



JIPURR VIDYUT VITRAN NIGAM LIMITED :JAIPUR

OFFICE OF THE SUPERINTENDING ENGINEER (CIVIL), JAIPUR

Old Power House Premises, Near Ram Mandir, Bani Park Jaipur (Raj.)

(Registered Office Vidyut Bhawan, Jyoti Nagar, Jaipur)

CIN:U40109RJ2000SGC016486

Mob.-: 9413360031, Phone 0141-2207932 & Fax No. 0141-2207931, Website:- www.energy.rajasthan.gov.in/jvvn1, E-Mail:- seciviljpr@jvvn1.org

No. JPD/SE/CIVIL/F- /D.

Jaipur, Dated:-

NOTICE INVITING REQUIREMENT OF OFFICE PREMISES ON RENT No. 15/2018-19

JVVNL desires to engage office premises 13000 Sq.ft. (approx.) on rent in the periphery of 0-5 Kms from VIDYUT BHAWAN Janpath, Jyoti Nagar, Jaipur-302005 for its offices. The premises should have adequate parking space for Two Wheelers as well as Four Wheelers. The Offers are invited in two bid system i.e. (Technical Bid & financial bid), Interested parties (except brokers) may obtain prescribed format of technical bid and financial bid from the office of Executive Engineer (Civil), JVVNL, Old Power House Premises, Near Ram Mandir, Bani Park, Jaipur (Raj.) in any working day from Monday to Friday and 9:30 AM to 6:00 PM up to 24.09.2018 or be downloaded the same from JVVNL website <http://www.energy.rajasthan.gov.in/jvvn1> & <http://sppp.raj.nic.in>.

The duly Filled in offer completed in all respects in separate sealed covers marked "Technical Bid" & "Financial Bid" and superscribing "Requirement of office premises on rent by JVVNL" on top, the name, address & contact no of the bidder/offerer at bottom left corner should be addressed to.

The Executive Engineer (Civil),
Jaipur Vidyut Vitran Nigam Limited
Old Power House Premises, Near Ram Mandir, Bani Park, Jaipur (Raj.)

The last date of submission of completed application from in separate sealed cover in two parts (Technical & Financial Bid) is 25.09.2018 up to 3:30 PM the offer shall be dropped in the box kept for the purpose at the office of Executive Engineer (Civil), JVVNL, Old Power House Premises, Near Ram Mandir, Bani Park, Jaipur (Raj.) on or before 25.09.2018 up to 3:30 PM.

The Technical Bid shall be opened on 26.09.2018 at 3:30 PM. If premise found suitable as per PQR for office purpose, then financial bid of Technical qualified bidder/offerer shall be opened and date of opening of Financial bid will be intimated to the qualified bidder/offerers subsequently.

The JVVNL reserves right to cancel or all offers and stop the process at any point of time without assigning any reason or notice whatsoever.

Superintending Engineer (Civil),

UBN :- VVN1819SLRC00420

JAIPUR VIDYUT VITRAN NIGAM LIMITED
OFFICE OF THE EXECUTIVE ENGINEER (CIVIL), JAIPUR

Dear sir,

With reference to the JVVNL NIT No. for premises of
Office, I/we, offer to give you on lease the premises described below.

1.	Name of the Owner/s	
2.	Constitution (Individual, HUF, Partnership Firm, Trust, Private Ltd. Co., Public Ltd. Company, Govt./Local Authority/Institution, Association of persons).	
3.	Full address of the premises offered with pin code and land mark nearby.	
4.	Carpet area (Floor Wise) of the premises (in sq.ft.) (Carpet area is defined in Annex-I) (Shall not be less than 11000 Sqft.)	
5.	Distance from Vidyut Bhawan (To & Fro distance shall not be more than 10 Km)	
6.	Year of the construction of the building (shall not be more than 20 Yrs. Old)	
7.	Toilet units (i) Available (ii) To be made available NosNos
8.	Minimum earmarked parking space required (free of cost) (i) Four Wheelers 50 Nos. (ii) Two Wheelers 100 Nos.	
9.	Leasehold/freehold (if leasehold, furnish the name of the leaser/lessee, nature of lease, duration of lease, lease rent, balance period and term.	
10.	Copy of site plan and lay out plan showing internal dimensions and carpet area to be enclosed	
11.	Water supply facilities available/to be made available	
12.	Electric Connection has been obtained/ to be obtained.	
13.	Sanctioned /applied load Energy meter capacity and in whose name it is installed. KVA
14.	Whether plans have been approved by municipality and if so, whether it will be possible to carry out some changes?	
15.	Whether the premise is constructed as per approved plan and completion certificate has been obtained and requisite NOC if any has been obtained from the appropriate authority.	

16	Copy of the sanction plan indicating the area offered is to be enclosed.	
17	GST registration no	Yes/No (if yes provide GST No.)
18	Lift facility with battery backup (if premise is on 2 nd floor or above), Available/to be made available.	
19	Any other information not covered above.	

Declaration:-

- I/We hereby confirm that, all the above information furnished by me/us are true in best of my/our knowledge. Copies if site plan, sanctioned drawing. documents certifying our title on the premises etc are enclosed.
- I/We am/are aware that the JVVNL is not bound to accept my/our offers and may cancel it without assigning any reason/notice whatsoever.
- All the basic amenities such as power connection, water connection and lift with battery backup (If premise is on 2nd floor or above) are to be made available at the time of handover of premise.
- Location Plan, Layout Plan and three photographs showing entrance from road, interior & nearby road & building of my offered premises are enclosed. Offered premise is encumbrance free with valid title in the name of bidders (S).

Place :

Date :

Signature

.....

(Bidder/Offerer/s)**Name:****Address :****Mobile /Telephone No. :****Executive Engineer (Civil)**

CARPET AREA FOR COMMERCIAL BUILDING-RENTABLE AREA

The Carpet Area of any floor shall be worked out excluding the following portion of the building

1. Corridors and passages, except where used as internal passes and corridors exclusive to the rented unit.
2. Porches, vertical sun brakes, box, louvers, Balconies, Common to others verandah & entrance hall.
3. Staircase and munties.
4. Shafts and machine rooms for lifts.
5. Air-conditioning ducts and air-conditioning plant rooms shafts to sanitary piping and garbage ducts more than two sq. meters in area.

Executive Engineer (Civil),

JAIPUR VIDYUT VITRAN NIGAM LIMITED
OFFICE OF THE EXECUTIVE ENGINEER (CIVIL), JAIPUR

TECHNICAL BID(To be put in separate sealed cover superscribed as Technical bid)

The Executive Engineer (Civil),
 J.V.V.N.L.
 Old Power House Premises,
 Near Ram Mandir, Bani Park, Jaipur (Raj.)

**Ref : S.E. (Civil) JVVNL NIT dated In / on
 (Name of Newspaper)/JVVNL's website for**

Only those firms, who possess the following pre-qualifying requirements may participate in the tender and shall have to submit necessary supporting documents along with technical bid.

(A) Tender fee (Non-refundable): Tender documents including technical specifications can be obtained from this office on any working day by applying in writing enclosing copies of documents showing the requirement. Tender Cost Rs. 590/- (including GST) shall be deposited in the form of D.D. drawn in favour of the Accounts officer (JCC) JVVNL, Jaipur . Tender cost shall not be refunded in any case.

(B) Bid Security/Earnest Money (Refundable):-

- (i) The bid must be accompanied by Bid Security amounting to Rs 1.00 lakh in the form of demand draft or banker's cheque of any Nationalized bank payable at Jaipur in favour of Accounts Officer (JCC) JVVNL, Jaipur. Should be enclosed in a separate envelope along with the tender bearing NIT No. and date etc.
- (ii) The earnest money of bidders/Offeres will be refundable on application and production of the original received and after execution/registration of lease deed by successful bidder/offerer. No. interest shall be payable on earnest money deposits.
- (iii) The Nigam reserves the right to forfeit earnest money deposit or a part there of in following circumstances, which may indicate that the contractor is not earnest is accepting offer/order placed under the specification.
 - (a) When the Bidder with draws or modifies his bid after opening of Bids.
 - (b) When the Bidder does not execute/registration of lease deed [Signing of lease deed] within 30days after issue of letter of acceptance.
 - (c) When the Bidder fails to provide accommodation or Related Services as per offer/order within the time specified.
 - (d) When the Bidder breaches any provision of the Code of integrity and does not accept its offer/Bid price.

(C) Pre-Qualification requirements:-

1. The area of the offered premise should preferably be have carpet area 13000 Sqft. but not be less than 11000 Sqft. payment will be made as per carpet area basis upto 13000 sqft. & not beyond that even if area is more.
2. The TO & FRO distance of the offered premise from VIDYUT BHAWAN shall not be more than 10 Km.
3. The Construction of the offered premise shall not be more than 20 Years OLD.
4. Premises should have earmarked parking (free) space for four wheeler 50 Nos and two wheeler 100 Nos (approx.).
5. The Building must be approved by JDA/Nagar Nigam for Commercial/Official Purpose.
6. Running maintenance, minor repair, housekeeping of rented building will be done by JVVNL.
7. However any major repair occurred due natural calamity / reasons not attribute to JVVNL will be done by owner.
8. JVVNL will pay rent only, other taxes & levies etc. if any, will be paid by owner.
9. Temporary alternation for chamber, cabins etc. may be done by JVVNL.
10. Elect. & water charges shall be paid by JVVNL.
11. Preference will be given for total accommodation available in one building.
12. Common facilities like, lift, porch, entrance hall, their light charges & up-keeping charges will be shared in proportion of rental accommodation in building shared by the different occupants.
13. Owner should handover the building for rent after painting & cleaning of building & toilet and the other spaces with proper electricity, water supply and sanitary system in good running condition.
14. Rental building should not have any dues/liabilities against taxes, levies etc.
15. Owner should handover the building for use and sign the contract agreement within 30 days of issue of order.

Bidder should submit all documents related to eligibility criteria otherwise they may be declared disqualified and their price bid shall not be opened.

Note :- The technical evaluation of the offers shall be done on the basis of above criteria's The offer's not fulfilling above conditions fully or partially are likely to be ignored/rejection.

Executive Engineer (Civil),

JAIPUR VIDYUT VITRAN NIGAM LIMITED
OFFICE OF THE EXECUTIVE ENGINEER (CIVIL), JAIPUR

FINACIAL BID(To be put in sealed cover superscribed as Financial bid)

The Executive Engineer (Civil),
J.V.V.N.L.
Old Power House Premises,
Near Ram Mandir, Bani Park, Jaipur (Raj.)

**Ref : S.E. (Civil), JVVNL NIT No..... dated In / on
..... (Name of Newspaper)/JVVNL's website for**

Dear Sir,

With reference to the JVVNL NIT No. for premises of Office premises,
I/we, offer to give you on lease the premises described below.

1	Name	Name of the Owner/s	
2	Address	Full Address of the Premises	
3	Carpet Area	Carpet Area (in Sq. ft) Note : Definition of carpet area is given in Annexure-I	
4	Unit Rent Rate (inclusive taxes except GST)	Monthly Rent (in Rs. Per Sq. ft) (Strictly on carpet area as defined above)	
5	Monthly Rent (inclusive taxes except GST)	Carpet area X Rent Rate per Sq. ft.	Rs
6	Lease Period	Should be minimum for 3 years), which can be further extended on the requirement of department up to 2 year	
7	Cost of execution /registration of lease deed	(i) All lease & dead charge included Including registration shall be borne by bidder	
8	Enhancement Invent	After 3 Years%
9	Goods & Service Tax	i. Whether Goods Service tax is applicable on rent. ii. Who will bear the Goods & Service tax on rent if applicable	Yes/No Landlord

- I/ We, am/are aware that the rent mentioned above will be inclusive of all the amenities including parking space and other conveniences provided by the landlords.
- I/ We, am/are aware that above mentioned all parameters/demands will be quantified and will be loaded on rent rate.
- I/ We, am /are aware that the JVVNL is not bound to accept my/our offers and may cancel it without assigning any reason/ notice whatsoever.

Place :

Date :

Signature

.....

(Bidder/Offerer/s)

Name:

Address :

Mobile /Telephone No. :

Executive Engineer (Civil)

Procedure for Evaluation of offers:-

After receiving the offers, the offers will be given points on the basis of weightage as per the following criteria:

- (1) 60% weightage points will be given for Rent Rate per Sqft.

The lowest bidder/offeree (L-1) shall be given 60 weightage point, The L-2 and L-3 weightage points will be calculate on basis of the points of the lowest bidder/offeree. The formula adopted for calculation of the L-2 and L-3 weightage point is as under:-

$$W_{L-2/L-3} = (R_{L-1}/R_{L-2/L-3}) \times 50 \text{ Pts}$$

Where

$W_{L-2/L-3}$ Weightage points of L-2/L-3

R_{L-1} is Rates quoted by L-1 bidder/offeree

$R_{L-2/L-3}$ is Rates quoted by L-2/L-3 bidder/offeree

- (2) 5% weightage will be given for Area

(Rent will be paid for as per actual carpet area & limited upto 13000 sq. feet carpet area even if building carpet area is more)

Carpet Area	Weightage Points
13000 & above	5
12000-13000	3
11000-12000	1.5

- (3) 10% weightage will be given for Distance from Vidyut Bhawan

To and Fro Distanc	Weightage Points
Upto 1 Km	10
1-2 Km	9
2-3 Km	8
3-4 Km	7
4-5 Km	6
5-6 Km	5
6-7 Km	4
7-8 Km	3
8-9 Km	2
9-10 Km	1

TO & FRO distance beyond 10 Km building will not be considered

- (4) 5% weightage will be given for Age of the Building

Age	Weightage Points
0-2 yrs	5
2-4 yrs	4.5
4-6 yrs	4
6-8 yrs	3.5
8-10 yrs	3
10-12 yrs	2.5
12-14 yrs	2
14-16yrs	1.5
16-18 yrs	1
18-20 yrs	0.5

Building older then, 20 years will not be considered.

Electric / water supply bill approved, bldg. plan or any other proof in support of age of building is required.

(5) 5% weightage will be given for toilets

Toilet Blocks	Weightage Points
10 Nos	5
9 Nos	4
8 Nos	3
7 Nos	2
6 Nos	1

Building with less than 6 toilet will not be considered.

(6) 5% weightage will be given for Finishing level of building (Floor, wood works, Light's Toilet, conditions & Maintenance).

(Grade will be given as per decision of evolution committee as per site inspection)

Excellent	5
Very good	3
good	1.5

Poor condition building will be not considered.

(7) 5% weightage for Addition/ Alteration level required for JVVNL:-

Least Charges	5%
Moderate charges	3%
More charges	1.5%

(8) 5% weightage will be given to air cooled building/ AC facility provided by owner.

The bidder/Offerer having the maximum weightage points shall be selected (as L-1) for further consideration and negotiation of rates if required.

Signature

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(Bidder/Offerer/s)

Name:

Address :

Mobile /Telephone No. :

Executive Engineer (Civil)