इन वी. आई. पी. पास धारकों के लिए सुरक्षा प्रक्रियाओं में कोई अलग कमी नहीं की जाएगी और इस पास के धारकों के लिए केवल एक अलग कतार बनाई जाएगी।

इसके जवाब में, जे. डी. सी. सर के साथ चर्चा करने के बाद, एक एस. ओ. पी. तैयार की गई है और इसे अवलोकन और अनुमोदन के लिए संलग्न किया गया है 177-1789)

उपरोक्त को ध्यान में रखते हुए, यदि मंजूरी दी जाती है, तो श्री आदिल कोतवाल, अध्यक्ष, एस. जी. जे. एम. ए. को सूचित किया जा सकता है। तदनुसार, मसौदा पत्र को अवलोकन और अनुमोदन के लिए "ड्राफ्ट देखें" (डी. एफ. ए./3339951) में रखा जाता है।

File N
Gener

PUC : Letter dated 19.12.2025 received from Shri Adil kotwal, President, SGJMA (C/174-175)

Subject: Proposal for introduction of VIP Visitor Pass System in SEEPZ

Vide PUC, Shri Adil Kotwal, President, SGJMA has stated that SEEPZ units regularly host wide range of distinguished visitors, including high value clients, international buyers, diplomats, consultants, auditors, and senior industry professionals, who visit SEEPZ units for business meetings, factory walkthrough, audits and strategic collaborations.

In this regard, this office vide letter dated 05.02.2026 (C/176) requested Specified Officer, SEEPZ-SEZ to provide their comments/suggestion on feasibility of adopting VIP visitor pass system in SEEPZ-SEZ of which vide letter dated 09.02.2026 (C/173), Specified Officer has stated that no separate dilution shall be made in the security procedures for holders of these VIP pass and only a separate queue shall be made for the holders of this pass.

In response to this, after discussing with JDC sir, an SOP has been prepared and the same is attached herewith for perusal and approval please (C/177-179)

In view of the above, if approved, the same may be informed to Shri Adil Kotwal, President, SGJMA. Accordingly, Draft letter is placed in "View Draft" (DFA/3339951) for perusal and approval please.

09/06/2026 05:29 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 107

कृपया ऊपर दिए गए नोट #106 और SJGMA के प्रेसिडेंट से 19.12.2025 को मिले पत्र को देखें।
SO ऑफिस की 09.02.2026 की टिप्पणियों पर ध्यान दें।
इसी के अनुसार, ड्राफ्ट SOP (DFA/3339951) को देखने और मंज़ूरी के लिए पेश किया जा रहा है।
Please refer to note#106 above & letter dated 19.12.2025 received from President, SJGMA.
Attention is invited to comments from SO office dated 09.02.2026.
Accordingly, draft SOP (DFA/3339951) is submitted for perusal & approval please.

10/06/2026 11:35 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 108

अनुमोदित।

12/06/2026 08:47 pm **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 109

File N
Gener

15/06/2026 11:52 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 110

आज ही भेजिए / जारी करें। चूंकि मामला TL में है, इसलिए इसकी एक कॉपी DC सर के PA को दी जा सकती है।
Send/issue today. As the matter is in TL, a copy may be given to PA to DC sir.

15/06/2026 12:15 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 111

15/06/2026 12:46 pm **Divyanshi Goyal**
LOWER DIVISION CLERK

Note # 112

Note #106 के संदर्भ में, जिसमें SEEPZ में वीआईपी विजिटर पास प्रणाली प्रारंभ करने तथा वीआईपी विजिटर पास हेतु मानक संचालन प्रक्रिया (SOP) का प्रस्ताव रखा गया था, तथा Note #108 पर प्राप्त अनुमोदन के अनुपालन में यह अवगत कराना है कि उक्त विषय में VAMS टीम को आवश्यक कार्यवाही हेतु ई-मेल दिनांक 17.06.2026 (C-188) भेजा गया है।

तदनुसार, अनुमोदित SOP एवं प्रावधानों के अनुसार प्रणाली में आवश्यक संशोधन/परिवर्तन सम्मिलित करने हेतु VAMS को अनुरोध किया गया है।

सूचनार्थ प्रस्तुत।

With reference to Note #106 regarding the proposal for introduction of the VIP Visitor Pass System in SEEPZ and the SOP for issuance of VIP Visitor Passes, and the approval accorded at Note #108, it is submitted that the matter has been taken up with the VAMS team.

Accordingly, an email has been sent to VAMS dated 17.06.2026 (C-188) for incorporating the approved changes and necessary modifications in the system as per the approved SOP and procedure for issuance of VIP Visitor Passes.

Submitted for information, please.

23/06/2026 11:00 am **Divyanshi Goyal**
LOWER DIVISION CLERK

Note # 113

देखा है।

File N
Gener

23/06/2026 07:40 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 114

24/06/2026 10:57 am **Divyanshi Goyal**
LOWER DIVISION CLERK

Note # 115

विषय: प्रवेश (Pravesh) एप्लिकेशन में वीआईपी विजिटर पास मॉड्यूल को सम्मिलित करने हेतु VAMS द्वारा प्राप्त प्रस्ताव।

Note#112 पर SEEPZ में **वीआईपी विजिटर पास प्रणाली** प्रारंभ किए जाने तथा **वीआईपी विजिटर पास जारी करने हेतु मानक संचालन प्रक्रिया (SOP)** के संबंध में प्रस्तुत प्रस्ताव एवं Note #108 पर प्रदान की गई स्वीकृति के संदर्भ में निवेदन है कि इस विषय पर VAMS टीम के साथ आवश्यक कार्यवाही की गई।

तदनुसार, दिनांक **17.06.2026** को VAMS को ई-मेल (C-188) प्रेषित किया गया, जिसमें अनुमोदित SOP एवं वीआईपी विजिटर पास जारी करने की स्वीकृत प्रक्रिया के अनुसार प्रवेश (Pravesh) एप्लिकेशन में आवश्यक संशोधन एवं परिवर्तन करने का अनुरोध किया गया।

इस संबंध में अवगत कराना है कि VAMS द्वारा दिनांक **03.07.2026** के ई-मेल (C-191) के माध्यम से प्रवेश (Pravesh) एप्लिकेशन में **वीआईपी विजिटर पास मॉड्यूल** सम्मिलित करने हेतु अपना प्रस्ताव प्रेषित किया गया है। उक्त प्रस्ताव संदर्भ हेतु संलग्न (C-212) है। प्रस्ताव की प्रमुख विशेषताएँ निम्नानुसार हैं:

1. प्रवेश (Pravesh) पोर्टल के अस्थायी पास (Temporary Pass) मॉड्यूल के अंतर्गत वीआईपी विजिटर पास की श्रेणियाँ

क्र.सं.	पास श्रेणी	1 दिन	10 दिन	30 दिन
1	वाहन रहित वीआईपी अस्थायी पास	₹50/-	₹500/-	₹1,500/-
2	दोपहिया वाहन सहित वीआईपी अस्थायी पास	₹75/-	₹750/-	₹2,250/-
3	चारपहिया वाहन सहित वीआईपी अस्थायी पास	₹100/-	₹1,000/-	₹3,000/-

2. पास का प्रारूप (Pass Design)

- वीआईपी अस्थायी पास का प्रारूप एवं डिज़ाइन वर्तमान **Privilege Pass** के समान होगा।
- पास पर प्रदर्शित **"Privilege Pass"** शब्द के स्थान पर **"VIP Temporary Pass"** अंकित किया जाएगा।
- वर्तमान पास पर प्रदर्शित स्टार (★) चिन्ह हटाया जाएगा।
- पास का अंतिम डिज़ाइन VAMS टीम द्वारा प्रस्तावित किया जाएगा।

3. आवेदन प्रक्रिया

- इकाइयाँ (Units) प्रवेश (Pravesh) पोर्टल के माध्यम से ऑनलाइन आवेदन कर सकेंगी, जिसमें आगंतुक का विवरण दर्ज कर आवश्यक दस्तावेज अपलोड किए जाएंगे।
- वीआईपी विजिटर पास हेतु आवेदन करने की सुविधा केवल **Unit Admin** को उपलब्ध होगी।

4. आवश्यक दस्तावेज/विवरण

आवेदन के साथ निम्नलिखित दस्तावेज/विवरण प्रस्तुत किए जाएंगे:

- आधार कार्ड/पासपोर्ट का विवरण।
- आगंतुक का फोटो।
- मोबाइल नंबर।
- वाहन संख्या (जहाँ दोपहिया अथवा चारपहिया वाहन हेतु पास की आवश्यकता हो)।

5. अनुमोदन प्रक्रिया (Approval Mechanism)

- अनुमोदन प्रक्रिया स्वीकृत व्यवस्था के अनुसार प्रवेश (Pravesh) पोर्टल में कॉन्फ़िगर की जाएगी, जिसके अंतर्गत वीआईपी विजिटर पास के आवेदन का अनुमोदन **ADC (Security)** द्वारा किया जाएगा।
- आवेदन स्वीकृत होने पर सिस्टम द्वारा स्वतः वीआईपी विजिटर पास का लिंक जनरेट कर आगंतुक के पंजीकृत मोबाइल नंबर पर एसएमएस के माध्यम से भेजा जाएगा।
- वीआईपी विजिटर पास जारी करने हेतु **ADC (Security)** सक्षम अनुमोदन प्राधिकारी होंगे। तदनुसार, आवश्यक अनुमोदन कार्यप्रवाह (Approval Workflow) सिस्टम में सम्मिलित किया जाएगा।
- यदि आवेदन अस्वीकृत हो जाता है, तो **Unit Admin** को आवश्यक संशोधन कर पुनः आवेदन (Re-submission) करने की सुविधा भी उपलब्ध कराई जाएगी।

6. वित्तीय प्रस्ताव

VAMS द्वारा प्रस्तुत वित्तीय प्रस्ताव का विवरण निम्नानुसार है:

- **कुल मैन-डे (Man Days):** 26
- **कुल मैन-वीक (Man Weeks):** 5.2
- **कुल लागत: ₹4,16,328/-** (रुपये चार लाख सोलह हजार तीन सौ अट्ठाईस मात्र)।

उपरोक्त के दृष्टिगत, VAMS द्वारा प्रस्तुत प्रस्ताव सक्षम प्राधिकारी के विचारार्थ प्रस्तुत है। प्रवेश (Pravesh) एप्लिकेशन में स्वीकृत वीआईपी विजिटर पास प्रणाली के क्रियान्वयन हेतु आवश्यक संशोधन किए जाने के लिए **₹4,16,328/-** की लागत वाले उक्त प्रस्ताव को अनुमोदित किए जाने का अनुरोध है।

कृपया अवलोकनार्थ एवं आवश्यक आदेशार्थ प्रस्तुत।

Subject: Incorporation of the VIP Visitor Pass Module in the Pravesh Application – Proposal Received from VAMS

With reference to Note#112 regarding the proposal for the introduction of the VIP Visitor Pass System in SEEPZ and the SOP for the issuance of VIP Visitor Passes, and the approval accorded at Note #108, it is submitted that the matter was taken up with the VAMS team.

Accordingly, an email dated **17.06.2026** (C-188) was sent to VAMS for incorporating the approved changes and carrying out the necessary modifications in the Pravesh application in accordance with the approved SOP and the procedure for the issuance of VIP Visitor Passes.

In this regard, it is submitted that VAMS has forwarded, vide email dated **03.07.2026** (C-191), a proposal for incorporating the **VIP Visitor Pass Module** in the Pravesh application. The proposal is enclosed herewith for reference (C-212). The proposal are as under:

1. VIP Visitor Pass Categories under the Temporary Pass Module of the Pravesh Portal

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Sr. No.	Pass Category	1 Day	10 Days	30 Days
1	VIP Temporary Pass (Without Vehicle)	Rs. 50/-	Rs. 500/-	Rs. 1,500/-
2	VIP Temporary Pass (With Two-Wheeler)	Rs. 75/-	Rs. 750/-	Rs. 2,250/-
3	VIP Temporary Pass (With Four-Wheeler)	Rs. 100/-	Rs. 1,000/-	Rs. 3,000/-

2. Pass Design

- The **VIP Temporary Pass** shall be designed in the same format and appearance as the existing **Privilege Pass**.
- The title **"Privilege Pass"** shall be replaced with **"VIP Temporary Pass"**.
- The existing star symbol on the Privilege Pass shall be removed.
- The final design of the pass shall be suggested by the VAMS team.

3. Application Process

- Units shall be able to apply online through the **Pravesh Portal** by entering the visitor's details and uploading the required documents.
- The facility for applying for VIP Visitor Passes shall be restricted to the **Unit Admin** only.

4. Documents/Details Required

The following information/documents shall be required while submitting the application:

- Aadhaar Card/Passport details.
- Visitor's photograph.
- Mobile number.
- Vehicle registration number (where applicable for two-wheeler/four-wheeler passes).

5. Approval Mechanism

- The approval workflow shall be configured as approved, wherein applications for VIP Visitor Passes shall be processed through the Pravesh Portal and approved by the **ADC (Security)**.
- Upon approval, the system shall automatically generate the VIP Visitor Pass and send the pass link to the visitor's registered mobile number through SMS.
- The **ADC (Security)** shall be the competent authority for approval of VIP Visitor Passes. Accordingly, the necessary approval workflow may be incorporated into the system.
- A facility for **re-submission** of applications may also be provided to the Unit Admin in cases where an application is rejected by the approving authority.

6. Commercial Proposal

The commercial proposal submitted by VAMS is as follows:

- **Total Man Days:** 26
- **Total Man Weeks:** 5.2

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- **Total Cost: ₹4,16,328/-** (Rupees Four Lakh Sixteen Thousand Three Hundred Twenty-Eight Only).

In view of the above, the proposal submitted by VAMS is placed for kind consideration. Approval may kindly be accorded for carrying out the necessary modifications in the Pravesh application at a total cost of **₹4,16,328/-** to facilitate the implementation of the approved VIP Visitor Pass System.

Submitted for kind perusal and further orders, please.

08/07/2026 11:13 am **Divyanshi Goyal**
LOWER DIVISION CLERK

Note # 116

विषयः प्रवेश आवेदन में वी. आई. पी. आगंतुक पास मॉड्यूल को शामिल करना-वी. ए. एम. एस. से प्राप्त प्रस्ताव

के संदर्भ में Note#112 एस. ई. ई. पी. जेड. में वी. आई. पी. आगंतुक पास प्रणाली की शुरुआत के प्रस्ताव और वी. आई. पी. आगंतुक पास जारी करने के लिए एस. ओ. पी. के संबंध में, और नोट #108 यह प्रस्तुत किया जाता है कि इस मामले को वी. ए. एम. एस. दल के साथ उठाया गया था।

तदनुसार, दिनांकित एक ईमेल **17.06.2026** (C- 188) को वी. ए. एम. एस. को अनुमोदित परिवर्तनों को शामिल करने और अनुमोदित एस. ओ. पी. और वी. आई. पी. आगंतुक पास जारी करने की प्रक्रिया के अनुसार प्रवेश आवेदन में आवश्यक संशोधन करने के लिए भेजा गया था।

इस संबंध में, यह प्रस्तुत किया जाता है कि वी. ए. एम. एस. ने दिनांकित ईमेल के माध्यम से अग्रेषित किया है **03.07.2026** (सी - 191), शामिल करने के लिए एक प्रस्ताव **वी. आई. पी. आगंतुक पास मॉड्यूल** प्रवेश आवेदन में। प्रस्ताव संदर्भ के लिए इसके साथ संलग्न है (सी - 212).

वी. ए. एम. एस. द्वारा प्रस्तुत वाणिज्यिक प्रस्ताव के अनुसारः **कुल पुरुष दिवसः** 26, **कुल पुरुष सप्ताहः** 5.2, **कुल लागतः ₹ 4,16,328/-** (केवल चार लाख सोलह हजार तीन सौ अट्ठाईस रुपये)।

उपरोक्त को ध्यान में रखते हुए, वी. ए. एम. एस. द्वारा प्रस्तुत प्रस्ताव को दयालु विचार के लिए रखा गया है। प्रवेश आवेदन में कुल लागत पर आवश्यक संशोधन करने के लिए मंजूरी दी जा सकती है **₹ 4,16,328/-** अनुमोदित वी. आई. पी. आगंतुक पास प्रणाली के कार्यान्वयन को सुविधाजनक बनाना।

कृपया दयालु अवलोकन और आगे के आदेशों के लिए प्रस्तुत।

Subject: Incorporation of the VIP Visitor Pass Module in the Pravesh Application – Proposal Received from VAMS

With reference to Note#112 regarding the proposal for the introduction of the VIP Visitor Pass System in SEEPZ and the SOP for the issuance of VIP Visitor Passes, and the approval accorded at Note #108, it is submitted that the matter was taken up with the VAMS team.

Accordingly, an email dated **17.06.2026** (C-188) was sent to VAMS for incorporating the approved changes and carrying out the necessary modifications in the Pravesh application in accordance with the approved SOP and the procedure for the issuance of VIP Visitor Passes.

In this regard, it is submitted that VAMS has forwarded, vide email dated **03.07.2026** (C-191), a proposal for incorporating the **VIP Visitor Pass Module** in the Pravesh application. The proposal is enclosed herewith for reference (C-212).

As per the commercial proposal submitted by VAMS: **Total Man Days:** 26, **Total Man Weeks:** 5.2, **Total Cost: ₹4,16,328/-** (Rupees Four Lakh Sixteen Thousand Three Hundred Twenty-Eight Only).

In view of the above, the proposal submitted by VAMS is placed for kind consideration.

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Approval may kindly be accorded for carrying out the necessary modifications in the Pravesh application at a total cost of **₹4,16,328/-** to facilitate the implementation of the approved VIP Visitor Pass System.

Submitted for kind perusal and further orders, please.

09/07/2026 06:20 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 117

कृपया ऊपर दिए गए नोट #116 और M/s. VAMS Tam से प्राप्त 03.07.2026 के प्रस्ताव को देखें।

इसके अनुसार, 'प्रवेश' एप्लीकेशन में VIP विज़िटर पास मॉड्यूल को शामिल करने के लिए मंज़ूरी मांगी जा रही है, जिसकी अनुमानित लागत ₹4,16,328/- है।

कृपया प्रस्तुत है।

Please refer to note#116 above & proposal dated 03.07.2026 received from M/s. VAMS Tam.

Accordingly, approval is solicited for incorporating VIP Visitor Pass Module in the Pravesh Application with estimated cost of Rs. 4,16,328/-

Submitted please.

10/07/2026 04:19 pm **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 118

यह प्रस्ताव अनुमोदित एस. ओ. पी. और पहले दी गई मंजूरी के अनुसार प्रवेश आवेदन में वी. आई. पी. आगंतुक पास मॉड्यूल को शामिल करने से संबंधित है। जवाब में, वी. ए. एम. एस. ने ₹4,16,328/- की कुल लागत पर आवश्यक संशोधनों को पूरा करने के लिए एक वाणिज्यिक प्रस्ताव प्रस्तुत किया है

यह प्रस्ताव अनुमोदित वी. आई. पी. आगंतुक पास प्रणाली के कार्यान्वयन के लिए दयालु विचार के लिए रखा गया है। उद्धृत लागत पर प्रवेश आवेदन में संशोधन करने के लिए मंजूरी मांगी जाती है।

The proposal pertains to incorporation of the VIP Visitor Pass Module in the Pravesh application in accordance with the approved SOP and the approval accorded earlier. In response, VAMS has submitted a commercial proposal for carrying out the required modifications at a total cost of ₹4,16,328/-.

The proposal is placed for kind consideration for implementation of the approved VIP Visitor Pass System. Approval is solicited for undertaking the modifications in the Pravesh application at the quoted cost.

10/07/2026 09:14 pm **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 119

please discuss on wednesday meeting . We already issued Privlage pass without change request then how it is different from this pass ? please discuss in meeting.

11/07/2026 12:30 am **Dnyaneshwar Bhalchandra. Patil**
DEVELOPMENT COMMISSIONER

भारत सरकार
वाणिज्य और उद्योग मंत्रालय
विकास आयुक्त का कार्यालय
सीप्ज़ विशेष आर्थिक क्षेत्र
अंधेरी (पूर्व), मुंबई - 400096

Government of India
Ministry of Commerce & Industry
Office of the Development Commissioner
SEEPZ Special Economic Zone
Andheri (E), Mumbai - 400096

वेबसाइट: www.seepz.gov.in | ई-मेल: dcseepz-mah@nic.in | टेलीफोन: 022-28290856/28294700

File No.:- SECU-11011/1/2022-SECURITYSECTION/ 08915 Date:- 02/09/2026

Circular No:-36/2026

Subject: Implementation of SEEPZ Visitor Mobile Application and Revised Gate Pass – Supersession of Circular No. 13/2023 dated 21.09.2023

In supersession of the procedure prescribed in Circular No. 13/2023 dated 21.09.2023, it is hereby informed that the revised Gate Pass documentation requirements shall come into force with immediate effect for processing all gate passes through the SEEPZ Visitor mobile application.

SEEPZ has implemented the "SEEPZ Visitor" application, available on both Android and iOS platforms. The application has been developed to facilitate the issuance and management of entry passes for employees and other authorized persons entering the SEEPZ-SEZ.

The application enables employees and authorized users to apply for both temporary and permanent passes digitally. Applications are processed online, and upon approval by the concerned Unit or SEEPZ Administration, the approved pass is made available instantly on the mobile application. Entry into SEEPZ shall be facilitated through QR Code scanning and Facial Recognition System, ensuring secure, efficient and contactless access.

The applicant shall first sign up once through the application by providing the following mandatory basic details:

a. First Name
b. Last Name
c. Mobile Number
d. Email ID
e. Date of Birth
f. Gender

Accordingly, the revised document requirements for various categories of Gate Passes shall be as under:

A. Temporary Passes

The applicant shall apply through application and needs to fill in the following basic details compulsory: -

a. First Name

b. Last Name
c. Aadhar No.
d. Gender
e. Purpose
f. Name of person to meet
g. Valid Mobile Number
h. Photograph
i. Contractor name. (For one day pass mention in table A-1, A-2)
j. Vehicle Registration no. (For one day vehicle Pass) mentioned in table A-1, A-2)

Sr. No.	Pass Category	Validity	Fee (₹)	Identity Proof (Any One)	Vehicle Documents
1	Temporary Pass with Two Wheeler	1 Day	20	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
		10 Days	150		
		30 Days	250		
2	Temporary Pass with Four-Wheeler	1 Day	30	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
		10 Days	200		
		30 Days	300		
3	Temporary Pass without Vehicle	1 Day	10	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Not Applicable
		10 Days	100		
		30 Days	150		

B. VIP Temporary Passes

The applicant shall apply through application and needs to fill in the following basic details compulsory: -

a. First Name
b. Last Name
c. Gender
d. Purpose
e. Name of person to meet
f. Valid Mobile Number
g. Photograph

h. Vehicle Registration no. (For one day vehicle Pass) mentioned in table B-1, B-2)

Sr. No.	Pass Category	Validity	Fee (₹)	Identity Proof (Any One)	Vehicle Documents
1	VIP Temporary Pass with Two-Wheeler	1 Day 10 Days 30 Days	Will be decided by SEEPZ Authority	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
2	VIP Temporary Pass with Four-Wheeler	1 Day 10 Days 30 Days	Will be decided by SEEPZ Authority	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Vehicle Number will be recorded only. No additional vehicle documents required.
3	VIP Temporary Pass without Vehicle	1 Day 10 Days 30 Days	Will be decided by SEEPZ Authority	1.Aadhaar Card / PAN Card / Driving Licence / Passport / Voter ID. 2.For Foreign Nationals: Passport and Unit Undertaking Letter.	Not Applicable

C. Permanent Passes for SEEPZ units

The applicant shall apply through application and needs to fill in the following basic details compulsory: -

a. First Name
b. Last Name
c. DOB
d. Designation
e. Gender
f. Valid Mobile Number
g. Vehicle type & Registration no & Relationship with owner (If with vehicle)

Sr. No.	Pass Category	Validity	Fee (₹)	Required Documents

1	Employee Pass (Without Vehicle)	6 Months / 1 Year / 3 Years	50	1. Aadhaar Card 2. For Foreign Nationals: Passport and Unit Undertaking Letter.
2	Employee Pass (With Two-Wheeler)	6 Months / 1 Year / 3 Years	50	1. Aadhaar Card 2. For Foreign Nationals: Passport and Unit Undertaking Letter. 3. Vehicle Number will be recorded only. No additional vehicle documents required.
3	Employee Pass (With Four-Wheeler)	6 Months / 1 Year / 3 Years	50	1. Aadhaar Card 2. For Foreign Nationals: Passport and Unit Undertaking Letter. 3. Vehicle Number will be recorded only. No additional vehicle documents required.
4	Car Pass	1 Year	50	Vehicle Number will be recorded only. No additional vehicle documents required.
5	Two-Wheeler Pass	1 Year	50	Vehicle Number will be recorded only. No additional vehicle documents required.
6	Commercial Vehicle Pass	1 Year	50	Vehicle Number will be recorded only. No additional vehicle documents required.
7	Night Commercial Vehicle Pass	1 Month	50	Vehicle Number will be recorded only. No additional vehicle documents required.

D. Permanent gate-pass & vehicle Gate pass for outside service providers/ vendors/contract bus driver/ cleaner/ owner pass

Sr. No.	Pass Category	Validity	Fee (₹)	Required Documents
1	Contract Bus Pass	1 Year	50	1. Valid Registration Certificate (RC). 2. Request Letter on Company Letterhead. 3. Undertaking Letters from all Units to whom services are provided.

2	Contract Bus Service Pass	6 Months	50	1. Request Letter on Company Letterhead. 2. Aadhaar Card or Passport. 3. Self-Undertaking and Undertaking Letters from all SEEPZ Units where services are provided. 4. Any one Government Registration Certificate of the Company.
3	Vendor Pass	1 Year	50	1. Request Letter on Company Letterhead. 2. Aadhaar Card or Passport. 3. Self-Undertaking. 4. Undertaking Letters from Units where services are provided. 5. Any one Government Registration Certificate of the Company. 6. Valid Food Licence (for outside caterers) or valid CHA/Freight Forwarder Licence, wherever applicable.
4	Utility Services Pass (SEEPZ Office/SEEPZ Zone)	6 Months	50	1. Request Letter on Company Letterhead. 2. Aadhaar Card or Passport. 3. Self-Undertaking. 4. Undertaking Letters from Units where services are provided. 5. Any one Government Registration Certificate of the Company. 6. Work Order issued by SEEPZ (for SEEPZ service providers). 7. E-mail approval or signed copy from the ADC-level signatory.

General Instructions

1. All Gate Pass applications shall be submitted exclusively through the SEEPZ Visitor mobile application only.

2. Visitors/employees shall apply for the respective passes themselves through the application and submit the application to the concerned Unit Admin. The Unit Admin shall verify the details and documents submitted and, upon satisfaction, approve the application.

   This process will significantly reduce the administrative workload of the Unit Admin, as they will no longer be required to manually enter the details of each visitor/employee into the web portal and create individual passes. The Unit Admin's role will be limited to verification and approval of the applications, thereby making the pass issuance process more efficient, faster, and user-friendly.

3. The existing ID card printing process will be discontinued with immediate effect. SEEPZ ID cards will no longer be printed going forward.

4. Applications shall be processed only upon submission of the prescribed documents and completion of the approval process by the concerned Unit and the SEEPZ Security Section, wherever applicable.

5. Temporary Gate Passes shall be made available in the application upon approval by the authorized administrator of the respective SEEPZ Unit. Approval from the SEEPZ Administration shall not be required for Temporary Gate Passes.

   A user may create multiple Temporary Gate Passes for visitors by entering the required details, including the visitor's contact number. The temporary pass/link shall thereafter be shared with the respective visitor via SMS.

6. Permanent Gate Passes shall first be approved by the authorized administrator of the respective SEEPZ Unit. Thereafter, the application shall be forwarded to the SEEPZ Administration for verification of the prescribed documents and final approval.

   Upon final approval, the Permanent Gate Pass shall be made available in the application itself. The applicant shall not be required to carry a physical copy of the Gate Pass.

7. Entry into SEEPZ shall be permitted only through the designated access points using QR Code scanning and Facial Recognition authentication.

8. The prescribed Gate Pass fee, as applicable to each category, shall be automatically debited from the respective Unit's wallet upon approval of the Gate Pass application by unit.

9. All Units are advised to ensure that applications are complete in all respects and that the prescribed documents are uploaded correctly to facilitate timely processing and avoid delays in the issuance of Gate Passes.

This Circular shall come into force with immediate effect and shall supersede the Gate Pass procedure prescribed under **Circular No. 13/2023 dated 21.09.2023** to the extent of the provisions contained herein.

(Sandip Bhosale)
Deputy Development Commissioner
SEEPZ-SEZ

Copy to:

All SEEPZ Units

भारत सरकार / Government of India
वाणिज्य एवं उद्योग मंत्रालय / Ministry of Commerce & Industry,
विकास आयुक्त का कार्यालय/ Office of the Development Commissioner,
सीप्ज़ – विशेष आर्थिक क्षेत्र / SEEPZ-Special Economic Zone,
अंधेरी (पूर्व), मुंबई/ / Andheri (E), Mumbai –400 096
टेलि. / Tel. : 022-28294790
ई-मेल / E-mail: dcseepz-mah@nic.in, वेबसाइट / Website: www.seepz.gov.in

फा.सं.SECU-11011/1/2022 दिनांक: 21/09/2023

परिपत्र संख्या 31/2023

विषय: सीप्ज़-सेज़ में प्रवेश के लिए विभिन्न प्रकार के स्थायी और दैनिक गेट पास जारी करने की प्रक्रिया।

परिपत्र संख्या 04 दिनांक 23.05.2017 में निर्धारित प्रक्रिया के अधिक्रमण में, नई गेट पास प्रणाली "प्रVESH" को चरणबद्ध तरीके से लागू करने के लिए निम्नलिखित व्यापक दिशा निर्देश/प्रक्रिया 05 अक्टूबर, 2023 से लागू होगी:

क. यूनिटों को 30 सितंबर, 2023 तक समाप्त होने वाले कर्मचारियों और वाहनों के सभी स्थायी गेट पास के लिए 27 सितंबर 2023 को या उससे पहले आवेदन करना होगा, और

ख. गेट पास सिस्टम से बाहर निकलने के सभी पास जो 31 अक्टूबर, 2023 तक वैध हैं, उन्हें 15 अक्टूबर, 2023 से पहले नई प्रणाली "प्रVESH" में आवेदन करना होगा, और

ग. मौजूदा गेट पास प्रणाली में 31 अक्टूबर, 2023 से अधिक वैधता वाले अन्य सभी स्थायी पासों को 31 अक्टूबर को या उससे पहले आवेदन करना होगा और पुराने पास "प्रVESH" गेट पास प्राप्त करने के बाद बंद कर दिए जाएंगे। किसी भी वैधता वाले पुराने गेट पास 30 नवंबर 2023 के बाद स्वीकार नहीं किए जाएंगे और व्यक्ति को सीप्ज़-सेज़ परिसर में प्रवेश की अनुमति नहीं दी जाएगी।

घ. 05 अक्टूबर, 2023 से दैनिक गेट-पास केवल "प्रVESH" गेट पास प्रणाली द्वारा जारी किया जाएगा।

सीप्ज़-सेज़ प्रतिबंधित क्षेत्र होने के कारण, क्षेत्र के अंदर और बाहर माल और व्यक्तियों की आवाजाही, निर्धारित प्रक्रियाओं के सख्त अनुपालन के अधीन है। व्यक्तियों/वाहनों का प्रवेश और निकास भी प्रतिबंधित है जिसकी निगरानी सीप्ज़ सुरक्षा अनुभाग द्वारा गेट पास जारी करके की जाती है। वैध प्रवेश पास के बिना सीप्ज़-सेज़ में पाया गया कोई भी व्यक्ति/वाहन न केवल अतिक्रमण के लिए, बल्कि लागू कानून के अन्य लागू प्रावधानों के तहत भी कार्रवाई के लिए उत्तरदायी होगा।

अतीत में ऐसे मामले सामने आए हैं जहां डुप्लिकेट गेट पास बनाए जा रहे थे और मौजूदा कागज आधारित गेट पास सिस्टम में उपयोग किए जा रहे थे। मौजूदा गेट पास प्रणाली में एक दिन के आगंतुकों की आवाजाही (चेक इन और चेक-आउट समय) की निगरानी उपलब्ध नहीं थी। यह गेट पास के प्रबंधन में परिणामी कठिनाइयों के साथ एक संभावित सुरक्षा खतरा था। साथ ही, गेट पास के दुरुपयोग से निपटने के लिए यूनिट धारकों से अनुरोध भी किए गए थे। यूनिट के अनुरोधों को ध्यान में रखते हुए गेट पास के दुरुपयोग को रोकने के लिए और चूंकि सीप्ज़-सेज़ में सुरक्षा सर्वोपरि प्रकृति की है, इसलिए पूरे मौजूदा पेपर-आधारित सिस्टम को नए वेब-आधारित गेट पास सिस्टम में बदलना अत्यावश्यक माना जाता है।

तदनुसार, सीप्ज़-सेज़ प्राधिकरण ने दैनिक कर्मचारियों, आगंतुकों, बाहरी विक्रेताओं और स्थायी कर्मचारियों के लिए नए वेब-आधारित प्लेटफ़ॉर्म, Android और IOS पर कस्टम-मेड नए QR कोड गेट पास प्रबंधन प्रणाली का निर्णय और व्यवस्था की है, नीचे दिए गए विवरण के अनुसार:-

1. "प्रVESH" गेट पास सिस्टम एप्लिकेशन का लिंक सीप्ज़-सेज़ की आधिकारिक वेबसाइट (url - https://SEEPZ.gov.in/) पर उपलब्ध है।

2. "प्रVESH" गेट पास प्रणाली के लिए उपयोगकर्ता मैनुअल एप्लिकेशन लॉगिन में सहायता(HELP) टैब में ही उपलब्ध है।

3. वास्तविक समय के आधार पर पास जारी करने के साथ ऑनलाइन गेट पास प्रणाली 24X7 खुली रहेगी।

4. गेट पास सीप्ज़-सेज़ में गेट पास अनुभाग काउंटर पर अनुमोदन के एक दिन बाद दोपहर 03.00 बजे से शाम 06.00 बजे तक वितरित किया जाएगा।

5. यूनिटों को नेट बैंकिंग/आरटीजीएस/एनईएफटी/क्रेडिट-डेबिट कार्ड/भीम यूपीआई/अन्य ऑनलाइन मोड और डीडी के रूप में "सीप्ज़-सेज़ प्राधिकरण निधि, मुंबई" के पक्ष में ऑनलाइन भुगतान के माध्यम से गेट पास शुल्क के लिए क्रेडिट बैलेंस बनाए रखना होगा। मासिक बिल की एक प्रति बिल विवरण में "प्रVESH" गेट पास सिस्टम में एडमिन लॉगिन के साथ देखी जा सकती है। यदि किसी विशेष यूनिट के पास कोई क्रेडिट शेष उपलब्ध नहीं है, तो यूनिट को किसी भी प्रकार का पास जारी नहीं किया जाएगा।

6. नया गेट पास मैन्युअल रूप से जारी करने के बाद यूनिट पुराने गेट पास को सरेंडर कर देगी और यूनिट समाप्त हो चुके पास को सरेंडर कर देगी।

7. गेट पास खो जाने या कर्मचारी द्वारा इस्तीफा देने की स्थिति में, यूनिट अपने एडमिन लॉगिन के माध्यम से पास को निष्क्रिय कर सकती है।

8. सुरक्षा अनुभाग के पास ऐसे व्यक्ति द्वारा किसी चूक या कृत्य के मामले में उस व्यक्ति के पास को निष्क्रिय करने का अधिकार होगा।

9. "प्रVESH" गेट पास प्रणाली के लिए लॉगिन क्रेडेंशियल बनाने की प्रक्रिया।

- यूजर आईडी मौजूदा इकाइयों के लिए पुराने गेट पास सिस्टम के अनुसार ही होगी।
- सीप्ज़ सुरक्षा प्रभाग नई इकाइयों को उनके अनुरोध पर उपयोगकर्ता आईडी प्रदान करेगा।
- **"प्रVESH" गेट पास प्रणाली** में लॉगिन करने के लिए वन-टाइम पासवर्ड सुरक्षा प्रभाग, सीप्ज़-सेज़, प्राधिकरण द्वारा प्रदान किया जाएगा। सभी इकाइयों को पहली बार लॉगिन करने पर पासवर्ड अनिवार्य रूप से रीसेट करना होगा।

10."प्रVESH" गेट पास प्रणाली के संबंध में किसी भी प्रश्न के लिए सुरक्षा प्रभाग, सीप्ज़-सेज़, मुंबई से संपर्क करें।

11.आवेदन और दस्तावेजों की प्रक्रिया, रंग कोड और गेट पास की फीस:

क. यूनिट के कर्मचारियों के लिए दैनिक गेट पास: यूनिट को ऑनलाइन आवेदन करना होगा और निम्नलिखित बुनियादी विवरण अनिवार्य रूप से भरने होंगे: -

क. नाम

ख. उपनाम

ग. लिंग

घ. उद्देश्य

ङ. जिससे मिलना है उस व्यक्ति का नाम

च. वैध मोबाइल नंबर

छ. फोटो

ज. वाहन दस्तावेज़ (आरसी कॉपी/बीमा)

झ. ठेकेदार का नाम। (एक दिवसीय पास के लिए तालिका ए-2,ए-3 में उल्लेख करें)

ञ. वाहन पंजीकरण संख्या (एक दिवसीय वाहन पास के लिए तालिका ए-3) में उल्लेखित है

इसके अलावा, निम्नलिखित दस्तावेजों को अनिवार्य रूप से अपलोड करना होगा:-
पहचान प्रमाणपत्र में से कोई एक:

(i) कोई भी सरकारी पंजीकृत पहचान प्रमाणपत्र, या

(ii) पुलिस सत्यापन, या

(iii) यूनिट से वचन पत्र

दैनिक गेट पास का विवरण, आवेदन करने की प्रक्रिया, रंग कोड और गेट पास शुल्क नीचे निर्धारित हैं: -

क्रमांक	गेट पास का विवरण	पास के लिए आवेदन करने की प्रक्रिया	रंग कोड	गेट पास फीस
(1)	आगंतुकों के लिए एक दिवसीय गेट पास	यूनिट ऑनलाइन प्रणाली के माध्यम से आवेदन करेगी और ऑनलाइन ई-पास क्यूआर कोड के साथ आगंतुक के मोबाइल नंबर पर भेजा जाएगा।	हल्का नीला 	रु. 6/-
(2)	श्रमिक के लिए एक दिवसीय गेट पास: 1. (सहायक) 2. (निर्माता)	यूनिट ऑनलाइन प्रणाली के माध्यम से आवेदन करेगी और क्यूआर कोड के साथ कर्मचारी के मोबाइल नंबर पर ऑनलाइन ई-पास भेजा जाएगा।	हल्का हरा 	रु. 6/-
(3)	ड्राइवर सहित वाहन के लिए एक दिवसीय गेटपास (केवल ट्रक सहित चार पहिया वाहन)	यूनिट ऑनलाइन प्रणाली के माध्यम से आवेदन करेगी और आगंतुकों/कर्मचारियों के मोबाइल नंबर पर क्यूआर कोड के साथ ऑनलाइन ई-पास भेजा जाएगा।	गुलाबी 	रु. 6/-

नोट:- एक दिन का पास केवल एक बार चेक-इन और चेक-आउट के लिए मान्य है

ख. <u>वाहनों के साथ या उसके बिना यूनिट कर्मचारियों के लिए स्थायी गेटपास।</u>

यूनिटों को ऑनलाइन प्रणाली के माध्यम से आवेदन करना होगा और निम्नलिखित बुनियादी विवरण अनिवार्य रूप से भरना होगा: -

क. नाम
ख. उपनाम
ग. जन्म तिथि
घ. पद का नाम
ङ. लिंग
च. वैध मोबाइल नंबर
छ. वाहन का प्रकार और पंजीकरण संख्या और मालिक के साथ संबंध (यदि वाहन के साथ)

इसके अलावा, निम्नलिखित दस्तावेजों को अनिवार्य रूप से अपलोड करना होगा: -

निम्नलिखित में से कोई एक पहचान प्रमाणपत्र:-

(i) आधार कार्ड, **या**
(ii) पासपोर्ट, **या**
(iii) पुलिस सत्यापन, **या**
(iv) यूनिट से वचन पत्र

2) वाहन प्रमाण (सभी अनिवार्य)

क. वैध आर.सी. स्वामित्व का संकेत देने वाली पुस्तक या तो उसके नाम पर है **(वाहन के लिए वचन पत्र और कोई अन्य वाहन प्रमाण किसी अन्य व्यक्ति यानी पति या पत्नी या रिश्तेदार के नाम पर पंजीकृत है)**

ख. वैध बीमा प्रति

ग. वैध पीयूसी प्रति

घ. वैध सीप्ज़ पहचान प्रमाणपत्र

स्थायी गेट पास का विवरण, वैधता, रंग कोड और रंग कोड नीचे निर्धारित हैं:-

क्रमांक	**गेट पास का विवरण**	**वैधता**	**रंग कोड**		**रंग कोड**
			आईटी और हार्डवेयर यूनिटों के लिए	**आभूषण यूनिटों के लिए**	
(1)	यूनिट कर्मचारी का पास (वाहन के साथ या उसके बिना)	06 महीने	हरी पट्टी 	पीली पट्टी 	रु. 90/- ('पैरा घ' में तालिका के अनुसार वाहन का अतिरिक्त शुल्क)
(2)	यूनिट कर्मचारी का पास (वाहन के साथ या उसके बिना)	01 साल	गहरी भूरी पट्टी 	गहरा गुलाबी 	रु. 180/- ('पैरा घ' में तालिका के अनुसार वाहन का अतिरिक्त शुल्क)
(3)	यूनिट कर्मचारी का पास (वाहन के साथ या उसके बिना)	03 साल	नारंगी पट्टी 	गहरा नीला 	रु. 300/- ('पैरा घ' में तालिका के अनुसार वाहन का अतिरिक्त शुल्क)

नोट: -उपरोक्त ऑनलाइन अनुरोध जमा करने के बाद, सुरक्षा अनुभाग ऑनलाइन सिस्टम में पास को सत्यापित और अनुमोदित करेगा और पास को वैध क्यूआर कोड के साथ गेट नंबर 1 पर मुद्रित किया जाएगा।

ख) <u>बाहरी सेवा प्रदाताओं/विक्रेताओं/अनुबंधित बस चालक/क्लीनर/मालिक के लिए स्थायी गेट-पास और वाहन गेट पास</u>

सेवा प्रदाता/अनुबंधित बस सेवाएं/विक्रेता "सीप्ज़-सेज़ प्राधिकरण निधि, मुंबई" के पक्ष में डीडी जमा करके अपने खाते में अग्रिम भुगतान शेष बनाए रखेंगे।

इसके बाद, सीप्ज़ सुरक्षा अनुभाग में पहचान पत्र पास के लिए निम्नलिखित दस्तावेज जमा करें और सुरक्षा अनुभाग ऑनलाइन सिस्टम "प्रप्VESH गेट-पास" के माध्यम से सत्यापन, आवेदन, अनुमोदन और प्रिंट करेगा।

क. उपयोगिता सेवा पास (सीप्ज़ कार्यालय या सीप्ज़ जोन):-सभी अनिवार्य

क. आधार कार्ड **या** पासपोर्ट **या** पुलिस सत्यापन।

ख. स्वयं उपक्रम और सभी इकाई उपक्रम पत्र जहां वे सेवाएं प्रदान करते हैं (अनुलग्नक 'क' में उल्लिखित)

ग. कंपनी का कोई भी सरकारी पंजीकरण प्रमाण पत्र

घ. अनुबंध प्रति या खरीद आदेश

ङ. सीप्ज़ सेवा प्रदाता के लिए सीप्ज़ से कार्य आदेश

ख. विक्रेता पास:-

क. आधार कार्ड **या** पासपोर्ट **या** पुलिस सत्यापन

ख. स्वयं उपक्रम और सभी इकाई उपक्रम पत्र जहां वे सेवाएं प्रदान करते हैं (अनुलग्नक ए में उल्लिखित)

ग. कंपनी का कोई भी सरकारी पंजीकरण प्रमाण पत्र

घ. अनुबंध प्रति या खरीद आदेश

ङ. **बाहरी कैटरर्स, सीएचए/एफ.एफ. के लिए वैध खाद्य लाइसेंस की प्रति। वैध लाइसेंस की प्रति)**

3. संविदा बस चालक/क्लीनर/मालिक का पास:-सभी अनिवार्य

क. आधार कार्ड या पासपोर्ट या पुलिस सत्यापन

ख. स्व-उपक्रम और सभी सीप्ज़ यूनिट जहां वे सेवाएं प्रदान करते हैं, वचन-पत्र प्रस्तुत करते हैं (अनुलग्नक 'क' में उल्लिखित)

ग. कंपनी का कोई भी सरकारी पंजीकरण प्रमाण पत्र

घ. संविदा की प्रति

पास के प्रकार के अनुसार निम्नलिखित विशिष्ट रंग कोड और गेट पास शुल्क निर्धारित है:

क्रमांक	गेट पास का विवरण	वैधता	रंग कोड	शुल्क
(1)	उपयोगिता सेवा 1. अदानी पावर, एमआईडीसी, सीप्ज़++I और II और अन्य सेवा प्रदाता और उनके कर्मचारी 2. श्रमिक ठेकेदार 3. अन्य समान सेवा प्रदाता	06 महीने	भूरी पट्टी 	रु. 180/-
(2)	**1.** विक्रेता (फ्रेट फारवर्डर, सीएचए सहित) **2.** बाहरी कैटरर्स -टिफ़िन आपूर्तिकर्ताओं के अलावा अन्य थोक आपूर्तिकर्ताओं के लिए **3.** कूरियर सेवाएं	01 साल	पूरी आसमानी पट्टी 	रु. 720/-
(3)	संविदा बस चालक/क्लीनर/मालिक पास	06 महीने	काली पट्टी 	रु. 720/-
(4)	एमआईडीसी सरकारी कर्मचारी	01 साल	भूरी पट्टी 	रु. 10/-

4. वाहन पास: सेवा प्रदाता/संविदा बस सेवाएं/विक्रेता को "सीप्ज़-सेज़ प्राधिकरण निधि, मुंबई" के पक्ष में डीडी जमा करके अपने खाते में अग्रिम शेष राशि रखनी होगी। और सीप्ज़ सुरक्षा अनुभाग में वाहन पास के लिए निम्नलिखित दस्तावेज जमा करना होगा। सुरक्षा अनुभाग ऑनलाइन सिस्टम "प्रवेश गेट-पास" के माध्यम से सत्यापन, आवेदन, अनुमोदन और प्रिंट करेगा।

जमा करने के लिए वाहन के दस्तावेज़- (सभी अनिवार्य)

क) नाम/कंपनी के स्वामित्व को दर्शाने वाली वैध आर.सी. बुक **(यदि वाहन किसी अन्य व्यक्ति यानी पति/पत्नी या रिश्तेदार और कंपनी या सिस्टर कंसर्न कंपनी के नाम पर पंजीकृत है तो वाहन के लिए वचन पत्र और कोई अन्य वाहन प्रमाण)**

ख) वैध बीमा प्रति

ग) वैध पीयूसी प्रति

घ) वैध सीप्ज़ पहचान प्रमाणपत्र

ङ) स्वयं और सीप्ज़ यूनिट का वचन पत्र (अनुलग्नक **क** में उल्लिखित)

दैनिक गेट पास के प्रकार के अनुसार निम्नलिखित विशिष्ट रंग कोड और गेट पास शुल्क निर्धारित है:

क्रमांक	वाहन का प्रकार	वैधता	रंग कोड	गेट पास शुल्क
(1)	दोपहिया वाहन पास- यूनिट मालिकों/कर्मचारियों/सेवा प्रदाताओं/विक्रेताओं/संविदा बस सेवाओं के प्रवेश/निकास के लिए	**क. केवल वाहन के लिए:** 01 वर्ष **ख. अन्य पास वाला वाहन:** कर्मचारी गेट पास की वैधता के अनुसार	**क. केवल वाहन के लिए:** आसमानी रंग  **ख. अन्य पास वाला वाहन:** रंग कोड संबंधित गेट पास के समान होगा	रु. 240/- प्रतिवर्ष
(2)	कार पास - यूनिट मालिकों /कर्मचारियों/सेवा प्रदाताओं /विक्रेताओं/अनुबंध बस सेवाओं के लिए प्रवेश/निकास के लिए			रु. 600/- प्रतिवर्ष

5. प्रोसेसिंग जोन यूटिलिटी सर्विसेज पास के लिए एक दिन का पास (अडानी इलेक्ट्रिसिटी, टाटा पावर, एमआईडीसी, एयरटेल, वोडाफोन आदि शामिल हैं)

उपयोगिता सेवा प्रदाता अपने खाते में अग्रिम शेष राशि बनाए रखेंगे और बाहरी गेट पास काउंटर से पास जारी किए जाएंगे। **(गेट पास शुल्क रु 6/- प्रति पास।)**

ग. <u>कर्मचारी वाहन पास और यूनिटों का कंपनी वाहन पास</u>

यूनिटों को ऑनलाइन प्रणाली ""प्रVESH" गेट-पास के माध्यम से आवेदन करना होगा और निम्नलिखित बुनियादी विवरण अनिवार्य रूप से भरना होगा: -

क. नाम

ख. उपनाम

ग. वाहन पंजीकरण संख्या

घ. वाहन मॉडल

वाहन दस्तावेज़- (सभी अनिवार्य)

क. नाम/कंपनी के स्वामित्व को दर्शाने वाली वैध आर.सी. बुक **(यदि वाहन किसी अन्य व्यक्ति यानी पति/पत्नी या रिश्तेदार और कंपनी या सिस्टर कंसर्न कंपनी के नाम पर पंजीकृत है तो वाहन के लिए वचन पत्र और कोई अन्य वाहन प्रमाण)**

ख. वैध बीमा प्रति

ग. वैध पीयूसी प्रति

घ. फिटनेस प्रमाणपत्र/टी-परमिट (वाणिज्यिक पास और रात्रि वाणिज्यिक पास के लिए)

दैनिक गेट पास के प्रकार के अनुसार निम्नलिखित विशिष्ट रंग कोड और गेट पास शुल्क निर्धारित है:

क्रमांक	वाहन का प्रकार	वैधता	रंग कोड	गेट पास शुल्क
(1)	दोपहिया वाहन पास- यूनिट मालिकों /कर्मचारियों/सेवा प्रदाताओं /विक्रेताओं/संविदा बस सेवाओं के प्रवेश/निकास के लिए	**क. केवल वाहन के लिए:** 01 वर्ष	**क. केवल वाहन के लिए:** आसमानी नीला	रु. 240/- प्रतिवर्ष
(2)	कार पास - यूनिट मालिकों /कर्मचारियों/सेवा प्रदाताओं /विक्रेताओं/अनुबंध बस सेवाओं के लिए प्रवेश/निकास के लिए	**ख. अन्य पास वाला वाहन:** कर्मचारी गेट पास की वैधता के अनुसार	**ख. अन्य पास वाला वाहन:** रंग कोड संबंधित गेट पास के समान होगा	रु. 600/- प्रतिवर्ष
(3)	यूनिट के वाणिज्यिक वाहनों के प्रवेश/निकास के लिए वाहन पास (केवल फोर्कलिफ्ट सहित माल वाहन के लिए) **(केवल सीप्ज़ के यूनिटों के लिए)**	01 वर्ष	आसमानी नीला	रु. 600/- प्रतिवर्ष
(4)	यूनिट के रात्रिकालीन वाणिज्यिक वाहनों के प्रवेश/निकास के लिए वाहन पास (केवल फोर्कलिफ्ट सहित माल वाहन के लिए) **(केवल सीप्ज़ के यूनिटों के लिए)**	01 महीना	आसमानी नीला	रु. 240/- प्रतिवर्ष

उपरोक्त ऑनलाइन अनुरोध जमा करने के बाद, सुरक्षा अनुभाग ऑनलाइन सिस्टम में पास को सत्यापित और अनुमोदित करेगा और पास को वैध क्यूआर कोड के साथ गेट नंबर 1 पर मुद्रित किया जाएगा।

ङ. <u>यूनिट के संविदा बस के लिए बस पास (01 वर्ष)</u>

यूनिट/सेवा प्रदाता/संविदा बस सेवाएं/विक्रेता को **सीप्ज़ सुरक्षा अनुभाग** में वाहन पास के लिए निम्नलिखित दस्तावेज जमा करने होंगे और सुरक्षा अनुभाग ऑनलाइन सिस्टम "प्रVESH गेट-पास" के माध्यम से सत्यापन, आवेदन, अनुमोदन और प्रिंट करेगा।

इसके अलावा, निम्नलिखित दस्तावेज अनिवार्य रूप से जमा करें:

1) वाहन के स्वामित्व को दर्शाने वाली आरसी बुक की प्रति
2) बीमा पॉलिसी की प्रति
3) फिटनेस सर्टिफिकेट
4) टी-परमिट
5) संविदा की प्रति
6) स्वयं और सीप्ज़ यूनिट का वचन पत्र (अनुलग्नक **क** में उल्लिखित)

क्रमांक	**वाहन का प्रकार**	**वैधता**	**रंग कोड**	**गेट पास शुल्क**
(1)	बस पास	01 वर्ष	आसमानी नीला	रु. 6000/- प्रतिवर्ष

च. गैर प्रसंस्करण क्षेत्र में विकास आयुक्त कार्यालय, बीएफसी भवन कार्यालयों, बैंकों, डाकघर के लिए एक दिवसीय आगंतुक पास:

वॉक इन पास बाहरी गेट पास काउंटर पर जारी किया जाएगा (समय सुबह 9:30 बजे से शाम 6:00 बजे तक एवं रविवार और राष्ट्रीय छुट्टियों को बंद)

1) विकास आयुक्त कार्यालय के आगंतुकों के लिए, बाहरी गेट पास काउंटर पर स्वयं की जानकारी और मिलने वाले व्यक्ति के नाम को घोषित करते हुए पास जारी किए जाएंगे। (यह पास केवल विकास आयुक्त कार्यालय के लिए मान्य है)
2) बीएफसी भवन कार्यालयों, बैंकों और डाकघरों को बाहरी गेट पास काउंटर पर नीचे उल्लिखित विवरण जमा करना होगा:
   क. पूरा नाम
   ख. उद्देश्य
   ग. मोबाइल नंबर
   घ. मिलने वाले व्यक्ति का नाम

3) **सीप्ज़ सेज़ बैंक खाता धारक** (**<u>नॉन प्रोसेसिंग जोन</u>**) को बाहरी गेट पास काउंटर पर अपनी पासबुक दिखानी होगी और पास प्राप्त करना होगा।

(यह पास केवल विकास आयुक्त कार्यालय जोन के लिए मान्य होगा)

गेट पास शुल्क लागू नहीं।

ध्यान दें: आगंतुक को उसके मोबाइल नंबर पर क्यूआर कोड के साथ ई-पास प्राप्त होगा।
"प्रVESH एप्लिकेशन पर लॉगिन के लिए उपयोगकर्ता नाम और पासवर्ड संबंधित ईमेल आईडी पर भेजे जाएंगे।

❖ **<u>यूनिट की सक्रिय गेट पास की शेष राशि का समायोजन</u>:**

- सभी यूनिटों को इस परिपत्र के पैरा 01 में उल्लिखित समय सीमा के भीतर अपने कर्मचारियों/विक्रेताओं के लिए स्थायी गेट पास के लिए आवेदन करना होगा।
- यूनिट के अनुरोध पर शेष अवधि ("प्रVESH" गेट पास जारी होने की तारीख से) के अनुपात में वर्तमान गेट पास की संतुलित राशि वापस कर दी जाएगी।
- यूनिटों को तदनुसार (अनुलग्नक-**ख**) में संलग्न प्रारूप में वर्तमान सक्रिय गेट पास की शेष राशि की वापसी के लिए अनुरोध करना होगा,
- यूनिटों को तदनुसार अपने लेटरहेड पर मौजूदा गेट पास प्रणाली में उपलब्ध अप्रयुक्त शेष राशि के हस्तांतरण के लिए अनुरोध करना होगा,
- सीप्ज़-सेज़ प्राधिकरण केवल "प्रVESH" गेट-पास वॉलेट में राशि का सत्यापन और क्रेडिट करेगा।
- किसी भी स्थिति में रिफंड नकद या यूनिट को ऑनलाइन ट्रांसफर नहीं किया जाएगा, इसे केवल "प्रVESH" वॉलेट में ही रिफंड किया जाएगा।

12. <u>अन्य अनुमतियां</u>:-

क) अन्य सरकारी अधिकारियों का प्रवेश:

I. ज़ोन में अन्य सरकारी अधिकारियों का प्रवेश विनियमित है। निम्नलिखित जानकारी उपलब्ध कराने पर विकास आयुक्त द्वारा अनुमति प्रदान की जायेगी:-
   1. नाम एवं पदनाम
   2. पहचान प्रमाण पत्र संख्या
   3. मुलाकात का स्थान
   4. मुलाकात का उद्देश्य
   5. विकास आयुक्त के नाम का अनुरोध पत्र

II. यूनिट में किसी पुलिस अधिकारी/कर्मचारी के आगमन के दौरान गेट प्रभारी सुविधा के लिए ड्यूटी पर मौजूद एक सुरक्षा गार्ड की नियुक्ति करेगा। प्रतिनियुक्त सुरक्षा गार्ड आगमन के दौरान उक्त अधिकारियों के साथ परिसर छोड़ने तक साथ रहेगा।

ख) ऑटो रिक्शा/टैक्सी द्वारा विकलांग व्यक्ति का प्रवेश:-

गेट प्रभारी निम्नलिखित शर्तों के अधीन प्रवेश की अनुमति देगा-

i. विकलांग व्यक्ति को यूनिट द्वारा जारी किया गया सीप्ज़ का वैध गेट पास अपने साथ रखना चाहिए।
ii. यूनिट को संबंधित व्यक्ति की वास्तविकता को प्रमाणित करने वाले सरकारी अस्पताल से एक प्रमाण पत्र प्रस्तुत करना होगा।
iii. ऑटो रिक्शा/टैक्सी में केवल विकलांग व्यक्तियों को अनुमति दी जाएगी।
iv. इकाई प्रवेश के समय मुख्य द्वार से ऑटो-रिक्शा को एस्कॉर्ट करने के लिए अपने प्रतिनिधि को नियुक्त करेगी और यदि ऑटो-रिक्शा में उक्त विकलांग व्यक्ति नहीं बैठा है तो उसे मुख्य द्वार तक वापस ले जाया जाना होगा।
v. उपरोक्त किसी भी शर्त के उल्लंघन के मामले में, अनुमति रद्द की जा सकती है।

ग) रात पाली के लिए अनुमति:-

रात पाली के दौरान काम करने वाली यूनिटों के कर्मचारियों को विशिष्ट अनुमति लेने की आवश्यकता होगी और यूनिटों को निम्नलिखित प्रारूप में गेट नंबर 1 पर सुरक्षा अधिकारी/गेट प्रभारी को सूचना पत्र भेजने की आवश्यकता होगी: -

दिनांक-	यूनिट का नाम		
क्रमांक	कर्मचारी का नाम	सीप्ज़ पहचान प्रमाणपत्र संख्या	वाहन पंजीकरण संख्या/वाहन का प्रकार

13. अन्य नियम एवं विनियम:-

क) समय:-

i. एक दिन का गेट पास जारी होने के समय से रात 11:59 बजे तक वैध है। हालांकि, एक दिन का गेट पास रखने वाले व्यक्तियों को सीप्ज़-सेज़ में रात 11.00 बजे के बाद अनुमति नहीं दी जाएगी, सिवाय उन मामलों के जहां गेट नंबर-1 पर शिफ्ट प्रभारी/गेट प्रभारी से विशिष्ट अनुमति प्राप्त की गई हो।

ii. सन सिटी होटल के अतिथि को जारी किया गया एक दिवसीय गेट पास जारी होने के समय से 24 घंटे के लिए वैध होगा। ऐसे सभी पास एकाधिक प्रविष्टियों के लिए मान्य होंगे और गेट पास की वैधता के दौरान मौजूद रहेंगे।

iii. रात 12.00 बजे (आधी रात) से सुबह 5.30 बजे तक जोन के अंदर वाहनों/व्यक्ति को प्रवेश की अनुमति नहीं दी जाएगी, जब तक कि सुरक्षा प्रभारी (सहायक विकास आयुक्त के पद से नीचे नहीं) से विशिष्ट अनुमति न ली गई हो।

iv. आयात और निर्यात खेप के अलावा अन्य सामग्री/सामान वाले वाहनों (ट्रक/टेम्पो) की आवाजाही की अनुमति शाम 6.00 बजे के बाद नहीं होगी। स्थानीय सामान की अनुमति प्रातः 10:00 बजे से सायं 06:00 बजे तक होगी।

v. कचरा ठेका श्रमिकों को सुबह 6.00 बजे से शाम 8.00 बजे तक जोन में रहने की अनुमति होगी।

vi. सफाई ठेका श्रमिकों को सुबह 7.00 बजे से शाम 6.00 बजे तक जोन में रहने की अनुमति होगी।

ख) गेट पास के साथ किसी भी तरह की छेड़छाड़ या किसी भी प्रकार के गेट पास का दुरुपयोग होने पर ऐसे गेटपास को रद्द करने और व्यक्ति और/यूनिट के खिलाफ सीप्ज़ प्रशासन द्वारा कार्रवाई के लिए उत्तरदायी होगा।

14. वाहनों का प्रवेश और पार्किंग

क. वाहनों का प्रवेश:-

i. वाहन के साथ प्रवेश करने वाले व्यक्ति को वाहन आईडी कार्ड साथ दिखाना होगा।

ii. यूनिट यह सुनिश्चित करेगा कि केवल विश्वसनीय ठेकेदारों से ही बसें किराए पर ली जाएं। यूनिट यह भी सुनिश्चित करेंगे कि ठेकेदार सीप्ज़-सेज़ प्राधिकरण के नियम और विनियमन का पालन करें।

iii. बस चालक और क्लीनर वाहन से नीचे नहीं उतरेंगे और उन्हें यह सुनिश्चित करना चाहिए कि अनुबंधित वाहन अनुबंधित वाहन से अंतिम यात्री के उतरने के 10 मिनट के भीतर जोन छोड़ दें।

iv. कार/दोपहिया वाहन धारक किसी भी वैध गेट पास के बिना अपने चार पहिया/दोपहिया वाहनों में अनधिकृत व्यक्तियों को नहीं ले जाएगा। प्रक्रिया का उल्लंघन करने पर जुर्माना/गेट पास/कार/दोपहिया स्टीकर को रद्द करने सहित नियामक कार्रवाई की जाएगी।

v. बस मालिक/परिचालक को प्रत्येक यूनिट की यात्रा के समय के संबंध में सुरक्षा अधिकारी को संबंधित यूनिट द्वारा प्रमाणित एक घोषणा पत्र देना होगा।

vi. परिसर के अंदर बसों की धुलाई/सफाई की सख्त मनाही है।

vii. केवल उन्हीं यूनिटों को अनुबंधित बस की सुविधा दी जाएगी जिनमें न्यूनतम 20 कर्मचारी हों। 20 से कम कर्मचारियों वाले यूनिटों के मामले में, ऐसे यूनिट ज़ोन में अन्य यूनिटों के कर्मचारियों को पूल कर सकती हैं, बशर्ते आवेदक यूनिटों को अन्य यूनिट से पत्र जमा करना होगा। बोर्डिंग पॉइंट एक ही जगह से होगा।

viii. संबंधित यूनिट यह सुनिश्चित करेगा कि, जब भी वाहन ऑपरेटर के साथ अनुबंध व्यवस्था बंद हो, तो इसकी सूचना तुरंत सीप्ज़-सेज़ सुरक्षा अनुभाग को दी जाएगी।

ix. परिसर के भीतर हॉर्न बजाने/टेप रिकॉर्डर या कोई संगीत वाद्ययंत्र बजाने की अनुमति नहीं है।

x. वाहन मालिक को ज़ोन में 15 किमी प्रति घंटे की अधिकतम गति सीमा का पालन करना होगा। यदि यह पाया गया कि ज़ोन में गति सीमा 15 किमी प्रति घंटे से अधिक है, तो वाहनों के प्रवेश पर प्रतिबंध लगा दिया जाएगा। संबंधित यूनिट जिसने वाहन पास प्राप्त किया है, वह वाहन सहित क्षेत्र में किसी भी दुर्घटना के लिए जिम्मेदार होगा। सेंट्रल रोड में बसों को यू-टर्न लेने की अनुमति नहीं दी जाएगी।

ख. वाहनों की पार्किंग:-

i. एसडीएफ भवन/रत्न एवं आभूषण भवनों के पास चार पहिया/दोपहिया वाहनों के लिए अलग पार्किंग स्थल उपलब्ध कराए गए हैं। यह सुनिश्चित करना संबंधित यूनिट की जिम्मेदारी है कि उनके कर्मचारी अपने वाहन निर्धारित पार्किंग स्थानों पर ही पार्क करें। यदि वाहन निर्धारित पार्किंग क्षेत्र के अलावा किसी अन्य स्थान पर पार्क किए गए/माल/कर्मचारियों की आवाजाही में बाधा उत्पन्न करते हुए पाए गए, तो प्रतिदिन 500/- रुपये का जुर्माना लगाया जाएगा।

ii. रात यानी 12.00 बजे से सुबह 5.30 बजे के दौरान किसी भी वाहन को पार्क करने की अनुमति नहीं है। (यूनिटों और उनके कर्मचारियों को छोड़कर जिन्होंने इस परिपत्र के पैरा -2 (घ) के अनुसार सूचना भेजी है) उक्त अवधि के दौरान उचित सूचना/अनुमति के बिना कोई भी वाहन अंदर पार्क पाया गया तो 500/- रुपये प्रतिदिन का जुर्माना लगाया जाएगा।

ग) जुर्माना एवं दंडः-

क्रमांक	जुर्माने एवं दंड का प्रकार	जुर्माने की राशि	जुर्माना एवं दंड वसूलने के लिए अधिकृत व्यक्ति
1.	सीप्ज़-सेज़ में बिना गेट पास के पाया गया व्यक्ति	रु. 1000/-	सहायक सुरक्षा अधिकारी/शिफ्ट प्रभारी
2.	सीप्ज़-सेज़ में अवैध गेट पास के साथ पाया गया व्यक्ति	रु. 200/-	सहायक सुरक्षा अधिकारी/शिफ्ट प्रभारी
3.	सीप्ज़-सेज़ में बिना गेट पास के पाया गया वाहन	रु. 5000/-	सहायक सुरक्षा अधिकारी/शिफ्ट प्रभारी
4.	सीप्ज़-सेज़ में अवैध गेट पास के साथ पाया गया वाहन	रु. 1250/-	सहायक सुरक्षा अधिकारी/शिफ्ट प्रभारी

यह परिपत्र विकास आयुक्त सीप्ज़-सेज़ के अनुमोदन से जारी किया जाता है।

हस्ता./-
(हनीश राठी)
सहायक विकास आयुक्त/
सुरक्षा अधिकारी
सीप्ज़-सेज़, मुंबई

प्रति,

1. सभी यूनिट धारक
2. सीप्ज़ के सभी संघ
3. सभी नोटिस बोर्ड
4. सीप्ज़ की वेबसाइट
5. सीप्ज़-सेज़ के सभी अनुभाग

अनुलग्नक 'क'

सेवा में,

सुरक्षा अधिकारी,

सीप्ज़-सेज़, अंधेरी (पूर्व),

मुंबई 400096

दिनांक:

विषय: वचन पत्र

महोदय,

हम मेसर्स ..... के कर्मचारियों को गेट पास जारी करने का अनुरोध करते हैं, जिनके नाम इस प्रकार हैं:-

1. कर्मचारी -1 का नाम -

2. कर्मचारी- 2 का नाम -

यह हमारा विक्रेता / सीएचए / फ्रेट फॉरवर्डर / कूरियर / कैटरर्स / बस मालिक, ड्राइवर और क्लीनर / बस सेवा प्रदाता आदि है।

हम यह सुनिश्चित करने के लिए जिम्मेदार होंगे कि इसका दुरुपयोग न हो। विक्रेता/सीएचए/फ्रेट फॉरवर्डर/कूरियर/कैटरर्स/बस मालिक, ड्राइवर और क्लीनर आदि द्वारा पहचान पत्र के दुरुपयोग, नियमों और विनियमों के उल्लंघन के मामले में, हम सीप्ज़-सेज़ प्राधिकरण द्वारा की गई कार्रवाई का पालन करेंगे और सीप्ज़-सेज़ प्राधिकरण द्वारा निर्धारित दंड के लिए उत्तरदायी होंगे।

भवदीय,

(प्राधिकृत हस्ताक्षरकर्ता का नाम)

(नोट: आवेदन को कंपनी के लेटरहेड पर अधिकृत व्यक्ति द्वारा हस्ताक्षरित होना चाहिए)

अनुलग्नक 'ख'

यूनिट का नाम:

01 अक्टूबर 2023 से एक माह से अधिक वैधता वाले गेट पास की सूची

क्रमांक	सीप्ज़ पहचान पत्र संख्या	कर्मचारी का नाम	जारी करने की तारीख	वैधता की तारीख

भारत सरकार / GOVERNMENT OF INDIA
विकास आयुक्त का कार्यालय/
OFFICE OF THE DEVELOPMENT COMMISSIONER
सीप्ज़ विशेष आर्थिक क्षेत्र
SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
वाणिज्य एवं उद्योग मंत्रालय /
MINISTRY OF COMMERCE & INDUSTRY
अंधेरी (पूर्व), मुंबई - 400 096 / ANDHERI (EAST), MUMBAI – 400 096.
टेली / Tel : 022-28294790
ई-मेल /E-mail : dcseepz-mah@nic.in वेबसाइट / Web-site : www.seepz.gov.in

File No. SECU-11011/1/2022 Date: 21/09/2023

CIRCULARNO.31/2023

SUB: PROCEDURE FOR ISSUE OF VARIOUS TYPES OF PERMANENT & DAILY GATEPASSES FOR ENTRY INTO SEEPZ SPECIAL ECONOMIC ZONE.

In supersession of procedure set out in Circular No.04 dated 23.05.2017, following comprehensive guidelines /procedure will come into force w.e.f. 05th October, 2023 in order to implement new Gatepass system "प्रVESH" in a phased manner:

a. Units shall apply on or before 27th September 2023 for all permanent Gatepass of employees and vehicles expiring by 30th September, 2023, and

b. All passes of exiting Gatepass system which are valid till 31th October, 2023 shall have to apply before 15th October, 2023 in new system "**प्रVESH**" and

c. All other permanent passes having validity beyond 31st October, 2023 in existing Gatepass system shall have to apply on or before 31th October and Old Passes will be discontinued after receiving the "**प्रVESH**" gate pass. Old Gatepasses with any validity will not be accepted after 30th November 2023 and the person will not be allowed to enter in SEEPZ, SEZ Premises.

d. Daily gate-pass will be in issued by "प्रVESH" Gatepass system only from 05th October, 2023.

SEEPZ Special Economic Zone, being SEZ bonded area, the movement of goods and persons in and out of the Zone, is subject to strict compliance of the prescribed procedures. The entry and exit of the persons/vehicles is also restricted which is monitored by the SEEPZ security section by issuing Gatepasses. Any person/vehicle found in SEEPZ, SEZ without valid entry

passes shall be liable for action, not only for trespassing, but also under other applicable provisions of law in force.

Cases in past have been deducted where the duplicate Gatepass were being made and used in existing paper based Gatepass system. The monitoring of movement (check in and check-out time) of one day visitors was not available in the existing Gatepass system. This was a potential Security threat with consequent difficulties in management of Gatepasses. Also, there were requests from the Units holders to tackle the misuse of Gatepass. Considering the Unit's requests, to prevent the misuse of Gatepass and as the security is of paramount nature in SEEPZ, SEZ, the revamp of whole existing paper-based system to new Web-based Gatepass system is considered urgent.

Accordingly, SEEPZ SEZ Authority has decided and arranged to a Custom-made new QR code Gatepass management system for daily employees, visitors, outside vendors and permanent employees on new Web-based platform, Android and IOS, as per below details:-

1. The link of the "**प्रVESH**" Gatepass system application is available on the SEEPZ, SEZ official website (url - https://SEEPZ.gov.in/)

2. The user manual for the "**प्रVESH**" Gatepass system is available in the **HELP** tab in the application in login itself.

3. The Online Gatepass system will remain open 24X7 with issuance of pass on real time basis.

4. Gatepass will be delivered from 03.00 p.m. to 06.00 p.m. one day after approval at Gatepass section counter at SEEPZ, SEZ.

5. Units will have to maintain the credit balance for Gatepass charges by making the payment in advance by way of online payment in the form of net banking/ RTGS/NEFT/Credit-Debit card/ BHIM UPI/ other online modes and DD in favour of "SEEPZ-SEZ AUTHORITY FUND, MUMBAI". A copy of monthly bill can be viewed in the bill statement with the admin login in "**प्रVESH**" Gatepass system. If there is no credit balance available against a particular Unit, the Unit will not be issued any type of passes.

6. Unit shall surrender the old Gatepass after issuing the new Gatepass manually and Unit shall surrender the expired pass.

7. In case of loss of Gatepass or resignation by employee, Unit can deactivate the pass through their admin login.

8. Security Section will have rights to deactivate the pass of the person in case of acts of omission and commission by such person..

9. Procedure to create the login credentials for the "प्रVESH" Gatepass system.

- User ID will be same as per the old Gatepass system for existing Units.
- SEEPZ Security division will provide User Ids to new Units on their request.
- One-time password to login in **"प्रVESH" Gatepass system** will be provided by the Security Division, SEEPZ SEZ, Authority. All Units have to mandatorily reset the password on first time login.

10. For any query regarding **"प्रVESH"** Gatepass system contact to the Security Division, SEEPZ-SEZ, Mumbai.

11. PROCEDURE OF APPLICATIONS & DOCUMENTS, COLOURS CODE AND FEES OF GATEPASSES:

A. <u>Daily Gatepass for Unit's employees:</u> The Unit shall apply online and needs to fill the following basic details compulsorily:-

a. First Name
b. Last Name
c. Gender
d. Purpose
e. Name of person to meet
f. Valid Mobile Number
g. Photograph
h. Vehicle Document(RC copy/Insurance)
i. Contractor name.(For one day pass mention in table A-2,A-3)
j. Vehicle Registration no.(For one day vehicle Pass mention in table A-3)

Further, the following documents need to be uploaded compulsorily:-
Any one of the ID proof:
(i). Any Government registered Id, **OR**
(ii). Police verification, **OR**
(iii). Undertaking letter from Unit.



Daily Gatepass description, procedure to apply, color code and Gatepass fees are prescribed below:-

Sr. No.	Description of gate pass	Procedure to apply pass	Color code	Gatepass fees
(1)	One day Gatepass for visitors.	The Unit shall apply through online system and online e-pass will be sent to the visitor's mobile number with QR Code.	Light Blue	Rs. 6/-
(2)	One day Gatepass for laborer: 1. (Ancillary) 2. (Manufacturer)	The Unit shall apply through online system and online e-pass will be sent to the employee's mobile number with QR Code.	Light Green	Rs. 6/-
(3)	One day Gatepass for vehicle with driver (Only four wheeler vehicles including truck.)	The Unit shall apply through online system and online e-pass will be sent to the visitors / employees mobile number with QR Code.	Pink	Rs. 6/-

Note :- One day pass is valid only for one time check-in & check-out

B. Permanent Gatepasses for Unit employees with or without vehicles.

The Units shall apply through online system and fill the following basic details compulsorily:-

a. First Name
b. Last Name
c. DOB
d. Designation
e. Gender
f. Valid Mobile Number
g. Vehicle type & Registration no & Relationship with owner (If with vehicle)

Further, the following documents need to be uploaded compulsorily:-
Any one of the following Id proof:-
(i). Aadhar Card, **OR**
(ii). Passport, **OR**
(iii). Police verification, **OR**
(iv). Undertaking letter from Unit.

2) **Vehicle Proof (All compulsory)**
a. Valid R.C. book indicating the ownership either in his/her name **(undertaking letter and any other vehicle proof for the vehicle is register on the name of other person i.e. spouse or in relation)**
b. Valid Insurance copy
c. Valid PUC copy
d. Valid SEEPZ ID

Permanent Gatepass description, validity/ color code and Gatepass fees are prescribed below:-

Sr.No.	Description of Gate Pass	Validity	ColorCode		Gatepass Fees
			for IT and Hardware Units	for Jewellery Units	
(1)	Unit Employee's Pass (with or without vehicle)	06 Months	Green Strip 	Yellow Strip 	Rs. 90/- (Vehicle charges extra as per Table at "Para D")
(2)	Unit Employee's Pass (with or without vehicle)	01 year	Dark Brown Strip 	Dark Pink 	Rs. 180/- (Vehicle charges extra as per Table at "Para D")
(3)	Unit Employee's Pass (with or without vehicle)	03 year	Orange Strip 	Navy Blue 	Rs. 300/- (Vehicle charges extra as per Table at "Para D")

Note: -After submission of above online request, Security Section will verify & approve the pass in Online System and pass will be printed at Gate No. 1 with valid QR Code.

C. <u>Permanent gate-pass & vehicle Gatepass for outside service providers/ vendors/contract bus driver/ cleaner/ owner pass</u>

The Service provider/ contract bus services/ Vender shall maintain the advance payment balance to their account by submitting the DD in favour of "SEEPZ-SEZ AUTHORITY FUND, MUMBAI". And submit the following documents for ID pass at SEEPZ security section and security section will verify, apply, approve and print through Online System "ЯVESH Gate-pass".

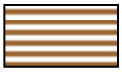
1. **Utility Services Pass (SEEPZ office OR SEEPZ Zone):-All compulsory**
   a. Aadhar Card **OR** Passport **OR** Police verification.
   b. Self-Undertaking and all Unit's undertaking letters where they provide services (Mentioned in Annexure A)
   c. Any government registration certificate of company
   d. Contract Copy OR Purchase order
   e. Work order from SEEPZ for SEEPZ service provider.

2. **Vendor Pass:-**
   a. Aadhar Card **OR** Passport **OR** Police verification
   b. Self-undertaking and all Units undertaking letters where they provide services(Mentioned in Annexure A)
   c. Any government registration certificate of company
   d. Contract Copy OR Purchase order
   e. **Valid food license copy for outside caterers, CHA/ F.F. valid license copy.)**

3. **Contract Bus driver / cleaner / owner pass:-All compulsory**
   a. Aadhar Card **OR** Passport **OR** Police verification
   b. Self-undertaking and all SEEPZ Units undertaking letters where they provide services (Mentioned in Annexure A)
   c. Any government registration certificate of company
   d. Contract Copy.

Following specific Color Code and Gatepass fees is prescribed as per type of pass:

Sr.No.	Description of Gate Pass	Validity	Color Code	Gatepass Fees
(1)	Utility Services **1.** Adani Power, MIDC, SEEPZ++I & II and other service providers and their employees **2.** Labour contractors **3.** Other Similar service providers	06 Months	Brown Strip 	Rs. 180/-
(2)	**1.** Vendor (Including freight forwarder, CHA). **2.** Outside Caterers for bulk suppliers other than Tiffin suppliers **3.** Courier services	01 year	Full Sky Blue Strip 	Rs. 720/-
(3)	Contract Bus driver / cleaner / owner pass	06 Months	Black Strip 	Rs. 720/-

(4)	MIDC government Staff	01 year	Brown Strip 	Rs. 10/-

4. **Vehicle Pass**: -The Service provider/ contract bus services/ Vender shall maintain the advance balance to their account by submitting the DD in favour of "SEEPZ-SEZ AUTHORITY FUND, MUMBAI". And submit the following documents for vehicle pass at SEEPZ security section and security section will verify, apply, approve and print through Online System "प्रVESH Gate-pass".

   Vehicle documents to submit– (All compulsory)

   a. Valid R.C. book indicating the ownership either in his/her name/ company **(undertaking letter and any other vehicle proof for the vehicle if register on the name of other person i.e. spouse or in relation and company or sister Concern Company)**
   b.Valid Insurance copy
   c. Valid PUC copy.
   d. Valid SEEPZ ID
   e. Self and SEEPZ Units undertaking letter (Mentioned inAnnexure A)

Following specific Color Code and Gatepass fees is prescribed as per type of Daily Gate pass:

Sr No.	Vehicle Type	Validity	Color Code	Gatepass Fees
(1)	Two Wheeler Pass for Entry / Exit for Unit owners/ employees/Service providers/ Vendors/ Contract Bus Services	**a. For Only Vehicle:** 01year **b. Vehicle with Other pass:** as per Employee Gatepass validity	**a. for only vehicle pass:** Sky Blue  **b. Vehicle with Other pass:** Color Code will be same as respective gate pass	Rs. 240/- per year
(2)	Car Pass for Entry / Exit for Unit owners/ employees/Service providers/ Vendors/ Contract Bus Services			Rs. 600/- per year

5. **One day passes for processing Zone utility services passes (Includes Adani electricity, Tata power, MIDC, Airtel, Vodafone, SEEPZ service providers etc)**
   Utility services provider shall maintain the advance balance to their account and pass will be issued from external Gatepass counter.(**Gatepass Fees Rs 6/- per pass.**)

D. Employee Vehicle pass and company vehicle pass of Units

The Units shall apply through Online System "प्रVESH Gate-pass" and fill the following basic details compulsorily:-

a. First Name
b. Last Name
c. Vehicle registration no.
d. Vehicle model

Vehicle documents– (All compulsory)

a. Valid R.C. book indicating the ownership either in his/her name/company **(undertaking letter and any other vehicle proof for the vehicle if register on the name of other person i.e. spouse or in relation or sister Concern Company**
b. Valid Insurance copy
c. Valid PUC copy.
d. Fitness certificate/T-permit **(for commercial pass and night commercial pass)**

Following specific Color Code and Gatepass fees is prescribed as per type of Daily Gate pass:

Sr. No.	**Vehicle Type**	**Validity**	**Color Code**	**Gatepass Fees**
(1)	Two Wheeler Pass for Entry / Exitfor Unit owners/ employees/Service providers/ Vendors/ Contract Bus Services	**a. For Only Vehicle:** 01year **b. Vehicle with Other pass:** as per Employee Gatepass validity	**c. for only vehicle pass:** Sky Blue  **d. Vehicle with Other pass:** Color Code will be same as respective gate pass	Rs. 240/- per year
(2)	Car Pass for Entry / Exit for Unit owners/ employees/Service providers/ Vendors/ Contract Bus Services			Rs. 600/- per year
(3)	Commercial Vehicle Pass belonging to Unit (only for Goods Vehicle including Forklift) for Entry /Exit **(Only for SEEPZ Units)**	1 year	Sky Blue 	Rs. 600/- per year
(4)	Night Commercial Vehicle Pass belonging to Unit (only for Good Vehicle including Forklift) for Entry /Exit **(Only for SEEPZ Units)**	01 month	Sky Blue 	Rs. 2400/- per Month

After submission of above online request, Security Section will verify & approve the pass in Online System and pass will be printed at Gate No. 1 with valid QR Code.

E. Bus pass for Units Contract Bus (01 year)

The Unit/ Service provider/ contract bus services/ Vender shall submit the following documents for vehicle pass at **SEEPZ security section** and security section will verify, apply, approve and print through Online System "VESH Gate-pass".

Further, submit the following documents compulsorily:
1) Copy of R.C Book indicating the ownership of the vehicle.
2)Copy of Insurance policy
3) Fitness certificate.
4) T-permit
5) Contract copy.
6) Self and SEEPZ Units undertaking letter(Mentioned inAnnexure A)

Sr No.	Vehicle Type	Validity	Color Code	Gatepass Fees
(1)	Bus Pass	01 year	Sky Blue	Rs. 6000/- per year

F. One day visitor pass for D.C. Office,BFC building offices, Banks, Post officein Non Processing Zone:

Walk in pass will be issued on the External Gatepass Counter (Time 9:30AM to 6:00 PM) Closed on Sunday and National Holidays)

1). **For D.C. Office visitors,** passes will be issued at External Gatepass counter declaring self-information and name of the person to meet. (This pass valid for D.C. Office only)

2). **BFC building offices ,Banks & Post** office shall have to submit below mentioned details at the External Gatepass counter:
a). Full Name
b). Purpose
c). Mobile Number
d) Name of the person to meet

3). **SEEPZ SEZ Bank A/c Holder (Non Processing Zone)** shall show their passbook at External Gatepass counter & obtained the pass

(This pass will be valid for D.C. Office Zone only)
Gatepass Fees not applicable.

Note: The visitor will receive the e-pass on his/ her mobile number with QR Code.

Username and passwords for login on प्रVESH application shall be sent on the respective email IDs.

❖ **ADJUSTMENT OF UNIT'S BALANCE AMOUNT OF ACTIVE GATEPASSES:**

- All Units have to apply for permanent Gatepass of their employees/ Vendors within the timeline mentioned in para 01 of this Circular.
- Balance amount of current Gatepasses in proportion to the remaining period (from the date of issuance of "प्रVESH" Gatepass) will be refunded on request of Unit.
- Units have to request for the refund of the balance amount of current active Gatepasses in the format attached at (Annexure-B), accordingly, SEEPZ SEZ Authority will verify and credit the amount in the "प्रVESH" Gate-pass wallet only.
- Units have to request for transfer of un-utilised balance amount available in existing Gatepass system on their letterhead, accordingly, SEEPZ SEZ Authority will verify and credit the amount in the "प्रVESH" Gate-pass wallet only.
- In no case the refund will be made in cash or online transfer to the Unit, it will be refunded in प्रvesh wallet only.

12. OTHER PERMISSIONS:-

A) ENTRY OF OTHER GOVETNMENT OFFICIALS :

I. Entry of other government officials to the Zone is regulated. The, permission will be granted by the Development Commissioner on providing the following information:-

1. Name and Designation
2. I-card number
3. Place of visit
4. Purpose of visit
5. Request letter addressed to DC.

II. The Gate In-charge will depute a Security Guard to facilitate the visit of the Police Officer / Official on duty to the Unit(s). The deputed Security Guard will continue to accompany to the said officials during visit till they leave the premises.

B) ENTRY OF THE HANDICAPPED PERSON WITH AUTO-RICKSHAW/TAXIES:-

THE GATE IN-CHARGE WILL PERMIT THE ENTRY SUBJECT TO FOLLOWING CONDITION.

i. The Handicapped person should carry SEEPZ valid Gatepass issued by the Unit.

ii. The Unit shall submit certificate from the Govt. Hospital certifying the genuineness of the concerned person.

iii. Only Handicapped person shall be allowed in the Auto rickshaw / Taxies.

iv. The Unit shall depute their representative to escort the Auto-rickshaw from Main Gate at the time of entry and Auto-rickshaw should be escorted back to the Main Gate in case it is not occupied by the said handicapped person.

v. In case of any violation of any of above mentioned conditions, permission is liable to be cancelled.

C) NIGHT SHIFT PERMISSION:-

Employees of the Units working during the Night shift need to take specific permission and Units will be required to send Intimation letter to Security Officer/Gate in charge at Gate No.1 in the following format:-

Date:-	Name of the Unit		
Sr.No.	Name of Employee	SEEPZ ID No.	Vehicle Registration No./Type of vehicle

13. OTHER RULES AND REGULATIONS:-

A) TIMING:-

i. One day Gatepass is valid till 11:59 pm from the time of its issuance. However, person holding one day Gatepass will not be permitted after 11.00 pm in SEEPZ-SEZ except in cases where specific permission has been obtained from shift In-charge /Gate In-Charge at Gate no-1.

ii. One day Gatepass issued to the Guest of Sun city Hotel will be valid for 24 hours from the time of its issuance. All such passes will be valid for multiple entries and exists during validity of the Gatepass.

iii. No entry of vehicles/Person will be allowed inside the Zone from 12.00 A.M. (Midnight) to 5.30 A.M. (Morning), unless specific permission has been taken from Security In-charge.(not below the rank of ADC).

iv. The movement of vehicles (Trucks/Tempos) containing materials/goods other than import and export consignment will not be permitted after 6.00 P.M. Local Goods will be allowed from 10:00 am to 06:00 pm.

v. The Garbage contract workers will be allowed to remain in Zone between 6.00 A.M. to 8.00 P.M.

vi. The cleaning contract workers will be allowed to remain in Zone between 7.00 A.M. to 6.00 P.M.

B) Any tampering with Gatepass or misuse of any sort of Gatepasses shall make it liable for cancellation of such Gatepasses and for the action by SEEPZ administration against the person and/or Unit.

14. ENTRY AND PARKING OF VEHICLES

A. ENTRY OF VEHICLES:-

i. Person entering with Vehicle should show Vehicle ID card along.

ii. The Unit shall ensure that the Buses are hired from reliable contractors only. Units shall also ensure that contractors follow the rule and regulation of SEEPZ-SEZ Authority.

iii. The bus driver and cleaner shall not get down from the vehicle and he/ they should ensure that the contract vehicles leave the Zone within 10 minutes of the last passenger alighting from the contract vehicle.

iv. The car/two wheelers holder will not carry unauthorized person in their four wheelers/two wheelers without holding any valid gate pass. Violation of the procedure will cause the regulatory action including penalty/termination of gate pass/car/two wheeler stickers.

v. The bus owner / operator have to give a declaration certified by the concerned Unit to the Security Officer regarding the trips with timing to each Unit.

vi. Washing/cleaning of buses inside the complex is strictly prohibited.

vii. Only those Units who have a minimum 20 employees shall be allowed the facility of contract bus. In case of Units having less than 20 employees, such Units can pool the employees of other Units in the Zone provided the applicant Units shall submit the letter from the other Unit. The boarding point shall be from one place.

viii. The Unit concerned shall ensure that, as and when contract arrangement with the vehicle operator is discontinued, the same shall be informed immediately to the SEEPZ-SEZ Security.



ix. Blowing of the horns/playing of tape recorder or any musical instrument within the complex is not permitted.

x. The vehicle owner shall observe maximum speed limit of 15 Kmph in the Zone. If it is noticed that the speed limit of 15 Kmph exceeded in the Zone, the entry of Vehicle shall be banned. The Unit concerned which has obtained vehicle pass will be responsible for the accidents in the Zone, if any, including the vehicle. Buses shall not be allowed to take U-Turn in Central Road.

B. PARKING OF VEHICLES:-

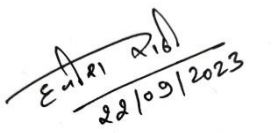
i. Separate parking places have been provided for four wheelers/two wheelers vehicles near SDF building's/ Gems & Jewellery buildings. It is responsibility of the concerned Unit to ensure that their employees park their vehicles at designated parking place only. In case vehicle found parked at other than the designated parking area/obstructing the movement of goods/employees, it will attract fine of Rs-500/- per day.

ii. No vehicle is permitted to be parked during the night i.e. 12.00 am to 5.30 am. (except Units and their employees who have sent intimation as per Para-2(D) of this Circular) Any vehicle found parked inside during the said period without proper intimation/permission will be charged with the penalty of Rs-500/- per day.

C. Fine & penalty:-

Sr. No.	**Type of Fine & Penalty**	**Charges in amount**	**Authorised person to charge fine & penalty**
1.	Person found without Gatepass in SEEPZ-SEZ.	Rs 1000/-	Assistant Security Officer/Shift Incharge
2.	Person found with illegal Gatepass in SEEPZ-SEZ.	Rs 200/-	Assistant Security Officer/Shift Incharge
3.	Vehicle found without Gatepass in SEEPZ-SEZ.	Rs 5000/-	Assistant Security Officer/Shift Incharge
4.	Vehicle found with illegal Gatepass in SEEPZ-SEZ.	Rs 1250/-	Assistant Security Officer/Shift Incharge

This Circular issues with the approval of Development Commissioner SEEPZ-SEZ, Mumbai.



(Hanish Rathi)
Asst. Development commissioner/
Security Officer, SEEPZ-SEZ, Mumbai

To,
1. All Units holder.
2. All association of SEEPZ.
3. All notice board.
4. SEEPZ website.
5. All sections of SEEPZ, SEZ.

Annexure A

To,
Security Officer,
SEEPZ-SEZ, Andheri (E),
Mumbai 400096
Date:

Subject: Undertaking Letter

Sir,

We request to issue Gatepass to the employees of M/s. ..... name are as follows.

1. Employee Name 1

2. Employee Name 2

He /she are our Vendor / CHA/ Freight forwarder/ Courier/ Caterers/ Bus Owner, Driver and Cleaners/ Bus service provider etc.

We shall be responsible to ensure that it is not misused. In case of misuse of Identity card, violation of rules and regulation by the Vendor / CHA/ Freight forwarder/ Courier/ Caterers/ Bus Owner ,Driver and Cleaners etc. the we are abide for action taken by SEEPZ-Sez Authority & we would be liable for penalty as laid down by SEEPZ-SEZ Authority.

Yours sincerely,

(Authorized Signatory with name)

(Note: The application should be on company's letterhead sign by Authorized Person)

Annexure-B

Name Of the Unit:

List of the Gatepasses having validity more than one month from 01 October 2023

Sr. No.	SEEPZ Id No.	Employee Name	Issue Date	Valid upto Date

STANDARD OPERATING PROCEDURE (SOP) FOR VIP VISITOR PASS SYSTEM

Objective

The objective of this SOP is to facilitate seamless, dignified, and expedited access for distinguished visitors, including international buyers, diplomats, consultants, auditors, and senior industry professionals, while ensuring strict compliance with SEEPZ security and customs protocols.

I. Eligibility and Scope

a. Eligible Categories

The VIP Visitor Pass may be issued to:

1. International Buyers
2. Diplomats
3. Consultants and Auditors
4. Senior Industry Executives
5. High-value Clients
6. Any other distinguished visitors approved by the Unit

b. Nature of Pass and Fee Structure

VIP Visitor Passes shall be issued on a temporary basis for the following durations:

Sr. No.	Pass Category	1 Day	10 Days	30 Days
1.	VIP Temporary Pass without Vehicle	Rs 50/-	Rs 500/-	Rs 1500/-
2.	VIP Temporary Pass with 2-wheeler	Rs 75/-	Rs 750/-	Rs 2250/-
3.	VIP Temporary Pass with 4-wheeler	Rs 100/-	Rs 1000/-	Rs 3000/-

c. Number of Passes

Units may apply for multiple VIP Visitor Passes depending upon their business requirements.

II. VIP Pass Design

VIP passes will be designed in the same manner as the Privilege Pass.

III. Application and Verification Process

a. Submission of Application

The unit shall apply online through the Pravesh Portal by furnishing basic visitor details and uploading the required identification documents.

b. Documentation Required

The following documents/details shall be required for verification:

1. Aadhaar Card / Passport Details
2. Photograph of Visitor
3. Mobile Number
4. Vehicle No. (In case travelling by Bike or Car)

c. Approval Mechanism

Approval for the VIP pass shall be given by ADC/Security through the Pravesh portal. Upon successful submission of the application, VIP Visitor Pass link shall be automatically generated and sent to the visitor's registered mobile number through SMS.

IV. Entry and Security Protocols

a. Vehicular Entry (Car/Bike/Any other Vehicle)

1. **Dedicated Lane** Separate "VIP/Expedited Entry" lanes may be designated at security checkpoints for VIP pass holders to reduce congestion and facilitate faster movement.
2. **Initial Verification** The VIP Visitor Pass shall be displayed prominently on the dashboard (for cars or any other vehicle) or presented by the rider (for bikes) for scanning and verification by security personnel.
3. **Vehicle Inspection** Standard security checks, including under-chassis inspection and trunk verification, shall continue to be mandatory to ensure compliance with SEEPZ security norms.

b. Pedestrian Entry

1. **Separate Queue** A dedicated "VIP/Fast Track" queue or turnstile shall be maintained at pedestrian entry gates for VIP pass holders.
2. **Identity Verification** The visitor shall present the VIP Visitor Pass for scanning and identity verification by security personnel.
3. **Baggage Screening** All baggage, briefcases, laptops, and hand-carried items shall undergo mandatory X-ray or manual screening. The VIP pass

shall not exempt any visitor from security or customs screening procedures.

c. Exit Procedure

The same verification and security procedures applicable during entry shall also be followed at the time of exit for both pedestrians and vehicles.

V. Instructions

a. Instructions for Security Guards

1. Conduct a thorough security check of every visitor, staff member, and vehicle.
2. Be polite, respectful, and professional while interacting with everyone.
3. Maintain calm communication and avoid arguments or rude behaviour.
4. Allow a separate lane/queue for VIP pass holders.
5. Verify and monitor VIP passes properly at all checkpoints.
6. Check ID cards, entry passes, and belongings carefully before allowing entry.
7. Skip the line for VIP pass holders and prioritize their entry.
8. Ensure smooth movement and avoid unnecessary delays at the checkpoint.
9. Coordinate with the security supervisor in case of any issue.

b. Instructions for VIP Pass Holders

1. Ensure there is no misuse of VIP passes under any circumstances.
2. Get VIP passes scanned at SEEPZ gates.
3. Cooperate with security checks and instructions.
4. Accompanying persons (if any) shall also follow all security protocols.

c. Instructions for Units

1. Ensure there is no misuse of VIP passes.
2. Sensitize VIP pass holders regarding security protocols and movement guidelines.
3. Politely instruct VIP pass holders to cooperate during security checks.
4. Accompany VIP pass holders (whenever required) for smooth movement and coordination.
5. Prevent unauthorized persons from using or accompanying VIP access without approval.
6. Maintain professional and respectful conduct at all times.

SEEPZ SPECIAL ECONOMIC ZONE AUTHORITY
GOVERNMENT OF INDIA
MINISTRY OF COMMERCE & INDUSTRY
MUMBAI
****
कार्यसूची मद सं. / AGENDA ITEM NO. : 17

A. Proposal

It is proposed to consider the deployment of Maharashtra State Security Corporation (MSSC/MSF) security personnel at SEEPZ-SEZ, with a view to strengthening the overall security arrangements at the SEEPZ-SEZ premises. The deployment is proposed to cover all entry/exit gates, sensitive locations, strategic points and other areas identified from the security requirements of the SEEPZ-SEZ premises.

B. Relevant Provisions

Section 34 of the SEZ Act, 2005 & Rule 7(1) of SEZ Authority Rules, 2009, read with the applicable provisions of GFR Rules.

C. Background

This office has been in communication with the Maharashtra State Security Corporation (MSSC) regarding the proposed deployment of security personnel at SEEPZ-SEZ. The proposal was initiated with the objective of strengthening the security arrangements at the SEEPZ-SEZ premises, particularly at critical access points, sensitive locations and other strategic points.

The proposal for deployment of MSSC/MSF personnel may be considered in view of the sensitive nature of the SEEPZ-SEZ premises, movement of employees and vehicles, and handling/movement of valuable and dutiable goods. Deployment of security personnel from a Government of Maharashtra undertaking would provide an additional layer of security, accountability and supervision and would reduce sole dependence on the existing private security arrangement.

D. Financial Implications

As per the preliminary comparative assessment, the cost of deployment of 256 MSSC security personnel is lower than the corresponding expenditure under the existing security arrangement through M/s SPSPL, resulting in potential monthly savings to SEEPZ-SEZ.

However, the proposed MSSC arrangement involves an upfront/pre-induction financial liability of approximately ₹2.91 crore, whereas the existing security arrangement does not involve such advance payment liability and is supported by a Bank Guarantee equivalent to 5% of the contract value, as per the existing contractual arrangement.

Accordingly, the comparative financial implications, including the anticipated monthly savings as well as the upfront/pre-induction financial liability, may be duly considered while taking a decision regarding deployment of MSSC/MSF personnel.

E. Present Status

This office is presently in communication with Maharashtra State Security Corporation (MSSC) regarding the proposed deployment of 256 security guards at SEEPZ-SEZ.

In response, MSSC, vide email dated 27.08.2026 (copy enclosed), has conveyed that, as per the Joint Security Audit conducted by officials of MSSC and SEEPZ-SEZ, the minimum manpower requirement for effective guarding of the entire SEEPZ-SEZ premises is 437 security personnel, comprising 341 security personnel plus 96 personnel as 28% buffer.

MSSC has further stated that deployment of only 256 security personnel, as presently proposed by SEEPZ-SEZ, is not feasible for effective guarding of the entire SEEPZ-SEZ premises. MSSC has also informed that, as per its prevailing policy, its security guards are not deployed on a pilot basis.

Further, a joint meeting between officials of MSSC and SEEPZ-SEZ was held on 01.09.2026, wherein it was decided that the SEEPZ-SEZ Security Section and representatives of MSSC would jointly verify and confirm/finalize the total number of security personnel required at various check points and other strategic locations within the SEEPZ-SEZ premises. The final manpower requirement is therefore required to be arrived at based on the actual security deployment requirement identified at the various locations.

F. Justification

The proposal for deployment of MSSC/MSF personnel is intended to strengthen the security mechanism at SEEPZ-SEZ and provide an additional layer of Government-backed security at critical access and exit points. Considering the sensitivity of the premises and the movement of employees, vehicles and valuable/dutiable goods, deployment of MSSC/MSF personnel may enhance security, accountability and operational control.

There is also information indicating that the existing private security arrangement may be vulnerable to interference by intermediaries, which may result in lapses or leakages in security and search procedures. Such vulnerabilities may potentially facilitate unauthorized movement or organized criminal activities. In this context, deployment of Government-backed security personnel at critical locations may strengthen the existing security framework and reduce such vulnerabilities.

At the same time, the manpower requirement assessed by MSSC, the financial implications of the proposal, and the deployment requirement at individual check points are required to be considered before finalizing the extent of deployment.

G. Recommendation / Proposal for Consideration

In view of the above, the Committee/Competent Authority may consider and decide upon the following:

1. Deployment of MSSC/MSF security personnel at SEEPZ-SEZ may be considered all entry/exit gates, sensitive locations and strategic points.
2. The manpower requirement assessed by MSSC at 437 personnel may be examined and finalized based on the joint verification of deployment requirements at various check points and strategic locations within SEEPZ-SEZ.
3. Further action for engagement/deployment of MSSC/MSF personnel may be initiated in accordance with the applicable Government rules, procurement procedures, financial requirements and approval of the Competent Authority.

****

Note # 92

विषय: गेट-2 पर पैदल यात्रियों के प्रवेश एवं निकास हेतु अतिरिक्त सुरक्षा गार्डों की नियुक्ति के संबंध में प्रस्ताव

वर्तमान में तीनों शिफ्टों में विभिन्न गेटों एवं अन्य स्थानों पर सुरक्षा गार्डों की तैनाती निम्नानुसार है:

Point	Shift 1 (7AM to 3PM)	Shift 2 (3PM TO 11PM)	Shift 3 (11PM to 7AM)	Total
Gate 1	24	21	10	55
Gate 2	10	9	1	20
Gate 3	18	15	1	34
Other points	12	20	21	53
General	2	0	0	2
Total	66	65	33	164

उपरोक्त तालिका से स्पष्ट है कि वर्तमान में गेट-2 पर तीनों शिफ्टों में कुल केवल **20 सुरक्षा गार्ड** तैनात हैं। यह संख्या गेट-1 (जो 24×7 संचालित होता है) तथा गेट-3 (जो केवल प्रथम एवं द्वितीय शिफ्ट में संचालित होता है) की तुलना में काफी कम है। गेट-2 पर कम संख्या में सुरक्षा गार्डों की तैनाती का मुख्य कारण यह था कि इस गेट पर पैदल यात्रियों के प्रवेश एवं निकास की सुविधा उपलब्ध नहीं थी।

अब गेट-2 से पैदल यात्रियों के प्रवेश एवं निकास की व्यवस्था प्रारंभ किए जाने के लिए अतिरिक्त सुरक्षा गार्डों की आवश्यकता होगी। इसका विस्तृत विवरण निम्नानुसार है:

1. पैदल प्रवेश (Entry) हेतु प्रति शिफ्ट आवश्यकता

- 4 सुरक्षा गार्ड (चार प्रवेश लेनों हेतु)
- 3 सुरक्षा गार्ड (बैगेज स्कैनर हेतु)
- 2 सुरक्षा गार्ड (QR कोड स्कैनर हेतु)

कुल आवश्यकता: 9 सुरक्षा गार्ड प्रति शिफ्ट

2. पैदल निकास (Exit) हेतु प्रति शिफ्ट आवश्यकता

- 4 सुरक्षा गार्ड (चार निकास लेनों हेतु)
- 2 सुरक्षा गार्ड (बैगेज स्कैनर हेतु)
- 2 सुरक्षा गार्ड (QR कोड स्कैनर हेतु)

कुल आवश्यकता: 8 सुरक्षा गार्ड प्रति शिफ्ट

अतः प्रति शिफ्ट कुल आवश्यकता = 17 सुरक्षा गार्ड

तैनाती के विकल्प

(क) प्रतिदिन दो शिफ्टों (प्रथम एवं द्वितीय शिफ्ट) के संचालन हेतु:

- प्रति शिफ्ट 17 सुरक्षा गार्ड × 2 शिफ्ट = 34 अतिरिक्त सुरक्षा गार्डों की आवश्यकता।

(ख) 24×7 (तीनों शिफ्टों) संचालन हेतु:

- प्रति शिफ्ट 17 सुरक्षा गार्ड × 3 शिफ्ट = 51 अतिरिक्त सुरक्षा गार्डों की आवश्यकता।

MSSC का आकलन (दो शिफ्टों के संचालन के आधार पर)

MSSC द्वारा वर्तमान गणना (1 बैगेज स्कैनर एवं 2 लेनों के आधार पर) के अनुसार गेट-2 के लिए 45 सुरक्षा गार्डों की आवश्यकता निर्धारित की गई है। यदि इस गणना को संशोधित कर 5 बैगेज

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स्कैनर एव प्रवेश/निकास हेतु कुल 8 लेन को शामिल किया जाए, तो 14 अतिरिक्त सुरक्षा गार्ड (7 × 2) की आवश्यकता होगी। इस प्रकार दो शिफ्टों के संचालन हेतु कुल आवश्यकता 59 सुरक्षा गार्डों की होगी। चूँकि वर्तमान में गेट-2 पर केवल 20 सुरक्षा गार्ड तैनात हैं, इसलिए MSSC के आकलन के अनुसार 39 अतिरिक्त सुरक्षा गार्डों (59 – 20) की आवश्यकता होगी।(C-245)

अतः उपर्युक्त तथ्यों के आलोक में, गेट-2 पर पैदल यात्रियों के प्रवेश एवं निकास संचालन को सुचारु रूप से संचालित करने हेतु MSSC अथवा वर्तमान सुरक्षा सेवा प्रदाता SPSPL के माध्यम से आवश्यक अतिरिक्त सुरक्षा गार्डों की नियुक्ति/उपलब्धता हेतु अनुमोदन प्रदान किए जाने का अनुरोध है।

कृपया अवलोकनार्थ एवं आवश्यक आदेशार्थ प्रस्तुत।

Subject: Proposal for Additional Security Guards at Gate 2 for Pedestrian Entry and Exit

The current deployment of security guards at the gates, across three shifts, is as follows:

Point	Shift 1 (7AM to 3PM)	Shift 2 (3PM TO 11PM)	Shift 3 (11PM to 7AM)	Total
Gate 1	24	21	10	55
Gate 2	10	9	1	20
Gate 3	18	15	1	34
Other points	12	20	21	53
General	2	0	0	2
Total	66	65	33	164

As shown in the table above, Gate 2 currently has only 20 security guards per day across three shifts. This is significantly lower than Gate 1 (which operates 24×7) and Gate 3 (which operates during the first two shifts only). The lower deployment at Gate 2 was due to the absence of pedestrian entry and exit facilities at this gate.

To enable pedestrian entry and exit at Gate 2, additional security guards are required. The detailed breakdown of the extra requirement is as follows:

Requirement for Pedestrian Entry (per shift):

- 4 guards (one for each lane)
- 3 guards (for baggage scanners)
- 2 guards (for QR code scanners)**Total = 9 guards**

Requirement for Pedestrian Exit (per shift):

- 4 guards (one for each lane)
- 2 guards (for baggage scanners)
- 2 guards (for QR code scanners)**Total = 8 guards**

Total per shift = 17 guards

Options for Deployment:

- For two shifts per day(Shift 1: 7AM–3PM and Shift 2: 3PM–11PM): 17 × 2 = 34 additional security guards required at Gate 2.

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- For three shifts per day (24×7 operation): 17 × 3 = 51 additional security guards required at Gate 2.

MSSC Assessment (Considering two shifts per day):

As per the MSSC calculation (based on 1 baggage scanner and 2 lanes), 45 security guards are required for Gate 2. If their calculation is revised to account for 5 baggage scanners and 8 lanes at entry/exit, an additional 14 guards (7 × 2) would be needed, bringing the total to 59 guards for two shifts. This results in a requirement of 39 additional guards (59 – 20) at Gate 2 as per MSSC calculation.(C-245)

In view of the above, approval is requested for the hiring of additional security guards through **MSSC** or **SPSPL** (the current security service provider) to support pedestrian entry and exit operations at Gate 2.

Submitted for kind perusal and further orders please.

07/07/2026 01:05 pm **Divyanshi Goyal**
LOWER DIVISION CLERK

Note # 93

कृपया MSSC से प्राप्त दस्तावेज़ संलग्न करें और इसे पुनः प्रस्तुत करें।
Please attach the documents received from MSSC and put up again.

09/07/2026 06:12 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 94

Sub 1: Hiring of extra security guards from MSSC

As discussed, it is submitted that Extra security guards are required to be hired Gate No. 2 for pedestrian entry and other points, the bifurcation of the extra security guards required for gate are as below:

Sr. No.	Point	Shift 1	Shift 2	Shift 3	total
1	Gate 1 Baggage Scanner	2	2	2	6
2	Gate 2 Baggage Scanner	5	5	0	10
3	Gate 3 Baggage Scanner	2	2	0	4
4	Gate 2 Suprema	4	4	0	8
5	Gate 2 QR scanner	4	4	0	8
	Total	17	17	2	36

In view of the above, approval is sought for hiring of 36 extra security guards from MSSC on pilot basis.

Sub 2: onboarding of MSSC for providing security

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services at SEEPZ

The details pertaining to current vendor SPSPL are as below:

Payment of wages calculated for security guards of SPSPL

Designation of security personnel	Wage/ Duty	No. Of Security guards	buffer	Total monthly wages
Security Supervisor (ASO Ex-servicemen armed)	1094.00	8	2	262560
Un-armed Male Security Guard (Ex-servicemen)	1008.00	104	16	3144960
Un-armed Male Security Guard (Civilian)	1008.00	34	5	1028160
Un-armed Lady Security Guard	1008.00	18	3	544320
Total		164	26	4980000

Note: Payment is not made to buffer security guards for SPSPL and 30 working days have been considered for calculating monthly wages.

Other Charges Charged by SPSPL:

Particular	Amount In(Rs)
Weapons Charge	77520
Service Charge	542581
Accommodation Charge	979640
MLWF (Rs. 6/ month/guard)	1140
Sum of Additional Charges(Weapons+Service+Accommodation+MLWF+Additional Claim Amount)	1600881

Total Monthly Cost= 4980000 +1600881= 65,80,881 (65.8 Lakh)

Total per person cost of SPSPL = **40,127/-**

Further, please see the mail dated 09.07.2026 received from MSSC regarding security audit report of SEEPZ SEZ done by MSSC. Vide the report, MSSC has informed that a total of 610 security guards (476 on duty and 134 buffer) are required for guarding the entire SEEPZ SEZ.

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Further, please see mail dated 02.02.2026 received from MSSC wherein they have attached documents regarding MSSC Chargeable rates, Induction process, MSSC Act 2010, and Vendor Form.

As per MSSC Chargeable rates, charges For MSF Personnel (MSSC) on per Month basis for a shift of 8 hours applicable from 1st Dec 2023, as per BOD decision dtd. 26.07.2023.

Monthly Salaries of MSSC Security Personnel Post-wise has been tabulated below:

Sr. No.	Name of Post	Monthly Chargeable Rate
1	Security Supervisory Officer (Retd. ACP)	Rs. 65,000/-
2	Security Supervisory Officer (Retd. PI)	Rs. 55,000/-
3	Security Supervisory Officer (Retd. ASI)	Rs. 45,000/-
4	Security Officer	Rs. 41,000/-
5	Asst. Security Officer	Rs. 35,000/-
6	Security Supervisor	Rs. 34,000/-
7	Armed Head Guard	Rs. 32,000/-
8	Armed Security Guard	Rs. 31,000/-
9	Head Guard	Rs. 29,000/-
10	Security Guard	Rs. 28,000/-
11	Ladies Security Guard	Rs. 28,000/-

As per recent security audit report submitted by MSSC, the total cost to SEEPZ has been tabulated below:

Sr. No.	Post Name	No. of Security Personnel	Buffer 28%	Total	Salary per month	Total Salary
1	Security Supervisory Officer (Retd. ACP)	1	0	**1**	65000	65000
2	Security Officer	3	1	**4**	41000	164000
3	Security Supervisor	9	3	**12**	34000	408000
4	Head Guard	12	4	**16**	29000	464000
5	Armed Security Guard	18	5	**23**	31000	713000
6	Security Guard	333	93	**426**	28000	11928000
7	Ladies Security Guard	100	28	**128**	28000	3584000
	Total	476	134	610		17326000

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Total Per Month Cost = 1,73,26,000/- (approx. 1.73 Cr)
Total per person cost of MSSC = **28,403.28/-**

Further, MSSC has the following Pre-Induction formalities (Induction process):

1) Advance Payment: Interest free Security Deposit equivalent to 3 months pay of agreed manpower (Without GST, Interest free) to be deposited by the client.

2) Advance Salary: 1 Month Advance Salary at the time of Deployment of Force (with 18 % GST)

3) After receipt of payment the agreement is to be executed by both the parties.

From the above, a total of 4 months salary amount needs to be paid to MSSC in advance, which is equivalent to 17326000 x 4 = 6,93,04,000/- (Approx 6.93 Crores Rs)

As seen from the above, though the per person cost of MSSC is lesser for MSSC, total cost is coming high as the number of person recommended by MSSC is very high compared to existing number of security personal.

Further, as directed, we may ask MSSC to deploy as per below arrangement:

Existing Number of Security Guards	164
New Requirement	36
Buffer at 28%	56
Total	256

Per Month cost = 256 x 28,403.28 =72,71,239 (approx. 72.71 Lakh)

Advance payment of 4 months salary would come at72,71,239 x 4 = 2,90,84,957 (Approx 2.9 Cr)

Further we may ask for waiver of Advance payment of 4 months salary.

In view of the above, as directed, approval is sought for onboarding MSSC for providing security services at SEEPZ SEZ subject to their acceptance of providing 256 security guards instead of their proposed 610 security guards. (This note could not be translated to hindi due to error in Bhashini)

Submitted please.

10/07/2026 12:26 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 95

File N
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कृपया ऊपर दिए गए नोट #94 को देखें।

MSSC की इंडक्शन प्रक्रिया (शामिल करने की प्रक्रिया) पर ध्यान दें।

अगर सहमति हो, तो SEEPZ SEZ में सुरक्षा सेवाएँ देने के लिए MSSC को शामिल करने की मंज़ूरी दी जा सकती है, बशर्ते वे अपने प्रस्तावित 610 सुरक्षा गार्डों के बजाय 256 सुरक्षा गार्ड उपलब्ध कराने के लिए सहमत हों।

कृपया प्रस्तुत है।

Please refer to note#94 above.

Attention is invited toInduction Process of MSSC.

If agreed, approval may grantedfor onboarding MSSC for providing security services at SEEPZ SEZ subject to their acceptance of providing 256 security guards instead of their proposed 610 security guards.

Submitted please.

13/07/2026 09:26 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 96

कृपया Note#94 देखें

यह प्रस्तुत किया जाता है कि, जैसा कि चर्चा की गई है, सुरक्षा व्यवस्था को मजबूत करने के लिए गेट संख्या 2 और अन्य चिन्हित स्थानों पर तैनाती के लिए प्रायोगिक आधार पर महाराष्ट्र राज्य सुरक्षा निगम (एम. एस. एस. सी.) से 36 अतिरिक्त सुरक्षा गार्डों को काम पर रखने की मंजूरी मांगी गई है।

इसके अलावा, एम. एस. एस. सी. द्वारा किए गए सुरक्षा लेखापरीक्षा के अनुसरण में, एस. ई. पी. जेड. के लिए सुरक्षा सेवा प्रदाता के रूप में एम. एस. एस. सी. को शामिल करने की व्यवहार्यता की जांच की गई है। जबकि एम. एस. एस. सी. ने 610 सुरक्षाकर्मियों की तैनाती की सिफारिश की है, परिचालन आवश्यकताओं और वित्तीय प्रभावों को ध्यान में रखते हुए आवश्यकता को शुरू में 256 कर्मियों (मौजूदा संख्या, अतिरिक्त आवश्यकता और 28 प्रतिशत बफर सहित) तक सीमित किया जा सकता है। 256 कार्मिकों के लिए अनुमानित मासिक व्यय लगभग ₹1 लाख होगा। एम. एस. एस. सी. ने चार महीने के शुल्क के बराबर अग्रिम भुगतान भी निर्धारित किया है, जिसकी राशि लगभग ₹1 करोड़ है, जिसे बातचीत के दौरान माफ करने का अनुरोध किया जा सकता है।

इसलिए, एम. एस. एस. सी. में शामिल होने के लिए मंजूरी मांगी जाती है, बशर्ते 256 कर्मियों की तैनाती की स्वीकृति और अग्रिम भुगतान की शर्त को माफ किया जाए।

Please refer to Note#94

It is submitted that, as discussed, approval is sought for hiring 36 additional security guards from Maharashtra State Security Corporation (MSSC) on a pilot basis for deployment at Gate No. 2 and other identified locations to strengthen security arrangements.

Further, in pursuance of the security audit conducted by MSSC, the feasibility of onboarding MSSC as the security service provider for SEEPZ has been examined. While MSSC has recommended deployment of 610 security personnel, the requirement may initially be restricted to 256 personnel (including the existing strength, additional requirement, and 28% buffer), keeping operational needs and financial implications in view. The estimated monthly expenditure for 256 personnel would be

approximately ₹72.71 lakh. MSSC has also stipulated advance payment equivalent to four months' charges, amounting to approximately ₹2.91 crore, which may be requested to be waived during negotiations.

Approval is, therefore, solicited for onboarding MSSC, subject to its acceptance of deployment of 256 personnel and waiver of the advance payment condition.

14/07/2026 01:14 pm **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 97

1)We have discussed this issue in detail . I have asked which is financial better option ? MSF or Private Security agency ? not a single analysis has been done on notesheet .
2) Why they put gate2 baggage scanner at a time 5 ? why not 2?
3) Please send email and clearly mention that your calculation is in higher side and we needed only —— number with justification and ask them to revisit in his number and call for discussion . put up file within 2 days with financial comparative analysis .

16/07/2026 12:39 am **Dnyaneshwar Bhalchandra. Patil**
DEVELOPMENT COMMISSIONER

Note # 98

कृपया चर्चा करें।

16/07/2026 10:50 am **MANKAR MAYUR RAMESH**
JOINT DEVELOPMENT COMMISSIONER

Note # 99

16/07/2026 10:51 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 100

कृपया नोट देखें 94 को 97 ऊपर। फाइल को फिर से जमा किया जा रहा है।

वीडियो डी. सी. सर का पहली पूछताछ (एमएसएफ और एसपीएसपीएल के बीच तुलनात्मक विश्लेषण) निम्नलिखित प्रस्तुत किया गया है।

श्री. नहीं।	विशिष्टताएँ	वर्तमान विक्रेताः एसपीएसपीएल	प्रस्तावित विक्रेताः एम. एस. एस. सी. (उनके लेखापरीक्षा के अनुसार)	एम. एस. एस. सी. (अनुकूलित मॉडल)	एम. एस. एस. सी. (आधारभूत प्रतिस्थापन)

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1	**कुल संख्या**	164 सक्रिय (+ 26 अवैतनिक बफर)	**610 (476 सक्रिय + 134 बफर)**	**256 (164 मौजूद. + 36 नया + 56 बफर)**	**210 (164 बेसलाइन + 46 बफर)**
2	**आधार मजदूरी (मासिक)**	₹ 49,80,000	निम्न दर मे शामिल	निम्न दर मे शामिल	निम्न दर मे शामिल
3	**अन्य शुल्क विच्छेद**	हथियारः ₹ 77,520 सेवा शुल्कः ₹ 5,42,581 आवासः ₹ 9,79,640 एमएलडब्ल्यूएफः ₹ 1,140	नियत डाक दरों में एकीकृत	नियत डाक दरों में एकीकृत	नियत डाक दरों में एकीकृत
4	**अन्य शुल्कों का योग**	**₹ 16,00,881**	**नील (अंतर्निर्मित)**	**नील (अंतर्निर्मित)**	**नील (अंतर्निर्मित)**
5	**प्रति व्यक्ति लागत**	₹ 40,127.00	**₹ 28,403.28**	**₹ 28,403.28**	**₹ 28,403.28**
6	**कुल मासिक बहिर्वाह**	**₹ 65,80,881 (~ ₹ 65.8 लाख)**	**₹ 1,73,26,000 (~ ₹ 1.73 करोड़)**	**₹ 72,71,239 (~ ₹ 72.7 लाख)**	**₹ 59,64,688 (~ ₹ 59.6 लाख)**
7	**पूर्व-प्रेरण देयता**	नील	₹ 6,93,04,000 (~ ₹ 6.93 करोड़)	**₹ 2,90,84,957 (~ ₹ 2.91 करोड़)**	**₹ 2,38,58,752 (~ ₹ 2.39 करोड़)**
8	**बफर नीति**	बफर गार्ड का भुगतान नहीं किया जाता है	28 प्रतिशत बफर भुगतान की गई लागत में बनाया गया	28 प्रतिशत बफर भुगतान की गई लागत में बनाया गया	28 प्रतिशत बफर भुगतान की गई लागत में बनाया गया
9	**शुद्ध मासिक बचत**	आधारभूत संदर्भ	*(₹ 1.07 करोड़ का घाटा)*	*(₹ 6.90 लाख का घाटा)*	**₹ 6,16,193 (~ ₹ 6.16 लाख) की बचत**

जैसा कि उपरोक्त तालिका (चौथे कॉलम) से देखा गया है कि यदि एम. एस. एस. सी. वर्तमान समय में एस. पी. एस. पी. एल. को प्रतिस्थापित करता है, हालांकि 46 बफर सुरक्षा कर्मियों (28 प्रतिशत यदि 164) वेतन का भुगतान करने के बाद, यह प्रति माह लगभग 1 लाख रुपये की बचत करके व्यवहार्य विकल्प बन जाता है।

इसके अलावा, एम. एस. एस. सी. और एस. पी. एस. पी. एल. के बीच तुलनात्मक विश्लेषण, यदि हमने संदर्भ के लिए गेट 2 के लिए 36 और सुरक्षा गार्डों को काम पर रखा हैः

श्री नं.	**पैरामीटर**	**एसपीएसपीएल (164 + 36 गार्ड)**	**एमएसएससी (164 + 36 + 56 = 256)**
1	सक्रिय शक्ति	200	200
2	कुल कर्मी	226 (26 बफर)	256 (56 बफर)
3	मासिक कुल लागत	₹ 80.25 लाख	₹ 72.71 लाख
4	प्रति व्यक्ति लागत	₹ 40,127	₹ 28,403 (₹ 36,355 प्रभावी भले ही हम बफर को किए गए भुगतान पर विचार करें)

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5	बफर नीति	26 अवैतनिक	56 भुगतान (अंतर्निहित)
6	अग्रिम भुगतान देयता	नील	₹ 2.91 करोड़

a. **लागत लाभ** : एमएसएससी 256 मॉडल है **₹ 7.54 लाख प्रति माह सस्ता** एसपीएसपीएल की तुलना में।
b. **प्रति व्यक्ति दक्षता** : एमएसएससी प्रति गार्ड अधिक किफायती बना हुआ है।
c. **बफर** : एम. एस. एस. सी. में उच्च भुगतान वाला बफर (28 प्रतिशत) शामिल है, जबकि एस. पी. एस. पी. एल. केवल 26 अवैतनिक बफर गार्ड के साथ जारी है।
d. **अग्रिम लागत** : एम. एस. एस. सी. आवश्यक है **₹ 2.91 करोड़** अग्रिम के रूप में (3 महीने की जमा राशि + 1 महीने का वेतन), जिसकी एस. पी. एस. पी. एल. मांग नहीं करता है और जो बदले में अनुबंध राशि के 5 प्रतिशत के बराबर बी. जी. जमा करते हैं।

के संबंध में दूसरी पूछताछ डी. सी. महोदय द्वारा प्रस्तुत, यह प्रस्तुत किया जाता है कि गेट संख्या 2 के लिए MITKAT द्वारा प्रस्तुत डिज़ाइन और मेसर्स मेगास्टार द्वारा पूरा किए गए पुनर्निर्माण के अनुसार, प्रवेश पर 2 बैगेज स्कैनर, निकास पर 2 बैगेज स्कैनर और सीमा शुल्क के लिए 1 बैगेज स्कैनर प्रस्तावित किया गया था। इसके बाद बी. डी. बी. के साथ परामर्श किया गया, जो इस पर सहमत हो गए।
इसके अलावा, के संबंध में तीसरी पूछताछ डी. सी. सर द्वारा उठाया गया, यह प्रस्तुत किया जाता है कि, एक ईमेल दिनांकित 16.07.2026 एम. एस. एस. सी. को भेजा गया है, जिसमें उन्हें संख्याओं पर फिर से विचार करने के लिए कहा गया है। उन्हें एस. ई. ई. पी. जेड. एस. ई. जेड. का दौरा करने के लिए तत्काल आधार पर व्यक्तिगत रूप से भी बुलाया गया था, जिसके बाद श्री धर्माधिकारी, जे. डी., एम. एस. एस. सी. ने 17.07.2026 पर दौरा किया। उन्हें संभावित बिंदुओं के बारे में जानकारी दी गई जहां हम संख्या को कम कर सकते हैं। उन्होंने कहा कि वह जल्द से जल्द रिपोर्ट सौंपेंगे।
कृपया आगे के आदेशों के लिए प्रस्तुत।

Please see note 94 to 97 above. File is being resubmitted.

Vide DC sir's first query (Comparative analysis between MSF and SPSPL) the following is submitted.

Sr. No.	Particulars	Current Vendor: SPSPL	Proposed Vendor: MSSC (As per theirAudit)	MSSC (Optimized Model)	MSSC (Baseline Replacement)
1	**Total Headcount**	164 Active (+ 26 unpaid buffer)	**610 (476 Active + 134 Buffer)**	**256 (164 Exist. + 36 New + 56 Buffer)**	**210 (164 Baseline + 46 Buffer)**
2	**Base Wages (Monthly)**	₹49,80,000	Included in rate below	Included in rate below	Included in rate below

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3	**Other Charges Breakdown**	• Weapons: ₹77,520 • Service Charge: ₹5,42,581 • Accommodation: ₹9,79,640 • MLWF: ₹1,140	Integrated into fixed post rates	Integrated into fixed post rates	Integrated into fixed post rates
4	**Sum of Other Charges**	**₹16,00,881**	**Nil (Built-in)**	**Nil (Built-in)**	**Nil (Built-in)**
5	**Per-Person Cost**	₹40,127.00	**₹28,403.28**	**₹28,403.28**	**₹28,403.28**
6	**Total Monthly Outflow**	**₹65,80,881 (~₹65.8 Lakh)**	**₹1,73,26,000 (~₹1.73 Cr)**	**₹72,71,239 (~₹72.7 Lakh)**	**₹59,64,688 (~₹59.6 Lakh)**
7	**Pre-Induction Liability**	Nil	₹6,93,04,000 (~₹6.93 Cr)	**₹2,90,84,957 (~₹2.91 Cr)**	**₹2,38,58,752 (~₹2.39 Cr)**
8	**Buffer Policy**	Buffer guards are not paid	28% Buffer built into paid cost	28% Buffer built into paid cost	28% Buffer built into paid cost
9	**Net Monthly Savings**	Baseline Reference	*(Deficit of ₹1.07 Cr)*	*(Deficit of ₹6.90 Lakh)*	**Savings of ₹6,16,193 (~₹6.16 Lakh)**

As seen from the above table (4th column) if MSSC were to replace SPSPL in current times, though after paying 46 buffer security personnel (28% if 164) salary, it becomes viable option by saving approxminately 6.16 Lakh per month.

Further, comparative analysis between MSSC and SPSPL, if we hired 36 more security guards for gate 2 has been made for reference:

Sr No.	**Parameter**	**SPSPL (164+36 Guards)**	**MSSC (164+36+56=256)**
1	Active Strength	200	200
2	Total Personnel	226 (26 buffer)	256 (56 buffer)
3	Monthly Total Cost	₹80.25 Lakh	₹72.71 Lakh
4	Per Person Cost	₹40,127	₹28,403 (₹36,355 effective even if we consider payment made to buffer)
5	Buffer Policy	26 unpaid	56 paid (built-in)
6	Advance Payment Liability	Nil	₹2.91 Cr

a. **Cost Advantage**: MSSC 256 model is**₹7.54 Lakh per month cheaper**

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than SPSPL.

b. **Per Person Efficiency**: MSSC remains more economical per guard.
c. **Buffer**: MSSC includes a higher paid buffer (28%), while SPSPL continues with only 26 unpaid buffer guards.
d. **Upfront Cost**: MSSC requires **₹2.91 Crores** as advance (3 months deposit + 1 month salary), which SPSPL does not demand and who in turn submit BG equivalent to 5% of the contract amount.

With regard to2nd query raised by DC sir, it is submitted that as per designed submitted by MITKAT and reconstruction completed by M/s Megastar, 2 baggage scanners at entry, 2 baggage scanners at exit and 1 baggage scanner for customs were proposed for Gate No.2. This was further consulted with BDB who agreed the same.

Further, with regard to the3rd query raised by DC sir, it is submitted that, an email dated 16.07.2026 has been sent to MSSC, asking them to revisit the numbers. They were also personally called on urgent basis to visit SEEPZ SEZ, after which Shri Dharmadhikari, JD, MSSC visited on 17.07.2026. He was briefed on possible points where we can reduce numbers. He said he will submit the report as soon as possible.

Submitted for further orders, please.

19/07/2026 02:14 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 101

कृपया MSSC से फ़ॉलो-अप करें और रिपोर्ट प्राप्त करें, ताकि अधिक विश्वसनीय तुलनात्मक विश्लेषण किया जा सके।

Please follow up and get report from MSSC. So that more reliable comparative analysis can be done.

21/07/2026 11:05 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 102

कृपया उपरोक्त टिप्पणी देखें। फाइल को फिर से जमा किया जा रहा है।
द नोट 100 में किया गया तुलनात्मक विश्लेषण जे. डी. सी. सर को दिखाया गया (उनके निर्देशों के अनुसार), उन्होंने डी. सी. सर के साथ आगे चर्चा की। जे. डी. सी. सर ने मुझे स्पष्टीकरण के लिए एम. एस. एस. सी. को मेल करने का निर्देश दिया और यदि वे सहमत हैं तो व्यापार सदस्यों के साथ इस पर चर्चा की जा सकती है। इस संबंध में, कृपया जवाब देखें ईमेल दिनांकित 24.07.2026 एम. एस. एस. सी. से 23.07.2026 दिनांकित इस कार्यालय मेल के जवाब में प्राप्त हुआ।

निर्देशानुसार, एम. एस. एस. सी. से निम्नलिखित स्पष्टीकरण मांगे गए थेः
"ए। क्या एम. एस. एस. सी. के लिए 256 सुरक्षा गार्ड (164 (मौजूदा) + 36 (गेट नं. 2) पूरे एस. ई. पी. जेड. एस. ई. जेड. की सुरक्षा के लिए + 56 (28 प्रतिशत बफर)? यदि यह संभव नहीं है तो पूरे एस. ई. पी. जेड. एस. ई. जेड. की सुरक्षा के लिए आवश्यक सुरक्षा गार्डों की सबसे कम संख्या क्या है?
बी। क्या एम. एस. एस. सी. पायलट आधार पर केवल दूसरी पाली (दोपहर 3 बजे से रात 11 बजे तक) के लिए गेट संख्या 3 पर अपने 15 सुरक्षा गार्डों को तैनात करने के लिए तैयार है

एमएसएससी वीडियो ईमेल दिनांकित 24.07.2026 जवाब दियाः
"आपका मेल पढ़िए।
1) मैंने अपने मुख्य कार्यालय से परामर्श किया। आंशिक तैनाती को प्रतिनियुक्त करना संभव नहीं है। आपसे अनुरोध है कि

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आप मेरी रिपोर्ट डी. टी. 20/7/26 देखें जिसमें 437 सुरक्षाकर्मी शामिल हैं।
उक्त रिपोर्ट में उल्लिखित टिप्पणियों को देखने का भी अनुरोध किया गया।
2) भाग परिनियोजन तैनात करना संभव नहीं है।
आपसे अनुरोध है कि बेहतर स्पष्टीकरण और एम. एस. एस. सी. नीति में बदलाव के लिए व्यक्तिगत रूप से हमारे मुख्य कार्यालय से बात करें

इसके अलावा, 20.07.2026 दिनांकित उनके मेल के माध्यम से, एम. एस. एस. सी. ने उन्हें प्रस्तुत किया सुरक्षा लेखापरीक्षा रिपोर्ट जिसमें कुल 437 सुरक्षाकर्मियों की आवश्यकता थी। उनकी रिपोर्ट और पहले प्रस्तुत मासिक प्रभार्य दर के अनुसार, निम्नलिखित गणना की गई है:

महाराष्ट्र राज्य सुरक्षा निगम						
सीप्ज़ अंधेरी						
श्री. नहीं।	पद का नाम	मासिक वेतन (रु.)	सुरक्षा कर्मियों की संख्या	बफर 28 प्रतिशत	सुरक्षाकर्मियों की कुल संख्या	प्रति माह कुल लागत
1	एसएसओ (सेवानिवृत्त एसीपी)	65,000	1	0	1	65000
2	सो	41,000	3	1	4	164000
3	एसएस	34,000	9	3	12	408000
4	एचजी	29,000	21	6	27	783000
5	एएसजी	31,000	18	5	23	713000
6	एसजी	28,000	219	61	280	7840000
7	एलएसजी	28,000	70	20	90	2520000
	कुल		**341**	**96**	**437**	**12493000**
					प्रति व्यक्ति लागत	28588.10069
12 बोर गन	3	30 कारतुस				

उपरोक्त तालिका से, कुल लागत 1,24,93,000-(लगभग) पर आ रही है। 1.25 करोड़), हालांकि, प्रति व्यक्ति प्रति माह लागत अभी भी आई. डी. 1-पर आ रही है, जो एस. पी. एस. पी. एल. की प्रति व्यक्ति लागत से काफी कम है जो आई. डी. 2-है
उपरोक्त को ध्यान में रखते हुए, हम कर सकते हैं:

a. एम. एस. एस. सी. से 437 सुरक्षा गार्ड नियुक्त करें
   या
b. एम. एस. एस. सी. नीति में बेहतर स्पष्टीकरण और परिवर्तन के लिए एम. एस. एस. सी. मुख्य कार्यालय से व्यक्तिगत रूप से बात करें।

कृपया आगे के आदेशों के लिए फाइल जमा की गई है।

Please see above note. File is being resubmitted.

The comparative analysis done in note 100 was shown to JDC sir (as per his directions), he further discussed the same with DC sir. JDC sir directed me mail to MSSC for clarifications and if they agree the same may be discussed with trade members. In this regard, please see reply email dated 24.07.2026 received from MSSC in reply to this office mail dated 23.07.2026.

As directed, the following clarifications were sought from MSSC:
"a. Whether it is possible for MSSC to deploy 256 security guards (164 (existing) + 36 (extra requirement at gate no. 2) +56 (28% buffer)) for guarding the entire SEEPZ SEZ ? If this is not

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possible then what is lowest no. of security guards required for guarding the entire SEEPZ SEZ?
b. Whether MSSC is willing to deploy their 15 security guards at Gate No. 3 only for second shift (3pm to 11pm) on pilot basis?"

MSSC vide email dated 24.07.2026 replied:
"Gone through your mail.
1) I consulted my head office. It is not possible to depute part deployment. You are requested to go through my report dt 20/7/26 which include 437 security personnel.
Also requested to go through the notes mentioned in the said report.
2) It is not possible to deploy part deployment.
You are requested to talk personally to our head office for better clarification and change in MSSC policy"

Further, vide their mail dated 20.07.2026, MSSC submitted their security audit report wherein, a total of 437 security personnel were required. As per their report and monthly chargeable rate submitted earlier, the following calculation has been made.:

Maharashtra State Security Corporation						
Seepz Andheri						
Sr. No.	**Post Name**	**Monthly Salary (Rs.)**	**No. of Security Personnel**	**Buffer 28%**	**Total No. of Security Personnel**	**Total Cost per month**
1	SSO (Retd ACP)	65,000	1	0	1	65000
2	SO	41,000	3	1	4	164000
3	SS	34,000	9	3	12	408000
4	HG	29,000	21	6	27	783000
5	ASG	31,000	18	5	23	713000
6	SG	28,000	219	61	280	7840000
7	LSG	28,000	70	20	90	2520000
	TOTAL		**341**	**96**	**437**	**12493000**
					Per person cost	28588.10069
12 Bore Gun	3	30 Cartridges				

From above table, total cost is coming at 1,24,93,000/- (approx. 1.25 Cr), however, the cost per person per month is still coming at 28,588/-, which is way lesser than per person cost of SPSPL which is 40,127/-.

In view of the above, we may:

a. Hire 437 security guards from MSSC
   or
b. Talk personally to MSSC head office for better clarification and change in MSSC policy.

File is submitted for further orders, please.

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25/07/2026 09:58 am **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 103

कृपया नोट #102 और 24.07.2026 के ईमेल को देखें।

20.07.2026 के ईमेल पर ध्यान दें।

चूंकि MSSC को आंशिक तैनाती (part deployment) स्वीकार्य नहीं है और इस कार्यालय को 437 से कम कर्मियों की आवश्यकता है, इसलिए यदि सहमति हो, तो यह कार्यालय निजी सुरक्षा गार्डों को नियुक्त करने की प्रक्रिया शुरू कर सकता है।

कृपया प्रस्तुत है।

Please refer to note#102 & email dated 24.07.2026.

Attention is invited to email dated 20.07.2026.

As part deployment is not acceptable to MSSC and requirement of this office is lesser than 437 personnel, hence if agreed this office may initiate process of hiring private security guards.

Submitted please.

28/07/2026 06:03 pm **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 104

In view of the note #103 submitted for approval pls

29/07/2026 10:02 am **MITAL S. HIREMATH**
JOINT DEVELOPMENT COMMISSIONER

Note # 105

On what basis was this email sent to Mr. Mandar Dharmadhikari's private email ID? Why was this email not marked in CC to the other government officials in MSF? Is this in accordance with the prescribed protocol?

Please verify Mr. Mandar Dharmadhikari's designation and confirm whether he is officially posted in this organisation.

29/07/2026 09:54 pm **Dnyaneshwar Bhalchandra. Patil**
DEVELOPMENT COMMISSIONER

Note # 106

30/07/2026 12:43 pm **MITAL S. HIREMATH**
JOINT DEVELOPMENT COMMISSIONER

Note # 107

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31/07/2026 11:56 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 108

कृपया नोट देखें 105 ऊपर, जिसमें डी. सी. सर ने सत्यापन के संबंध में प्रश्न उठाया था श्री मंदार धर्माधिकारी का पदनाम और पुष्टि कि क्या वे आधिकारिक रूप से इस संगठन में तैनात हैं और निजी ईमेल आईडी पर ईमेल भेजना।
इस संबंध में, यह प्रस्तुत किया जाता है कि प्रारंभिक मेल दिनांकित 01.02.2026 info.mahasecurity@maharashtra.gov.in और dirinduction.mahasec@gmail.com पर भेजा गया था। जिनका पद श्री मंदार धर्माधिकारी, जे. दिर। (ओ. पी. एस.) ने इस कार्यालय से संपर्क किया और एम. एस. एस. सी. से सुरक्षाकर्मियों की तैनाती के संबंध में इस अधिकारी से मुलाकात की।
इसके अलावा, रिपोर्ट करें ईमेल पर प्रस्तुत की गई मुहर और श्री धर्माधिकारी के हस्ताक्षर थे जो कृपया अवलोकन के लिए सामने रखे गए हैं।
इसके अलावा, कृपया इसके विपरीत देखें, श्री धर्माधिकारी का पहचान पत्र कृपया अवलोकन के लिए।
उन्होंने यह भी बताया कि उन्हें टेलीफोन पर बातचीत के दौरान सरकारी ईमेल आईडी नहीं दी गई है।
इसके अलावा, डी. सी. सर के निर्देश के अनुसार एम. एस. एस. सी. में तैनात आई. पी. एस. अधिकारी का विवरण इस प्रकार हैः श्री सचिन अशोक पाटिल सर, आई. पी. एस. (2006 बैच, महाराष्ट्र कैडर) (संपर्क संख्या + 91 77386 00001) वर्तमान में महाराष्ट्र राज्य सुरक्षा निगम (एम. एस. एस. सी.), मुंबई में पुलिस उप महानिरीक्षक (प्रशासन) के रूप में तैनात हैं।
कृपया जानकारी और आगे के आदेशों के लिए प्रस्तुत।

Please see note 105 above, wherein DC sir had raised query regarding verification of Mr. Mandar Dharmadhikari's designation and confirmation on whether he is officially posted in this organisation and sending of email to private Email ID.

In this regard, it is submitted, that initial mail dated 01.02.2026 was sent to info.mahasecurity@maharashtra.gov.in and dirinduction.mahasec@gmail.com. Post which Shri Mandar Dharmadhikari, Jt. Dir. (OPS) contacted this office and visited this officer with regard to deployment of security personnel from MSSC.

Further, the report submitted on email had seal and signature of Shri Dharmadhikari which is placed opposite for perusal, please.

Further, please see placed opposite, ID card of Shri Dharmadhikari for perusal, please. He also informed that he has not been assigned gov email ID on telephonic conversation.

Further, as directed by DC sir details of IPS Officer posted at MSSC is as under: Shri Sachin Ashok Patil sir, IPS (2006 batch, Maharashtra cadre) (contact no. +91 77386 00001) is currently posted as Deputy Inspector General of Police (Administration) at the Maharashtra State Security Corporation (MSSC), Mumbai.

Submitted for information and further orders please.

03/08/2026 01:10 pm **RAHUL SHIVANNAGOL**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 109

कृपया उस ईमेल की सच्चाई की जांच के लिए DIG, MSSC को संबोधित ड्राफ्ट लेटर तैयार करें।
Please put up draft letter addressed to DIG, MSSC for checking veracity of said email.

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04/08/2026 09:17 am **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 110

Note #109 के संदर्भ में, **डीएफए/3352436** का प्रारूप पत्र, जो डीआईजी, एमएसएससी को श्री मंदर धर्माधिकारी, संयुक्त निदेशक (ऑपरेशंस), पश्चिमी क्षेत्र द्वारा निजी ई-मेल आईडी *mandaar_dharma@yahoo.com* से प्रेषित ई-मेलों की सत्यता के सत्यापन हेतु संबोधित है, तैयार कर **"View Draft"** में हस्ताक्षरार्थ प्रस्तुत किया गया है।

कृपया अवलोकन एवं हस्ताक्षरार्थ प्रस्तुत है।

With reference to Note #109 , **Draft Letter No. DFA/3352436,** addressed to the DIG, MSSC, regarding verification of the authenticity of the emails sent by Shri Mandar Dharmadhikari, Joint Director (Operations), Western Region, through the private email ID *mandaar_dharma@yahoo.com*, has been prepared and placed in **"View Draft"** for kind signature.

Submitted for kind perusal and signature, please.

07/08/2026 04:45 pm **AJEET BHATI**
LOWER DIVISION CLERK

Note # 111

कृपया उपरोक्त टिप्पणियों को देखें

निर्देश के अनुसार **मसौदा पत्र सं। डी. एफ. ए./3352436,** श्री मंदार धर्माधिकारी, संयुक्त निदेशक (संचालन), पश्चिमी क्षेत्र द्वारा निजी ईमेल आईडी के माध्यम से भेजे गए ईमेल की प्रामाणिकता के सत्यापन के संबंध में डी. आई. जी., एम. एस. एस. सी. को संबोधित किया गया *mandaar_dharma@yahoo.com* , तैयार किया गया है।

कृपया दयालु अवलोकन और हस्ताक्षर के लिए प्रस्तुत करें।

Please refer above notes

As per direction **Draft Letter No. DFA/3352436,** addressed to the DIG, MSSC, regarding verification of the authenticity of the emails sent by Shri Mandar Dharmadhikari, Joint Director (Operations), Western Region, through the private email ID *mandaar_dharma@yahoo.com*, has been prepared.

Submitted for kind perusal and signature, please.

07/08/2026 06:55 pm **Vaibhav Ankush Ugale**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 112

अनुमोदित।

13/08/2026 12:43 pm **BHOSALE SANDIP DINKAR**
DEPUTY DEVELOPMENT COMMISSIONER

Note # 113

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लेटर जारी करें
Issue letter.

13/08/2026 05:38 pm **Vaibhav Ankush Ugale**
ASSISTANT DEVELOPMENT COMMISSIONER

Note # 114

14/08/2026 10:02 am **AJEET BHATI**
STORE KEEPER

IT Section

SEEPZ SEZ AUTHORITY
SEEPZ-SPECIAL ECONOMIC ZONE, GOVT. OF INDIA
MINISTRY OF COMMERCE & INDUSTRY,
MUMBAI

* * * * * * * *

कार्यसूची मद सं.
AGENDA ITEM NO.18

A. Proposal:

Supply, Installation, Testing & Commissioning (SITC) of Optical Fibre Cable (OFC) Network and CCTV Surveillance System at SEEPZ Campus, including comprehensive maintenance support.

B. Relevant Provision of:

Section 34 of the SEZ Act, 2005 & Rule 7(1) of SEZ Authority Rules, 2009, read with the applicable provisions of GFR Rules.

C. Background:

1. SEEPZ-SEZ proposes to modernize and strengthen its existing communication and security surveillance infrastructure by establishing a campus-wide Optical Fibre Cable (OFC) backbone integrated with an IP-based CCTV Surveillance System. The proposed system is intended to provide high-speed network connectivity across the SEEPZ campus along with centralized monitoring and management of security through an IP-based video surveillance system.

2. The proposed work broadly comprises detailed site survey, route survey, engineering and design, supply of required materials and equipment, trenching/excavation/HDD wherever required, laying of HDPE ducts and OFC, installation of chambers, racks and networking equipment, installation and commissioning of IP CCTV cameras, servers/NVRs, monitoring workstations and displays, OFC splicing and testing, integration, testing, commissioning and handing over of the complete system.

3. The indicative Bill of Quantities (BOQ) includes approximately 22,000 metres of HDPE ducting, 10,000 metres each of 96-core and 24-core single-mode armoured OFC, 3,000 metres of 12-core OFC, 200 high-resolution IP CCTV cameras, 80 PoE switches, 10 aggregation switches, 2 Network Servers/NVRs, 4 monitoring workstations and 4 LCD displays, besides associated racks, SFPs, conduits, fibre management systems and other accessories.

4. Since the quantities indicated in the BOQ are tentative, the responding agencies were required to conduct a detailed site survey and independently verify the route lengths, trenching/HDD requirements, camera locations, network nodes, existing infrastructure, civil work requirements and power availability before submission of their techno-commercial proposals.

5. Accordingly, techno-commercial proposals were sought from reputed Government/Public Sector organizations/System Integrators, namely:
    - M/s. ITI Limited
    - M/s. MTNL
    - M/s. RailTel Corporation of India Limited
6. The agencies were requested to submit detailed technical and commercial proposals covering the complete SITC requirements, including implementation methodology, project schedule, testing, team deployment, warranty, post-installation support and Annual Maintenance support options.
7. The commercial proposal was required to cover the CAPEX component for supply and installation of the OFC and CCTV infrastructure and the OPEX component towards Annual Maintenance Charges from the second year onwards. The commercial offer was to be submitted item-wise, with GST indicated separately.
8. The proposed system is envisaged to include the required route maps, as-built drawings, OTDR reports, fibre core allocation chart, camera layout drawings, IP addressing scheme, test reports, warranty certificates and Operation & Maintenance manuals as part of the project deliverables.
9. The selected agency shall provide a minimum 12 months comprehensive warranty on all supplied equipment and workmanship, along with OEM warranty wherever applicable.
10. The proposal is intended to establish a robust and integrated communication and surveillance infrastructure at SEEPZ Campus, which would facilitate centralized security monitoring, improve network connectivity and support the security and operational requirements of the SEEPZ premises.

D. Financial Implication:

The techno-commercial proposals received from **M/s. ITI Limited and M/s. RailTel Corporation of India Limited**, including the CAPEX (Capital Expenditure Cost) cost for implementation and the OPEX/Annual Maintenance Charges applicable from the second year onwards.

The comparative statement of the techno-commercial proposals received from the above agencies placed before the Authority for consideration.

Techno-Commercial Proposal (Without GST)					
Sr. No.	Cost		M/s. ITI Limited		M/s. RailTel Corporation of India Limited
1	CAPEX		Rs. 18,98,97,719.5		Rs. 4,59,01,422.93
2	OPEX		Rs. 2,98,00,000.00		Rs. 91,80,284.59
	TOTAL		Rs. 21,96,97,719.5		Rs. 5,50,81,707.52

E. Recommendation:

M/s. RailTel Corporation of India Limited has found lowest quoted bidder with **Rs. 5,50,81,707.52 (Five Crores fifty lakhs eighty thousand seven hundred seven rupees and fifty-two paisa)** for the Supply, Installation, Testing & Commissioning (SITC) of OFC Network and CCTV Surveillance System at SEEPZ Campus.

The Development Commissioner is the Competent Authority for acceptance of tenders/procurement matters. Further, the power to negotiate the rates/cost with the Public Sector Undertakings (PSUs) rests with the Development Commissioner. Accordingly, the matter is submitted for kind consideration and approval of the Development Commissioner for taking further necessary action on the techno-commercial proposals and for proceeding with the implementation of the project in accordance with the applicable rules, guidelines and prescribed procedures.

The techno-commercial proposal for Supply, Installation, Testing & Commissioning (SITC) of OFC Network and CCTV Surveillance System at SEEPZ Campus, along with the proposed maintenance support, is placed before the SEEPZ SEZ Authority for information.

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