

TENDER NO.: UCSL/CC/SER/T/CIVIL/263/2026
DT:01.08.2026

TENDER FOR CONSTRUCTION OF CORPORTAE OFFICE
BUILDING AT UDUPI COCHIN SHIPYARD LIMITED.



UDUPI COCHIN SHIPYARD LIMITED

UDUPI COCHIN SHIPYARD LIMITED
MALPE, UDUPI 576108





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

TENDER NOTICE

Tender No. & date	UCSL/CC/SER/T/CIVIL/263/2026 DT: 01.08.2026
Name of work	TENDER FOR CONSTRUCTION OF CORPORATE OFFICE BUILDING AT UDUPI COCHIN SHIPYARD LIMITED, UDUPI
Prebid meeting (Mandatory)	10TH AUGUST 2026 @ 10:30HRS.
Last date & time of receipt of tender	21st AUGUST 2026 (FRIDAY) @ 16:00HRS.
Date & time of opening of Technical Bid (Part-I)	21st AUGUST 2026 (FRIDAY) @ 16:00HRS.

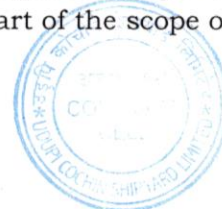
1. Password protected quotations in the prescribed form is invited from bidders for the work specified above, subject to the terms and conditions as mentioned in the annexure to the tender enquiry so as to reach the undersigned by email mentioned on or before the date and time as stipulated.
2. The following shall be submitted along with the quote: -

PART- A: TECHNO COMMERCIAL BID

3. The Techno-Commercial Bid shall contain the following:
 - i. Techno-Commercial Bid (Annexure I) duly completed and signed.
 - ii. Certificate of non-deviation (as per the prescribed format), except for deviations in deductibles permissible under the applicable IRDAI/Reinsurance Company guidelines; or
 - iii. Certificate of Non-Deviation/Deviation (Annexure II/III), clearly indicating any deviations from the tender terms and conditions along with the reasons for such deviations.

PART-B: PRICE BID

4. The Price Bid shall be submitted separately in accordance with **Annexure IV**, superscribed "**Part B – Price Bid.**"
5. **Pre-bid attendance is mandatory. Vendors who do not attend the pre-bid meeting physically will not be considered for bid submission.**
6. Incomplete quotations shall be summarily rejected. UCSL reserves the right to accept or reject any or all quotations received, including quotations covering only selected policies, leaving other items unquoted, or containing deviations from the required scope of coverage. UCSL also reserves the right to modify, add to, or delete any part of the scope of work, as deemed necessary.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

7. The Price Bids of only those bidders who have submitted the Techno-Commercial Bid (Part A), furnished the required Non-Deviation/Deviation Certificate, and quoted for all the policies specified in the checklist shall be opened at the bid opening date.
8. UCSL reserves the right to cancel or withdraw the tender, either wholly or partly, at any stage prior to the award of the contract without assigning any reason. Such action shall not give rise to any claim or liability, whether consequential or contractual, against UCSL.

3. Mode of Submission of Quote:

- i. Bid shall be submitted as **Password Protected Zip File** in two parts.
 Part I: Technical Bid – with all enclosures and annexures as mentioned in Para 5 above
 Part II: Price Bid.
 - ii. The files are to be forwarded as **Two (2) separate password protected Zip files** to contractcell@udupicsl.com
 - iii. **Part I and Part II are to be protected with separate and distinctly different passwords.**
 - iv. The Bids will be opened on online mode during which the bidder will be advised to share the password through SMS with which the technical bid will be opened.
 - v. The price bids will be opened after technical evaluation and **only the technically qualified bidders will be invited for opening of price bids** which shall also be conducted on online mode.
 - vi. However, subject to travel restrictions, the bidders can also attend the bid opening physically at Udupi Cochin Shipyard Limited, Baputhotta Ware house complex Office.
 - vii. The contractors can also submit the quotations in sealed covers (Two-Bid) – as separate sealed covers for Technical Bid and Price bid, both enclosed in a common sealed cover to reach the below mentioned address before the stipulated time.
9. The bidders shall ensure the receipt of bids at contractcell@udupicsl.com An acknowledgement mail shall be sent to the bidders on receipt of bids. UCSL takes no responsibility for delay, loss or non-receipt of tenders by mail by the stipulated time.
10. The tender should be addressed to the **Assistant General Manager (Contract Cell), Udupi Cochin Shipyard Limited, Malpe Harbor Complex, Malpe, Udupi 576 108, Karnataka, India.**
11. No deviations on the tender conditions will be accepted, and bids with deviations will be considered technically disqualified. The acceptance of a tender or part thereof will rest with the Assistant General Manager (Contract Cell), Udupi Cochin Shipyard Limited and reserves the authority to reject the tender received without assigning any reason.
12. Contact Person:

- i. Mr. Shashikanth D Kotian, Manager – Admin & Estate Management (08202912107)
- ii. Mr. Akhil R.P, Manager – Contracts (08202912103) 

Assistant General Manager (Contract Cell)



अखिल आर पी
AKHIL R P
प्रबंधक MANAGER
उदुपि कोचीन शिपयार्ड लिमिटेड
UDUPI COCHIN SHIPYARD LIMITED
माल्पे, कर्नाटक/MALPE, KARNATAKA-576 108



Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

TERMS AND CONDITIONS

TENDER FOR CONSTRUCTION OF CORPORATE OFFICE AT SANTHEKATTE UDUPI FOR UCSL

1. DESCRIPTION OF WORK

- 1.1. This tender enquiry pertains to the awarding of contract for Construction of Corporate Office Building at Santhekatte Udupi, for Udupi Cochin Shipyard Limited.
- 1.2. The work includes the complete demolition and removal of the existing Reinforced Cement Concrete (RCC) building, including disposal of debris in accordance with applicable statutory regulations and as directed by the Engineer-in-Charge.
- 1.3. The scope of work comprises the complete design (where applicable), engineering, coordination, procurement, construction, testing, commissioning, and handing over of the Corporate Office Building on a turnkey basis, strictly in accordance with the approved drawings, technical specifications, Bill of Quantities (BOQ), and all terms and conditions of the contract. The successful bidder shall be responsible for delivering a fully completed, functional, and ready-to-occupy facility, including all associated civil, structural, architectural, MEP, external development, and ancillary works as specified in the tender documents.

2. SCOPE OF WORK

- 2.1. The work includes the complete demolition and removal of the existing Reinforced Cement Concrete (RCC) building, including dismantling, debris removal, transportation, and disposal in accordance with applicable statutory regulations and as directed by the Engineer-in-Charge.
- 2.2. The scope of work comprises the complete design (where applicable), engineering, coordination, procurement, construction, testing, commissioning, and handing over of the Corporate Office Building on a turnkey basis, strictly in accordance with the approved drawings, technical specifications, Bill of Quantities (BOQ), and all terms and conditions of the Contract. The successful bidder shall deliver a fully completed, functional, and ready-to-occupy facility, including all associated civil, structural, architectural, MEP, external development, and other ancillary works covered under the tender.
- 2.3. The detailed scope of work, technical requirements, make list and specifications are provided in Annexure II and Annexure III. The bidder shall execute the work in full compliance with these annexures.
- 2.4. The reference drawings forming part of the tender are provided in Annexure VIII (Basic Drawings). The bidder shall study the drawings thoroughly and consider all relevant requirements while preparing the bid and executing the work.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

3. METHOD OF AWARDING CONTRACT

- 3.1. The contract shall be awarded to the bidder who is found technically responsive, satisfies all eligibility criteria specified in the tender, accepts the commercial terms and conditions of the tender without material deviation, and emerges as the Lowest Evaluated Bidder (L1) based on the evaluated price.
- 3.2. The bidder shall execute the work on a turnkey basis, including all activities covered under the scope of work, in accordance with the approved drawings, technical specifications, Bill of Quantities (BOQ), and the terms and conditions of the contract. The successful bidder shall be solely responsible for the design (where applicable), procurement, construction, testing, commissioning, statutory approvals, and handing over of the completed Corporate Office Building within the stipulated contract period.
- 3.3. Udupi Cochin Shipyard Limited (UCSL) reserves the right to accept or reject any or all bids, wholly or partly, without assigning any reason whatsoever. UCSL also reserves the right to cancel, withdraw, or annul the tender at any stage prior to the award of the contract, without incurring any liability to the bidders.

4. MINIMUM QUALIFICATION CRITERIA FOR PARTICIPATING IN THE TENDER WILL BE AS FOLLOWS:

- 4.1. The bidder shall satisfy the following minimum eligibility criteria to qualify for participation in the tender:
- 4.2. The bidder shall have successfully completed similar works during the last five (5) years, ending on the last day of the month preceding the one in which applications/bids are invited, as detailed below:
 - a) Three (03) similar completed works, each costing not less than ₹1.60 Crore
OR
 - b) Two (02) similar completed works, each costing not less than ₹2.0 Crore
OR
 - c) One (01) similar completed work, costing not less than ₹3.20 Crore
- 4.3. For the purpose of this tender, similar work shall mean:

Construction of RCC framed multi-storeyed buildings, institutional buildings, office buildings, commercial buildings, industrial buildings, public buildings, or equivalent civil engineering works, including associated architectural, structural, and MEP services executed on a turnkey or item-rate basis.
- 4.4. The bidder shall submit copies of the Work Orders/Agreements along with Completion Certificates issued by the client clearly indicating the scope of work, contract value, and date of completion. In the case of Government Departments, Public Sector Undertakings (PSUs), Autonomous Bodies, or Statutory Authorities, completion certificates issued by the competent authority shall be accepted.
- 4.5. The bidder shall have achieved an average annual financial turnover of not less than ₹2 Crore during the last three (3) financial years.
- 4.6. The bidder shall submit audited Balance Sheets, Profit & Loss Accounts, and a certificate from a Chartered Accountant indicating the annual turnover for the last three financial years.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- 4.7. For technical acceptance, bidder has to submit notarized work order, notarized work completion certificate and notarized certified final bill. In case of private works, bidders have to submit relevant TDS certificate along with notarized work order, notarized work completion certificate and notarized certified final bill.
- 4.8. For financial eligibility, bidders have to submit notarized audited and certified turn over statement along with Balance Sheets, Profit & Loss Accounts from a Chartered Accountant indicating the annual turnover for the last three financial years.
- 4.9. Bids submitted by Joint Ventures (JV), Consortiums, or Associations shall not be accepted.
 The bidder shall not be under a declaration of ineligibility or debarment by the Government of India, any State Government, any Central/State Public Sector Undertaking, Autonomous Body, or Statutory Authority. The bidder shall also not have been blacklisted or banned by Udupi Cochin Shipyard Limited (UCSL). The bidder should not be currently put on holiday by UCSL or black listed or terminated by any Government Department/Public Sector undertaking etc
- 4.10. A self-declaration to this effect shall be submitted along with the bid.
- 4.11. The bidder shall possess valid registrations under applicable statutory authorities, including:
- PAN
 - GST Registration
 - EPF Registration
 - ESIC Registration (where applicable)
 - Labour Licence (before commencement of work, if applicable)
- 4.12. The bidder shall have adequate financial and technical capacity to execute the work. UCSL reserves the right to verify the bidder's available bid capacity, technical resources, financial capability, key personnel, and equipment before award of the contract.
- 4.13. **Pre-bid attendance is mandatory. Vendors who do not attend the pre-bid meeting physically will not be considered for bid submission.**

5. SCHEDULE OF COMPLETION OF WORK

- 5.1. The completed Corporate Office Building shall be handed over to UCSL in all respects, ready for occupation and intended use within 300 days duration from the date of issue of the Work Order.
- 5.2. The contractor must submit a detailed schedule of work with different stages of activities to UCSL before the commencement of work.

6. VALIDITY

- 6.1. The offer shall be valid for a period of 06 months and no de-escalation in rate shall be allowed by UCSL on whatsoever reason.

7. RATE

- 7.1. Rates are to be quoted in the Price Bid Format at Annexure V attached herewith.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

8. EMD

The bidder shall remit an Earnest Money Deposit (EMD) of ₹5,00,000/- (Rupees Five Lakhs only) through NEFT/RTGS to the bank account of Udupi Cochin Shipyard Limited (UCSL). The transaction reference/UTR number along with proof of remittance shall be uploaded/submitted as part of the bid. Bids received without the prescribed EMD shall be liable for rejection.

The EMD of the successful bidder shall be retained and converted into Performance Security upon award of the Contract. The Performance Security shall remain valid until the successful completion of the Contract and shall be released in accordance with the terms and conditions of the Contract. The EMD of unsuccessful bidders shall be refunded without interest after finalization of the tender. If the successful bidder fails to execute the Agreement or commence the work within the stipulated period, the EMD/Performance Security shall be liable to forfeiture in accordance with the provisions of the Contract.

Bank Details for NEFT/RTGS Payment:

- Beneficiary Name: Udupi Cochin Shipyard Limited
- Bank: State Bank of India
- Branch: Commercial Branch, Ernakulam
- Account No.: 42787221965
- IFSC Code: SBIN0004062
- Amount: ₹5,00,000/- (Rupees Five Lakhs only)

Micro and Small Enterprises (MSEs) registered under the Udyam Registration and eligible under the Public Procurement Policy for Micro and Small Enterprises (MSEs) Order, 2012, shall be exempted from payment of the Earnest Money Deposit (EMD), provided they are registered for the tendered goods/services/works or closely related activities covered under this tender. In addition, the bidder shall submit a valid MSE certificate for the Financial Year 2026-27. Failure to furnish the required documents shall render the bidder ineligible for EMD exemption.

9. PAYMENT TERMS

9.1. Payment shall be released based on the successful completion of the following milestones, duly certified by the Engineer-in-Charge/UCSL representative:

STAGE-I: 20% of the Contract Value:

Completion of demolition of the existing building, site clearance, excavation, foundations, plinth, and ground floor structural works.

STAGE-II: 20% of the Contract Value:

Completion of the RCC structural framework, masonry, roofing, staircases, and major structural works of the building.

STAGE-III: 20% of the Contract Value:

Completion of internal and external plastering, waterproofing, doors, windows, flooring, false ceiling, and rough-in installation of MEP services including electrical, plumbing, fire-fighting, HVAC, ELV, and associated utilities.

STAGE-IV: 20% of the Contract Value:

Completion of architectural finishes, painting, external development works, installation, testing, and commissioning of all MEP systems, lifts (if applicable), fire protection systems, HVAC, electrical installations, plumbing, and all associated services.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

STAGE-V: 20% of the Contract Value:

Successful completion of integrated testing, commissioning, submission of statutory approvals, as-built drawings, operation and maintenance manuals, training (where applicable), and handing over of the building complete in all respects to UCSL.

- 9.2. Payment shall be made on actuals and within 30 days from the date of submission of bill and work completion certificate from the executing UCSL officer.
- 9.3. The contractor shall submit invoices supported by measurement records, work completion certificates, test reports, inspection records, statutory compliance documents, and any other documents as required by UCSL for processing the payment.
- 9.4. Applicable statutory deductions, including Income Tax (TDS), GST-TDS (where applicable), Labour Cess, retention money, and any other deductions required under applicable laws or the contract conditions, shall be made from each payment.
- 9.5. The Final Bill shall be processed only after successful completion of the work in all respects, submission of all statutory clearances, as-built drawings, operation and maintenance manuals, warranties/guarantees, and issuance of the Completion Certificate by UCSL.
- 9.6. The release of each stage payment shall be subject to satisfactory progress of the work, compliance with quality, safety, contractual requirements, and certification by the Engineer-in-Charge.

10. EXECUTION OF AGREEMENT

The successful tenderer will be required to execute an agreement at his expense on proper value of Non-Judicial Stamp Paper in the prescribed departmental form within 14 days of issuance of work order by employer. Till signing of agreement, the tender together with the acceptance letter/work order shall constitute a binding contract between the Contractor and UCSL.

11. TAXES & DUTIES

- 11.1. GST **shall** be applicable extra on the prescribed work. You are requested to furnish the following details in the invoice/Bill.
 - Applicable rate of GST/SAC Code
 - Firms GST Reg. NO.
 - Service accounting code (SAC) as prescribed by statutory authorities.
 - GST Reg. No. of Udupi Cochin Shipyard Limited(**29AAACT1281B1ZO**).

12. SECURITY DEPOSIT

- 12.1. The total Security Deposit for the work shall be 10% of the executed value of the work (inclusive of GST) and shall comprise Performance Security and Retention Money. The Security Deposit shall be furnished and recovered in the manner specified below. No interest shall be payable by Udupi Cochin Shipyard Limited (UCSL) on the Security Deposit or any part thereof.
- 12.2. The Performance Security shall be 5% of the awarded Contract Value (inclusive of GST). The Earnest Money Deposit (EMD) of the successful bidder shall be retained and converted into Performance Security. The balance amount, if any, shall be remitted by the successful bidder through NEFT/RTGS or by submitting an unconditional Bank Guarantee in the prescribed format of UCSL, issued by a Scheduled Commercial Bank, within 15 days from the date of issuance of the Work Order. The Performance Security





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

shall remain valid until the satisfactory completion of the work and fulfilment of all contractual obligations.

- 12.3. Retention Money shall be recovered from each Running Account (RA) Bill at the rate of 5% of the gross value of the bill (inclusive of GST) until the total Security Deposit reaches 10% of the executed value of the work (inclusive of GST).
- 12.4. The Security Deposit shall be released after the successful completion of the work, expiry of the Defect Liability Period, and certification by the Engineer-in-Charge that all contractual obligations have been satisfactorily fulfilled and that no recoveries or liabilities are outstanding against the Contractor. No interest shall be payable on the Security Deposit or Retention Money.

13. PERFORMANCE GURANTEE:

- 13.1. The complete work carried out by the contractor shall be guaranteed against defective on poor workmanship for a period of One year from the date of completion of work, whichever is earlier. Any work found defective during this period is to be repaired entirely at the contractor's cost and such repaired items shall be guaranteed for a further period of three months from the date of repair.
- 13.2. Should any unsatisfactory performance and / or damage or failure occur due to poor workmanship and poor-quality material used by the contractor, the contractor shall be solely responsible for payment/reimbursement of expenditure incurred by UCSL for rectifying the defect.
- 13.3. Towards this, a performance guarantee equivalent to 5% of the value of the contract to be furnished by the contractor on completion of the works by way of a bank guarantee (in approved proforma of UCSL) from a nationalized bank valid till the expiry of the guarantee period. In case the contract fails to submit the PG in time, SD mentioned at Clause 12 will be retained till the expiry of guarantee period.
- 13.4. The Defect Liability Period (DLP) for the entire work shall be Twelve (12) months from the date of issue of the Completion Certificate or the date of taking over of the completed works by Udupi Cochin Shipyard Limited (UCSL), whichever is later, in line with the provisions generally followed under the CPWD Works Manual for building works. During this period, the Contractor shall, at no additional cost to UCSL, promptly rectify any defects, deficiencies, leakages, failures, shrinkages, settlements, or faults arising due to defective design (where applicable), materials, workmanship, installation, or non-compliance with the Contract.
- 13.5. If the Contractor fails to rectify the notified defects within the time specified by the Engineer-in-Charge, UCSL shall have the right to carry out the rectification through any other agency at the risk and cost of the Contractor, and the expenditure incurred shall be recoverable from the Security Deposit, Retention Money, Performance Security, or any other dues payable under the Contract. The Security Deposit/Retention Money shall be released only after satisfactory completion of the Defect Liability Period and rectification of all notified defects to the satisfaction of the Engineer-in-Charge.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

14. LIQUIDATED DAMAGES

- 14.1. Time is the essence of the Contract. The Contractor shall complete the entire work within the stipulated Contract Period, including obtaining all approvals, testing, commissioning, and handing over of the completed facility.
- 14.2. In the event of failure by the Contractor to complete the work within the stipulated completion period or any approved extended completion period, for reasons attributable to the Contractor, Udupi Cochin Shipyard Limited (UCSL) shall recover Liquidated Damages (LD) at the rate of 0.5% (Half Percent) of the total Contract Value (excluding GST) for every week or part thereof of delay, subject to a maximum of 10% of the total Contract Value (excluding GST).
- 14.3. Recovery of Liquidated Damages shall not relieve the Contractor of the obligation to complete the work or from any other contractual responsibilities and liabilities under the Contract. A grace period of 15 days shall be granted by the Employer beyond which delay compensation not by way of penalty shall be levied.
- 14.4. Liquidated Damages shall be levied only for delays attributable to the Contractor. No Liquidated Damages shall be imposed for delays arising due to Force Majeure events, changes in scope ordered by UCSL, delays attributable to UCSL, statutory authority delays beyond the Contractor's control, or any other reasons accepted in writing by UCSL. In such cases, the Contractor may be granted an appropriate extension of time without any financial compensation.
- 14.5. Whenever the Contractor anticipates any delay in the execution of the work, the Contractor shall immediately notify UCSL in writing, stating the reasons for the delay along with supporting documents and the likely impact on the completion schedule. Failure to provide timely notice may result in the delay being treated as attributable to the Contractor.
- 14.6. The decision of UCSL regarding the extent of delay attributable to the Contractor and the applicability of Liquidated Damages shall be final and binding.
- 14.7. Liquidated Damages, if applicable, may be recovered from any amounts due or becoming due to the Contractor, including Running Account Bills, the Final Bill, Security Deposit, Performance Security, or any other amount payable under the Contract.
- 14.8. Grant of an extension of time by UCSL shall not automatically waive the right of UCSL to levy Liquidated Damages unless such waiver is specifically communicated in writing.
- 14.9. If the delay in completion becomes excessive or the Contractor fails to maintain satisfactory progress, UCSL reserves the right to take action in accordance with the provisions relating to termination, risk and cost, or other remedies available under the Contract, without prejudice to its right to recover Liquidated Damages.

15. POWER OF ATTORNEY

- 15.1. The tenderer(s) shall have to sign in each page of the tender documents with official stamp as a token of his acceptance of the conditions stated therein.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- 15.2. The person signing the tender form on behalf of another or on behalf of a firm, shall enclose to the tender, a Power of Attorney or the said deed duly executed in his favour or the partnership deed giving him such power showing that, he has the authority to bind such other persons or the firm, as the case may be, in all matters pertaining to the contracts. If the Person so signing the tender, fails to enclose the said Power of Attorney, his tender shall be liable for being summarily rejected. The Power of Attorney shall be signed by all partners in the case of partnership concern, by the Proprietor in the case of a proprietary concern, and by the person who by his signature can bind the company in the case of a Limited Company.

16. TERMINATION & LIMITATION OF LIABILITY

- 16.1. Udupi Cochin Shipyard Limited (UCSL) may terminate the Contract, in whole or in part, by issuing a written notice to the Contractor upon the occurrence of any of the following events:
- a. Failure of the Contractor to commence the work within the stipulated time without valid reasons.
 - b. Failure to achieve the required progress or complete the work within the stipulated Contract Period, including any approved extension of time.
 - c. Persistent failure to comply with the specifications, drawings, quality requirements, safety regulations, statutory requirements, or any material obligation under the Contract.
 - d. Abandonment, suspension, or discontinuance of the work without the prior written approval of UCSL.
 - e. Assignment or subletting of the Contract, in whole or in part, without the prior written consent of UCSL.
 - f. Insolvency, bankruptcy, liquidation, dissolution, or appointment of a receiver over the Contractor's assets.
 - g. Submission of false information or forged documents, or involvement in fraudulent, corrupt, collusive, coercive, or unethical practices during the tendering or execution of the Contract.
 - h. Any other material breach of the Contract that remains unrectified within the period specified in the notice issued by UCSL.
- 16.2. Except in cases involving fraud, corruption, abandonment of work, insolvency, or circumstances requiring immediate termination, UCSL shall issue a 30-day written notice requiring the Contractor to remedy the default. If the Contractor fails to rectify the default within the notice period, UCSL may terminate the Contract without prejudice to any other rights available under the Contract or applicable law.
- 16.3. The Contract may also be terminated at any time by mutual written agreement between UCSL and the Contractor on terms mutually agreed by both parties.
- 16.4. Upon termination of the Contract, the Contractor shall immediately:
- a) Stop all work except such work as may be specifically directed by UCSL for the protection of life, property, or the Works.
 - b) Secure the site, plant, materials, and partially completed works.
 - c) Hand over all drawings, designs, calculations, records, documents, approvals, and materials belonging to UCSL.
 - d) Vacate the site within the time specified by UCSL.
- 16.5. Upon termination, UCSL shall pay the Contractor only for the satisfactorily completed work executed up to the effective date of termination, after adjusting all recoveries,





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

Liquidated Damages, advances, statutory deductions, and any other amounts recoverable under the Contract.

- 16.6. If the Contract is terminated due to default by the Contractor, UCSL shall have the right to complete the remaining work through any other agency at the risk and cost of the Contractor. Any additional expenditure incurred by UCSL in completing the work shall be recoverable from the Contractor, including from the Security Deposit, Performance Security, pending bills, or any other amounts due.
- 16.7. Termination of the Contract shall not relieve either party of any rights, obligations, liabilities, warranties, indemnities, or responsibilities accrued prior to the date of termination.
- 16.8. UCSL reserves the right to terminate the Contract, in whole or in part, for reasons of administrative necessity, reduction in scope, or public interest by giving 30 days' written notice. In such cases, the Contractor shall be entitled only to payment for the work satisfactorily executed up to the date of termination, without any claim towards anticipated profits, loss of business, consequential damages, or compensation.
- 16.9. The total liability of UCSL arising out of or in connection with the Contract shall, in any event, be limited to the value of the work satisfactorily executed and certified for payment under the Contract. Under no circumstances shall UCSL be liable for any indirect, incidental, special, exemplary, or consequential damages, including loss of profit, loss of opportunity, or loss of business.

17. ARBITRATION & JURISDICTION

- 17.1. Any disputes arising during the period of the contract shall, in the first instance be settled by mutual discussions and negotiations. The results of such resolution of dispute shall be incorporated as an amendment to the contract, failing which supplier shall approach the UCSL Grievance Redressal Committee as per relevant clause of the Contract.
- 17.2. If any dispute, disagreement or question arising out of or relating to or in consequence of the contract, or to its fulfillment, or the validity of enforcement thereof, cannot be settled mutually or the settlement of which is not herein specifically provided for, then the dispute shall within thirty days from the date either party informs the other in writing that such disputes, disagreement exists, be referred to arbitration. The arbitrators shall be appointed and the arbitration proceedings shall be conducted in accordance with and subject to the Arbitration and Conciliation Act, 1996 (No. 26 of 1996) as amended from time to time and the decision of the Arbitrators shall be final and binding on the parties hereto. The arbitration will be done by a Board comprising one arbitrator nominated by each party, and a mutually agreed Umpire. Each party shall bear its own cost of preparing and presenting its case. The cost of arbitration shall be shared equally by the parties unless the award provides otherwise. Performance under this Contract shall however, continue during arbitration proceedings and no payment due or payable by the parties hereto shall be withheld unless any such payment is or forms a part of the subject matter of arbitration proceedings.
- 17.3. Seat & Venue of Arbitration: The seat & venue of arbitration shall be at Bangalore.
- 17.4. Language of Arbitration: The Language of arbitration shall be English.





Udupi Cochin Shipyards Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

17.5. Governing Law: The contract shall be governed by Indian Law

17.6. In case of disputes, the same will be subjected to the jurisdiction of courts at Bangalore, Karnataka.

18. SUB CONTRACTING AND ASSIGNMENT

18.1. Contractor shall not assign or transfer the Sales Order/ Work Order or any share or interest therein in any manner or degree to any third party without the prior written consent of UCSL.

18.2. Contractor shall not contract with any subcontractor and/or vendor without the prior written consent of UCSL. Such consent shall not relieve the Contractor from any of his responsibilities and liabilities under the sales Order/ Work Order. In addition, Contractor shall ensure that the terms and conditions of any such contract shall comply with and correspond to the terms and conditions of the Sales Order/ Work Order.

19. SECRECY & RESTRICTION ON INFORMATION TO MEDIA

19.1. The information contained in the enquiry as such shall NOT be communicated to any third party without prior approval of UCSL.

19.2. Information in respect of contracts/orders shall NOT be released to the national or international media or anyone not directly involved in its execution without the written approval of UCSL.

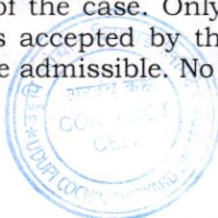
20. CANCELLATION OF ORDER AND RISK CONTRACTING

20.1. In the event the Agency fails to complete the work promptly and satisfactorily as per the terms of the order, and if any work is delayed beyond thirty (30) days from the agreed schedule, UCSL, without prejudice, reserves the right to cancel the order and get the work done at Agency's cost and the expenditure so incurred including any damage or loss will be recovered from him and the Security Deposit furnished by him is liable to be forfeited either in whole or in part.

20.2. UCSL also reserves to right to impose penalties ranging from Rs. 100 to Rs.500 to the employees of agencies and will be deducted from the bills, for any habitual offence on the cleanliness of uniforms, lack of obedience, not attending the tasks etc., and will be to the discretion of the Officer in charge for the work.

21. FORCE MAJEURE

21.1. Should failure in performance of any part of this contract arise from war, insurrection, restraint imposed by Government act or legislation of other statutory authority, from explosion, riot, legal lock-out, flood, fire, act of God or any inevitable or unforeseen event beyond human control which will be construed as a reasonable ground for extension of time, UCSL may allow such additional time as is mutually agreed to be justified by the circumstances of the case. Only extension of time shall be considered for Force Majeure conditions as accepted by the Employer and no additional cost on account of force majeure shall be admissible. No idle time charges shall be admissible.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

22. STORAGE OF MATERIAL AND EQUIPMENT

- 22.1. The Contractor shall arrange the storage of the materials/ equipment etc. if any, at a suitable location assigned by UCSL and shall ensure the safe and secure possession and handling of the items thus handed over to contractor. UCSL shall allot storage space within UCSL premises, if available.
- 22.2. As regards the equipment/materials stored by him as above as also in use by him, UCSL will not be responsible for any damage, pilferage, accident that may take place during the course of execution of the work. It will be entirely his responsibility to keep all the equipment, materials etc., in safe custody as also hold them duly insured at his expense.

23. IMS GUIDELINES

23.1. UCSL implemented an Integrated Management System (IMS) and the Quality Management System (QMS) within the yard. As part of IMS, subcontractors shall comply with the following measures related to the Quality, Health, and Safety & Environment (QHSE) policy of UCSL.

- a) Meeting or exceeding customer requirements.
- b) Assuring quality of the products and service.
- c) Preventing occupational ill health & injuries.
- d) Ensuring safe work sites.
- e) Conserving natural resources.
- f) Preventing / minimizing air, water & land pollution.
- g) Handling and disposal of Hazardous wastes safely.
- h) Complying with statutory & regulatory and other requirements.
- i) Developing skills and motivating employees.

23.2. Occupational Health, safety & Environmental requirements of UCSL shall also include the following.

- a) The contractor (or a sub-contractor performing work on behalf of the contractor) is deemed to comply with the Occupational health, safety and environmental policy of the company and also to all operational controls/standard operating procedures and shall undertake the work in total compliance with the requirements of the established Integrated Management System (IMS) of the company.
- b) The Contractor shall undertake the work in total compliance with all applicable legal/statutory requirements related to occupational health, safety and environment effective in the state of Karnataka.
- c) It is the sole responsibility of the contractor to assure that any sub-contractor/s who shall perform works in company lands/facilities/worksites on behalf of the contractor, is also following all requirements related to the Integrated Management System of the company and the health/safety/environmental Rules effective in the state.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- d) The contractor shall provide/implement and operate/practice all occupational health, safety and environmental management measures/facilities, for their period of contract, in their activities/at their work sites, which shall be required according to the IMS of the company or that required by the health/safety/environmental Rules established and effective in the state, at their own cost.
 - e) If any contractor failed to comply with or violated any clauses/requirements of occupational health, safety and environmental Rules effective in the state, in their activities or at work sites and the same shall be exposed to the government or any competent authorities upon inspections, the contractor shall be solely responsible for all liabilities caused by his/her action and shall be responsible for paying the penalty and taking stipulated corrective actions insisted by the authorities within the specified time, at their own cost. Any liability to the company in this regard needs to be compensated by the contractor.
 - f) Upon completion of the work, contractor shall clear the area and shall not leave any Occupational health/safety/environmental liabilities to the company, from their activities at the worksites.
 - g) Any clarification related to IMS requirements of the yard, may be obtained by the contractor from the AGM (HSE) or the authorized representative of the contract, prior to the commencement of work.
- 23.3. The Contractor shall comply with all applicable Acts including:
- a. Building and Other Construction Workers Act
 - b. Contract Labour (Regulation & Abolition) Act
 - c. Employees' Provident Fund Act
 - d. Employees' State Insurance Act
 - e. Payment of Wages Act
 - f. Minimum Wages Act
 - g. GST Act
 - h. Labour Welfare legislations
 - i. Applicable State and Central Government Rules

24. SAFETY OF PERSONNEL AND FIRST AID

- 24.1. The contractor shall be entirely responsible for the safety of all the personnel employed by him on the work. In this regard, he may adopt all the required safety measures and strictly comply with the safety regulations in force. A copy of UCSL's "Safety Rules for Contractors (Revised)" is available with HSE department for reference.
- 24.2. The Agency may arrange to suitably insure all his workmen/ other personnel in this regard. UCSL will not be responsible for any injury or illness to the Agency's workmen/other personnel during execution of the works due to whatsoever reasons.
- 24.3. In this regard, the Contractor will have to fully indemnify UCSL against any claims made by his workmen/other personnel
- 24.4. The Agency shall provide and maintain so as to be readily accessible during all working hours, a first aid box with prescribed contents at every place where he employs contract labor for executing the works.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

25. LABOUR LAWS AND REGULATIONS

- 25.1. The Agency shall undertake and execute the work with contract Labor only after taking license from the appropriate authority under the Contract Labor (Regulation & Abolition) Act 1970.
- 25.2. The Agency shall observe and comply with the provisions of all labour and industrial laws and enactments and shall comply with and implement the provisions of the Factories Act, 1948, Employees Provident Funds & Miscellaneous Provisions Act, 1952, Employees State Insurance Act, Payment of Gratuity Act, minimum Wages Act, Payment of Bonus Act, Contract Labour (Regulation and Abolition) Act and all other enactments as are applicable to him and his workmen employed by him. The Agency shall inform UCSL his license number from the Central Labour Commissioner.
- 25.3. All Persons, except those exempted under the respective Acts, shall necessarily be insured under the ESI scheme and be made members of the EPF Scheme from the day of their engagement as personnel in the Company. In Case 1, All such insured Persons should carry with them their ESI Identity Card for verification by the authorities. No Persons without a valid ESI Identity Card for verification by the authorities will be permitted to work in the company.
- 25.4. The Agency shall submit the Labour Reports/Returns as required by the Company from time to time in respect of their workmen in standard format to the concerned contracting officer so as to enable the same to reach Contract cell by the 5th of every month. Delayed submission of the same shall attract penal interest /damages at the rate as levied by the respective authorities under the relevant Acts.
- 25.5. The Agency shall maintain the records viz. Muster Roll, Acquittance Roll with full details, Account books etc., in original. These are required for inspection by the concerned authorities under each scheme.
- 25.6. If the Agency fails to pay any contributions, charges or other amounts payable under any of the aforementioned provisions of law, UCSL shall deduct or adjust amounts equivalent to such contribution, charges or amounts from amount payable to him by UCSL, including any deposit or amounts payable against bills and make payments on his account to the appropriate authority. He shall not be entitled to question or challenge such deductions, adjustments or payment made by UCSL.
- 25.7. Any other amount payable under any law or in respect of any person employed by the Agency, if not paid by him, shall be deducted or adjusted by UCSL out of any amount payable to the Agency including any Security Receipt and paid ever or withheld for payment by UCSL.
- 25.8. The Agency shall be fully responsible for the conduct and discipline of the workmen employed by him in the Company premises. If such workmen commit any misconduct or criminal act inside the Company, the Agency shall take appropriate action against such workmen. The Agency shall abide by the instructions/ guidelines issued by the Company for maintenance of discipline and good conduct among the workmen employed by him.
- 25.9. All persons who are engaged for various works in UCSL either directly or through Agency/contractors, should produce the following documents prior to issuing their entry passes:





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

25.10. Passport/Aadhaar attested copy of passport with photo and address particulars.

OR

Police clearance certificate with photo and address particulars. (Police clearance certificate to the effect that the concerned person is staying in the area of jurisdiction of the certificate issuing Police Station and that the person is not involved in any criminal offences as per the records available therein.)

25.11. Application and Declaration for enrolling under Employees Provident Fund and ESI Scheme- 3 individual passport size photographs and two copies of family photographs of the members.

25.12. Agency shall familiarize themselves with the labour rules & regulations.

26. ELECTRICITY RULES AND REGULATION

26.1. The contractor shall adhere to the various rules in respect of electrical installation as per the Indian Electricity Rules and Regulations and Electrical Inspectorate Standards in order to make sure that men and materials are safe from hazards.

27. OVERWRITING & CORRECTIONS

27.1. Tenders shall be free from overwriting or erasures. Corrections and additions, if any, shall be duly attested and a separate list of such corrections shall be attached with the offer

28. OTHER TERMS & CONDITIONS

28.1. UCSL reserves the right to accept / reject any offer.

28.2. If any difference is found in different parts of the tender documents, the following will be the order of precedence: a) Bill of quantities/Financial bid b) Addendum/Corrigendum etc. if any issued c) Drawings d) Technical Specifications e) Conditions of contract f) Notice inviting tender. g) All other correspondences between employer and bidder

28.3. UCSL reserves the right to award the work to more than one contractor or to take over partially or fully the work depending upon the schedule requirements.

28.4. During the evaluation of tender, officer-in-charge may seek clarifications from the bidders. Clarification if any shall be given in writing/e-mail. Officer-in-charge's decision will be final and binding on the bidder.

28.5. Compliance of all statutory safety requirements and other safety rules stipulated by UCSL and other applicable statutory bodies shall be the responsibility of the Agency while working at UCSL premises. The Agency should ensure that their workmen and staff are adequately covered under Insurance.

28.6. Damages caused to the Shipyard properties/tools/accessories should be rectified by the Agency at his cost or proportional recoveries will be made from the Agency.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- 28.7. The service provider shall have to engage men on round the clock basis and also on Sundays and holidays. Service has to be completed to the satisfaction of Udupi Cochin Shipyard Limited officer in-charge.
- 28.8. The service provider shall indemnify UCSL or its officers against any claims arising out of accidents or injuries to workmen or other persons or damage to other property which may arise during the execution of the contract or from breach of any Law or Regulation prior to delivery and acceptance of the items at UCSL.
- 28.9. The service provider shall also be governed by the General Conditions of Contract of UCSL, General Safety Rules and other relevant labour laws.
- 28.10. The upper age limit of all workers and supervisors employed by the Agency and those Agency who do or supervise the job themselves shall be as per the prevailing rules of UCSL and shall comply to the requirements of this tender.
- 28.11. Assistant General Manager, or his authorized representative will be the Officer-in-charge of these contracts.

29. Quality Assurance Requirements

- 29.1. The Contractor shall establish, implement, and maintain a comprehensive Quality Assurance (QA) and Quality Control (QC) System throughout the execution of the work. All works shall conform to the approved drawings, technical specifications, relevant IS Codes, CPWD Specifications, National Building Code (NBC), and other applicable statutory standards.
- 29.2. The Contractor shall prepare and submit a Project Quality Plan (PQP), Inspection & Test Plan (ITP), Method Statements, and Quality Assurance Procedures for approval by UCSL prior to commencement of the work.
- 29.3. The Contractor shall carry out all mandatory quality tests through approved laboratories, wherever applicable. The minimum tests shall include, but not be limited to:
 - Slump Test for concrete.
 - Compressive Strength Test of Concrete Cubes.
 - Reinforcement Inspection prior to concreting.
 - Reinforcement Cover Measurement.
 - Material Test Certificates (Steel, Cement, Aggregates, Bricks/Blocks, Structural Steel, etc.).
 - Water Quality Testing for construction purposes.
 - Soil Compaction/Density Tests (where applicable).
 - Field Density Tests.
 - Weld Inspection and Non-Destructive Testing (NDT), wherever applicable.
 - Paint Thickness and Coating Inspection (where applicable).
 - Electrical Testing and MEP Performance Testing.
 - Plumbing Pressure Testing.
 - Fire Protection System Testing.
 - HVAC Testing and Balancing (where applicable).
 - Any other tests specified in the Technical Specifications or directed by UCSL.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- 29.4. The Contractor shall maintain complete quality records, including inspection reports, test certificates, calibration certificates, site registers, checklists, and quality documentation, which shall be made available to UCSL upon request.
- 29.5. UCSL or its authorized representatives shall have unrestricted access to inspect the work, witness tests, and verify compliance with quality requirements at any stage of execution.

30. Environmental Protection

- 30.1. The Contractor shall comply with all applicable environmental laws, regulations, and statutory requirements during execution of the work.
- 30.2. The Contractor shall implement adequate measures to:
 - Control dust generation by regular water sprinkling and suitable dust suppression methods.
 - Prevent air, water, and soil pollution.
 - Control construction noise and vibration within permissible limits.
 - Segregate construction waste into recyclable and non-recyclable categories.
 - Dispose of demolition debris and construction waste only at authorized disposal locations.
 - Prevent discharge of untreated wastewater, oil, chemicals, or hazardous substances into drains or water bodies.
 - Maintain proper housekeeping throughout the construction period.
 - Protect existing trees, utilities, roads, and adjacent structures from damage during execution.
- 30.3. Any environmental damage arising due to the Contractor's negligence shall be rectified by the Contractor at no additional cost to UCSL.

31. Insurance

- 31.1. Before commencement of the work, the Contractor shall obtain and maintain valid insurance policies, at its own cost, for the entire duration of the Contract.
- 31.2. The minimum insurance coverage shall include:
 - Contractor's All Risk (CAR) Insurance covering the Works.
 - Workmen/Employees Compensation Insurance.
 - Third Party Liability Insurance.
 - Contractors Plant and Machinery/Equipment Insurance.
 - Public Liability Insurance.
 - Transit Insurance for materials, wherever applicable.
- 31.3. The insurance policies shall remain valid until completion of the work and handing over of the project. Copies of all insurance policies and subsequent renewals shall be submitted to UCSL before commencement of the work.
- 31.4. Failure to maintain valid insurance coverage shall constitute a material breach of the Contract and may result in suspension or termination of the Contract.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

32. Deployment of Key Personnel

- 32.1. The Contractor shall deploy adequate qualified and experienced technical personnel for the successful execution of the work.
- 32.2. The minimum key personnel to be deployed shall include:
- Project Manager.
 - Site Engineer (Civil).
 - Site Engineer (Electrical/MEP).
 - Planning/Quantity Survey Engineer.
 - Quality Engineer.
 - Safety Officer.
 - Surveyor.
 - Site Supervisors (Civil, Electrical, and MEP).
 - Skilled Operators and Qualified Workmen as required for execution.
- 32.3. The Contractor shall submit the qualifications, experience details, and deployment schedule of all key personnel before commencement of the work.
- 32.4. No key personnel shall be replaced without the prior written approval of UCSL, except under unavoidable circumstances. Any replacement shall be with personnel possessing qualifications and experience equal to or higher than those originally proposed.
- 32.5. UCSL reserves the right to require replacement of any personnel whose performance, conduct, competency, or safety compliance is found to be unsatisfactory during the execution of the work.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

TECHNICAL SPECIFICATIONS

DEMOLITION OF EXISTING RCC BUILDING INCLUDING FOUNDATION USING NON-VIBRATION, NON-IMPACT DEMOLITION TECHNOLOGY

1. Project Description

The work comprises the complete demolition and removal of an existing reinforced cement concrete (RCC) building consisting of:

- Building Size: **27 m × 13m**
- Total Ground Coverage: **351 m²**
- Configuration: **Ground Floor + One Upper Floor (G+1)**
- Complete demolition including:
 - RCC roof slabs
 - RCC beams
 - RCC columns
 - Brick/block masonry walls
 - Staircase
 - Doors, windows and frames
 - Flooring
 - Foundation including footings, pedestal, tie beams and plinth beams
 - Removal of all debris from site
 - Restoration and levelling of the site after demolition

2. Scope of Work

The contractor shall execute the following works:

A. Pre-Demolition Activities

- Site inspection and planning
- Preparation of demolition methodology
- Barricading of the entire work area
- Installation of warning signs and safety boards
- Isolation of all electrical, water and communication services
- Obtaining all statutory permissions, if required
- Dust suppression arrangements

B. Demolition Works

The contractor shall demolish the complete building from top to bottom in a systematic manner.

The work includes demolition of:





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- RCC roof slab
- RCC beams
- RCC columns
- Masonry walls
- Staircase
- Lintels
- Sunshades
- Flooring
- Plaster
- Doors and windows
- Roofing waterproofing layers
- Foundation including excavation and removal of:
 - Footings
 - Pedestals
 - Tie beams
 - Plinth beams
 - PCC
 - Underground concrete members

C. Method of Demolition

The demolition shall be carried out using **modern non-impact demolition techniques only**.

The following methods/equipment may be used:

- Diamond Wire Saw Cutting
- Diamond Wall Saw
- Diamond Floor Saw
- Hydraulic Concrete Crusher
- Hydraulic Pulveriser
- Hydraulic Shear
- Hydraulic Rock Splitter
- Silent Concrete Cracking System
- Remote Controlled Demolition Robots (wherever required)

3. Mandatory Conditions

The following conditions shall be strictly complied with:

1.No vibration shall be generated during demolition

The contractor shall adopt demolition techniques that do not transmit vibration to nearby buildings, utilities or structures.

2.Hammering equipment shall not be permitted

The following equipment shall not be used:





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- Jack hammers
- Pneumatic breakers
- Hydraulic breakers
- Chiselling hammers
- Impact breakers
- Any percussion equipment

3.Only modern non-vibration cutting equipment shall be used

Examples include:

- Diamond wire saw
- Diamond wall saw
- Diamond floor saw
- Hydraulic crushers
- Silent concrete splitters
- Hydraulic pulverisers
- Hydraulic shears

No impact or percussion demolition methods shall be adopted.

4.The contractor shall:

- Segregate steel scrap
- Remove concrete debris
- Dispose of debris at approved dumping locations
- Transport all debris outside UCSL premises
- Maintain proper housekeeping
- Leave the site clean and levelled

5.The contractor shall comply with following safety requirement

- IS Safety Standards
- Factory Safety Rules
- PPE requirements
- Barricading
- Dust suppression
- Noise control
- Traffic management
- Emergency response arrangements

6. Contractor's Responsibility

The contractor shall provide:

- All labour
- Engineers
- Supervisors
- Machinery





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- Cutting equipment
- Lifting equipment
- Transport vehicles
- Fuel
- Consumables
- Safety equipment
- Temporary supports wherever required

The contractor shall be fully responsible for protecting adjacent buildings, utilities and existing structures.

7.The work shall be deemed complete only after:

- Complete demolition of the structure
- Removal of foundations
- Removal of all debris
- Site levelling
- Final approval by the Engineer-in-Charge

CONSTRUCTION OF CORPORATE OFFICE AT SANTHEKATTE

1.Project Description:

The work comprises the Construction of Corporate Office Building at Santhekatte, Udupi for Udupi Cochin Shipyard Limited.

- Building size: **29.95 X 14.05 m**
- Total Ground coverage: **420.8 m²**
- Configuration: **Ground + 2 floors (G+2)**

2.Scope of Work:

The scope of work comprises the **complete design (where applicable), coordination, procurement, construction, testing, commissioning, and handing over of the Corporate Office Building on a turnkey basis**, strictly in accordance with the approved drawings, technical specifications, Bill of Quantities (BOQ), and the conditions of the contract.

The contractor shall be fully responsible for providing all labour, materials, plant and machinery, equipment, tools, temporary works, sanitary and plumbing works, mechanical/ electrical works, structural fabrication, passenger lift, , supervision, quality control, statutory compliance, testing, commissioning, and all other resources necessary for the successful completion of the project including compound wall with gate, security office near gate and inter locking block paving works. The completed Corporate Office Building shall be handed over to UCSL in all respects, ready for occupation and intended use.

The scope shall include but not be limited to the following:





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

I. CIVIL WORKS

1. Topographic Survey and Geotechnical Investigation

The Contractor shall carry out a detailed topographic survey of the project site and conduct the required geotechnical investigation at all necessary locations and stages of the project. The Contractor shall prepare and submit comprehensive topographic survey drawings, geotechnical investigation reports, bore log details, soil test results, design recommendations, and all other related reports to UCSL for review and approval before commencement of the relevant design and construction activities. Any additional investigations required during the execution of the work to validate or supplement the design shall also be carried out by the Contractor at no additional cost to UCSL.

A. EARTHWORK

1. Excavation:

- The work to be done under this section comprise performance of all work necessary for excavation with shoring, strutting, dewatering, pumping including disposing of all surplus excavated material from the site as directed by the Engineer-in-Charge.
- Excavation shall be carried out in any type of soil, gravel, conglomerate etc. encountered within width, length and depths indicated in the drawings. Where any temporary or permanent structure is available all precaution shall be taken during excavation and or any construction operation shall be exercised not to damage such existing temporary or permanent work.
- Any obstacles encountered during excavation shall be reported immediately to the Engineer-in-Charge and shall be dealt with as directed by the Engineer-in-Charge.

2. Support of Excavation:

The Contractor shall adequately support the sides of excavation as may be necessary to prevent subsidence or movement of the material in which the excavation is being carried out and to ensure the safety of persons and nearby structures. Areas to be cordoned using warning tapes, warning boards, barricading etc.

3. Dewatering:

While execution of works, the Contractor shall provide for the purpose of excavation under water all the necessary dewatering equipment like well points, pumps (including stand byes), pipes, conduits, etc. and make necessary arrangement for proper drainage of the pumped water from the well points and its easy disposal without affecting the site and the adjoining areas.

4. Earthwork in Filling and Site Clearing:

Filling is to be carried out up to the level as shown in the drawing or as instructed by the Engineer-in-Charge. Any boulders, debris etc. encountered during filling shall be removed as directed by the Engineer-in-Charge.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

5. Filling Layer:

Compaction has to be carried out after filling in layers, watering etc. After the compaction of each layer, the next layer of filling shall not be permitted to be deposited until the Engineer-in-Charge is satisfied that the previous layer has achieved required compaction.

6. Setting Out and Making Profiles:

Temporary benchmark shall be provided for the execution of the work free of cost. The initial ground levels shall be recorded. The surveyor, labour, total station & dumpy / tilting levels with staff required for taking levels shall be supplied by the contractor at no additional cost.

7. Earth Work in Filling / Refilling:

Unless otherwise specified, selected excavated earth shall be used for refilling. For general area filling for raising formation level selected earth shall be used as directed by the Engineer-in-Charge. All clods of earth shall be broken or removed. However, the decision / instructions of the Engineer-in-Charge shall be final.

8. Anti - Termite works:

Anti - Termite treatment for creating a continuous chemical barrier under and around the column pits, wall trenches, junction of wall and floor along the external perimeter of building, expansion joints, over the top surface of consolidated earth.

9. Soling:

Soling including hand packing filling the interstices with chips, spalls and binding with sand, watering, compacting by hand ramming using pointed end downwards.

B. CONCRETE WORK

1. General:

- This section covers the requirements for cement concrete including materials proportioning, batching, mixing, testing, placing, compacting, finishing, jointing, curing and all other work as required for cast-in-place plain and reinforced concrete. Cement concrete shall be composed of cement, fine aggregate, coarse aggregate, water, with or without admixture as approved, proportioned and mixed as specified herein.

Structural steel sections used shall have minimum 345 MPa yield strength.

Reinforcement steel sections used shall be minimum Fe500D grade or above.

PCC used shall be of minimum M15 grade and RCC used shall be of minimum M30 grade.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

2. Mix design:

- The contractor shall provide the mix design for grades specified prior to the concreting and get approved by the Engineer-in-Charge within the time allowed. The mix design shall be conducted in a recognized laboratory. Mix design submitted by the contractor shall be permitted to use only after successful testing of trial mix taken at site or at approved RMC plant.

3. Certificates:

- With each mix design, the Contractor shall submit laboratory test reports on concrete cubes and as well as on ingredients to be used at the actual construction work for approval of the Engineer-in-Charge.

4. Materials:

- Before bringing to the site, all materials for cement concrete shall be got approved by the Engineer-in-Charge. The materials brought on to the works shall conform in every respect to their approved samples. The Engineer-in-Charge shall have the option to have any of the materials tested to find whether they are in accordance with specifications. Any materials which have not been found to conform to the specifications and not approved by the Engineer-in-Charge shall be removed from the site by the contractor within the time stipulated by the Engineer-in-Charge.

5. Cement:

- The cement used shall be OPC 43/53 grade confirming to IS: 8112 / IS:12269 or PPC confirming to IS: 1489.
- The cement shall be supplied in bags for the purpose of supply. Packed cement shall be delivered to the site in original sealed bags which shall be labelled with the weight, date of manufacture, name of manufacturer, brand and type. In case of RMC the batch and test report of cement to be submitted.
- All cement shall be fresh when delivered and at ambient atmospheric temperature.

6. Aggregates:

- Fine Aggregates: The fine aggregate shall be, M-sand or other approved sand conforming to IS:383. It shall be free from clay, loam, earth or vegetable matter and from salt or other harmful chemical impurities.
- Coarse Aggregates: The coarse aggregate shall be crushed stone conforming to IS: 383, having nominal size of 20 - 12 mm / graded aggregates as per requirements and as approved by Engineer-in-charge.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

7. Water:

- Water used in the works shall be potable water and free from deleterious materials. Water used for mixing / curing concrete as well as for cooling or washing aggregate shall be fresh and clean, free from injurious amounts of oil, salts, acids, alkali, other chemicals and organic matter. The contractor has to carry out testing of water sample on monthly basis and report to be submitted to the Engineer-in-Charge. In case the testing is arranged by UCSL the charges will be recovered from the respective bills.

8. Admixtures and Additives:

- Chemical admixtures shall be permitted in concrete as per approved mix design.

9. Approval of Design Mixes:

- The contractor shall submit to the Engineer-in-Charge for comment sufficient evidence based on trial mixes that for each grade of concrete, the intended workability, the proposed mix proportions and method of manufactures, which will produce concrete of the required quality. The contractors shall obtain from the Engineer-in-Charge, his written approval on the mix design for each grade of concrete before any concrete of that grade is placed in the works.

10. Concrete Production:

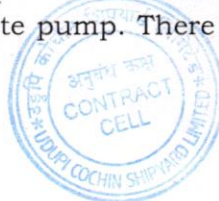
- For RCC / structural member concrete, weigh batching to be used as per mix design and for PCC / non-structural members weight / volume batching shall be used at the discretion of Engineer-in-Charge. Ready mix concrete will be permitted by UCSL with the prior approval of the Engineer-in-Charge.

11. Concrete Mixing:

- All concrete in the correct proportion of ingredients in approved mix design, whether ordinary or controlled, shall be mixed in an approved mixer for the minimum time necessary to ensure adequate quality and uniform distribution of the materials. The cement and aggregates shall normally be first mixed dry until all particles of aggregate are coated with cement after which the water shall be added along with admixture. Allowance shall be made for the moisture content of the aggregates when calculating the amount of water to be added for each mix.

12. Transporting:

- Concrete shall be handled from the place of mixing to the place of final deposit by methods which prevent segregation, loss of ingredients and contamination and maintain the required workability. All major concreting is advisable to be done by concrete pump of adequate capacity. If concrete pump is used, delivery system with adequate boom length, pipe line and associated items shall be obtained before installation of the concrete pump. There shall also have the provision of





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

standby system in case of any eventualities for transportation and placement of the concrete.

13. Preparation before Concreting:

- The inside surface of the forms against which concrete is to be placed shall be clean. The forms shall be wetted before placing concrete. Concrete shall not be placed in the works until the representatives of Engineer- in- Charge has inspected the formwork, reinforcement, inserts and sleeves if any and given permission to place concrete.

14. Placing:

- Concreting of any portion of the works shall be done only in the presence of the Engineer- in- Charge's representative. Concrete shall not be deposited at a faster rate than it can be placed and compacted. As far as possible cold joints in concrete should be avoided.

15. Compaction:

- The contractor shall use mechanical vibration for all concrete. Sufficient numbers of spare vibrators of various capacities & types shall be kept readily accessible to the place of deposition of concrete to assure adequate vibration in case of breakdown of those in use. Particular attention shall be given to the compaction of the concrete around the water bars to ensure that no voids or porous areas are left.

16. Finish:

- All concrete surfaces shall have a good, dense finish. All concrete surfaces shall be free from honey combing, air holes or other blemishes. The contractor shall be responsible for providing an adequate hacking in concrete where plastering is to be done.

17. Curing and Protection:

- Immediately after completion of any surface finishes, the concrete shall be protected from the evaporation of moisture by means of wet hessian or other suitable material kept soaked by spraying. Method of curing and their duration shall be such that the concrete will have satisfactory durability and strength and members will suffer a minimum distortion, be free from excessive efflorescence and will not cause, by its shrinkage, undue cracking in the works.
- The top surfaces of slabs and other horizontal surfaces shall be cured by ponding of water in cement mortar bunds. Steeply sloping and vertical formed surfaces shall be kept completely and continuously wet prior to and after the striking of formwork by means of wet hessian or other suitable material kept soaked / spraying.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

18. Cracks:

- If any cracks develop in the reinforced cement concrete construction which in the opinion of the Engineer-in-Charge may be detrimental to the strength of the construction, the contractor shall test the structural element in question. If under these test loads the cracks shall develop further the contractor shall dismantle the construction, cart away the debris replace the construction and carryout all consequential work thereto.
- If the cracks are not detrimental to the stability of the construction in the opinion of the Engineer-in-Charge, the contractor shall grout the cracks with pneumatically applied mortar or epoxy grout or by other specified treatment as directed by the Engineer-in Charge at his own expense and risk.

19. Formwork:

a) General

- Formwork shall include all temporary or permanent forms of moulds required for forming the concrete which is cast-in-situ, together with all temporary construction required for their support (scaffolding, staging).
- Formwork shall be of rigid construction true to shape and dimensions. It shall be strong enough to withstand the dead and live loads and forces caused by ramming and vibrations of concrete and other incidental loads, imposed upon it during and after casting of concrete. It shall be made sufficiently rigid by using adequate number of ties and braces. Screw jacks or hard board wedges, where required shall be provided to make up any settlement in the form work either before or during the placing of concrete. Forms shall be so constructed as to be removable in sections in the designed sequence without damaging the surface of concrete or disturbing other sections. The completed formwork shall be inspected by the representative of Engineer-in charge on receipt of information in this regard from the Contractor, before the reinforcement bars are placed in position.
- Steel shuttering shall be used for formwork to the maximum extent possible.

b) Materials for Formwork:

Formwork surface in contact with concrete (sheathing) shall be of steel or plywood. Hard wood section / steel section shall be used for the framework of shuttering. Sheathing for the form work of column shall be of steel / plywood with approved thickness. The formwork used for concreting shall be water tight, approved joint fillers shall be used at all joints.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

c) Propping and Centering:

Props used for centering shall be of adjustable steel props without any deformation, damage etc. Bracing of props should be done as per the satisfaction of Engineer-in-Charge.

d) Removal of Formwork:

The formwork shall be so removed as not to cause any damage to concrete due to shock or vibration. In a slab and beam construction, sides of beam shall be stripped first, then the under sides of slab and lastly the underside of the beam.

e) Minimum stripping time of Formwork:

- RCC Columns, & Vertical sides - 24 to 48 hours or as may be decided by the Engineer-in-Charge.
- Slab spanning up to 4.5M – 7 Days
- Slab spanning over 4.5M – 14 Days
- Beams spanning up to 6.0M- 14 Days
- Beams spanning over 6.0M- 21 Days

The number of props left under, their sizes and disposition shall be such as to be able to safely carry the full dead load of the slab, beam or such as the case may be together with any live load likely to occur during curing or further construction.

20. Reinforcement:

a) General

- HYSD reinforcement steel shall be used as per design and conforming to IS: 1786 pertaining to Fe 500D grade of steel or Fe550D grade of steel as per detailed reinforcement drawing and specification including cutting, bending and tying with double 18SWG binding wire complete. HYSD reinforcement steel as per list of acceptable makes, shall be allowed in the work. Contractor shall produce manufacturer test report for each dia. The reinforcement steel shall conform to standard and quality in accordance with relevant I.S codes as specified. All reinforcement shall be clean and free from loose mill scales, dust, loose rust, coats of paints, oil or other coatings which may destroy or reduce bond.
- The laps and splices of reinforcement steel shall be as per drawing or IS:456 provisions. Minimum cover to be maintained using approved spacers:
 - Slab: 20 mm
 - Beams: 25 mm
 - Columns: 40 mm
 - Footings: 50 mm





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

b) Bending Schedules:

Contractor shall make arrangements for preparing bar bending detail based on structural drawings.

c) Storage of Steel Reinforcement:

The reinforcement steel shall be stored in such a way as to avoid distortion and to prevent deterioration and corrosion. Steel reinforcement, shall be stored clear of the ground. Usage of steel for the work shall be first come first use basis or as directed by Engineer-in-Charge.

d) Approval of Reinforcement:

The Contractor must obtain the approval of the Engineer-in-Charge to the reinforcement fixed in position, before concrete.

21. Random Rubble Masonry works:

- Construction of Random Rubble Masonry in CM 1:5 wherever required in foundation/ substructure.

22. Screeding:

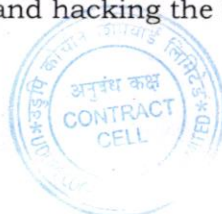
- M15 grade screed concreting for open terrace area using baby jelly (6mm) with water proofing compound, including cleaning of surface, laying baby jelly cement concrete, compacting and finishing the surface.

23. PRECAST CEMENT CONCRETE BLOCK

- Precast concrete blocks shall generally confirm to IS:2185 and the minimum average compressive strength shall be 4N/mm². Blocks shall be regular in size and shape. The blocks shall be tested for crushing strength before using for works. The height of laying masonry may be up to a height of 1000 mm per day or as approved by the Engineer-in Charge.
- The block work shall be in plumb, square and properly bonded. Blocks shall be so laid that all joints are well filled with mortar. The face of blocks work shall be kept clean at all times. The cement motor used for block work shall be as per the specification. M-sand or approved sand clean and free from dirt clay, organic matter or other impurities shall be used. The block work shall be cured for strength and durability.
- Construction of **Laterite Masonry, Solid block** wherever required as per detailed drawing and specifications.

24. DAMP PROOF COURSE

Laying DPC of M15 grade concrete with water proofing compound with 20mm downsize aggregate, machine mixing, compacting and hacking the surface.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

25. PLASTERING

1. Mortar:

The mortar used for plastering shall be as per the specification. Cement and sand shall be tested as specified in the section on concrete. Mixing of mortar shall be mechanical / manual means. Mortar shall be used within 30 minutes of addition of water. Mortar which has partially set shall not be used and removed from the site immediately. Where ever hand mixing is being done, is to be carried out in M.S/ G.I sheets or in clean surface. Wherever specified, water proofing compound of approved make shall be added to the mortar and mixed strictly in accordance with manufacturer's instructions.

2. Scaffolding:

Generally scaffolding shall be as mentioned for masonry work. Stage scaffolding shall be provided for plastering work as per standard practice and as directed by the Engineer-in-Charge. This shall be independent of the walls.

3. Preparation of Surface:

Joints of Block work shall be raked-out properly. Dust and loose mortar shall be brushed out. Efflorescence if any shall be removed by brushing and scraping. Shuttering imperfections of all concrete shall be removed by hacking with chisel and all resulting dust and loose particles cleaned and the surface shall be thoroughly hacked or bush hammered. The surface shall be kept wet before plastering is commenced. Approval shall be taken from the Engineer-in-Charge before commencing each plastering work. As far as possible conduit works shall be completed prior to plastering.

4. Internal / External Plaster:

The internal plaster where specified or shown shall be 12mm in CM 1:4 and external plaster shall be 12mm & 8mm thick in CM 1:3 in two layers for walls with WPC. Special care shall be taken to secure bond with the concrete block masonry. Before plastering, thickness modem shall be done in order to get the plumb / linear measurements. The internal / external plastering shall be finished with wooden float to give the best smooth surface. The finishing of external plastering shall be as per the specification. Wherever the block work and R.C.C column / beam meets, joints shall be fixed with fibre mesh before plastering.

5. Ceiling Plaster:

Ceiling Plaster where specified or shown shall be 6 mm thick in 1:4 cement sand mortar (1 cement:4 fine sand) and shall be finished to smooth surface. Before plastering, the ceiling shall be hacked by hammer to get the necessary grip for the plastering.

6. Half round Plaster:

Baby jelly half round plastering 25mm thick and 200mm curved width in CM 1:3 with grout finish to get perfect surface finish.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

7. Drip mould:

Drip mould 4mm thick and 25mm wide at the edges chejja, slab projections in CM 1:3.

26. FILLING IN SUNKEN AREA OF FLOOR

Filling in sunken areas on floor using cinder or stone chips.

27. FLOORING / GRANITE WORK

1. General

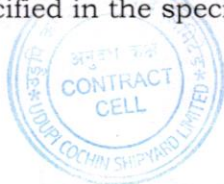
This section covers all flooring and wall tiling works. No work under this section shall be started until specifically allowed by the Engineer-in-Charge. The samples of flooring / dadoing materials shall be got approved by the Engineer-in-Charge sufficiently prior to ordering. The works shall be got done by skilled and specialized workmen experienced in the respective trade of work.

2. Vitrified Floor Tiles

- Vitrified floor tiles shall be of approved quality and make conforming to relevant IS stipulations. They shall be flat, true to shape and free from cracks, warpage, fissures, flakes, crazing spots, chipped edges and corners with straight edges and perfect corner laid at right angle as per design and pattern. These shall be of specified size, type and colour and laid to pattern as shown in the drawings or as approved by the Engineer-in-Charge. The floor tiles shall be laid using cement mortar as specified in the specification and neat cement slurry, finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect. Slope in floors shall be provided as per architectural drawings or as instructed by the Engineer-in charge.
- Care shall be taken to see that full tiles are used as far as possible. Where not possible, the edge tiles shall be neatly cut with a tile cutter to required size and the edges rubbed smooth to ensure straight and true joints. The cut edge of the tiles shall not be installed in exposed locations. In the staircase steps, tile edges/nosing to be chamfered to the satisfaction of Engineer-in-Charge without any extra cost.
- After laying is complete, the joints shall be cleaned off the grey cement grout with wire brush and all dust and loose mortar removed. The joints shall be grouting with epoxy grout mix of 0.70 kg of organic coated filler of desired shade (0.10 kg of hardener and 0.20 kg of resin per kg) and matching pigments.

3. Vitrified wall Tile in Dado:

Vitrified tiles for dado shall be of approved quality and make conforming to relevant IS stipulations. They shall be flat, true to shape and free from cracks, crazing spots, chipped edges and corners. These shall be of specified size, type and colour and laid to pattern as shown in the drawings or as approved by the Engineer-in-Charge. The dadoing shall be fixed using cement adhesive as specified in the specification.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

4. Laying of Tiles:

The tiles used for laying shall be adequately clean, sorted out and a coat of neat tile cement mortar / adhesive applied at the back of tiles and set in the bedding mortar. The tiles shall be tamped and corrected to proper plane and lines. The tiles shall be set in the required pattern and joining with spacer 3mm width. The joints shall be as fine as possible and uniform. Top of skirting or dado shall be truly horizontal and joints truly vertical except where otherwise indicated. Where full size tiles cannot be fixed these shall be cut to the required size and their edges rubbed smooth. Care shall be taken to ensure that as far as possible cut tiles are used in non-exposed locations.

5. Granite flooring:

Granite shall be hard, sound, dense and homogeneous in texture in accordance to the sample & of the required size and thickness approved by the Engineer-in-charge. It shall be reasonably uniform in colour, texture, pattern & shape and free from stains, cracks, decay and weathering and of specified quality, size and thickness. Joints shall then be grouted with white cement mixed with or without pigment.

6. Anti-skid ceramic tiles:

Matt finish first quality anti-skid ceramic tiles in flooring of approved make and shade and free from cracks, warpage, fissures and flakes with straight edges and perfect corner laid at right angles as per design and pattern over a bedding of CM of 30mm thick CM 1:5 finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect.

28. PAINTING

1. General:

Work of painting shall be one of the last items of work and shall not be taken up until all other internal works except fittings & fixtures have been completed and approved. No work under this section shall start without approval from Engineer-in-Charge.

2. Materials:

All materials shall be the best of their kind and of approved manufacture for each item.

3. Storage:

All materials shall be stored in a neat and orderly fashion in one single clean space. Care shall be taken to maintain this place as clean and dust-free as possible. Contractor shall provide paints in their original containers in sealed condition. The contractor shall produce invoices, of relevant painting materials before use.

4. Specialized Workmen:

All work shall be done by the Contractor through specialized skilled workmen experienced in the trade.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

5. Preparation:

The plastered surfaces shall be allowed to dry out completely. All surfaces to be finished shall be thoroughly brushed and cleaned of mortar drops, dust, dirt, fungi, rust, mill-scale, efflorescence and all other extraneous material. All loose pieces and scales shall be removed by scrapping. If the painting starts after floor tile works, contractor should provide polyfoam / plastic sheet / silpaulin sheet over floor to protect the surface of tiles.

6. Finished Surface:

All finished surface shall be smooth and of even shade to the satisfaction of Engineer in-Charge.

7. Damages to be made good:

Any damage or disfigurement of other works caused by the painting works shall be immediately made good. All paint spots and other stains shall be thoroughly and carefully removed from all floors, doors, windows, fittings, furniture, glass, hardware and all other surfaces required, by paint removers and the places left clean and tidy.

29. SANITARY FIXTURES

- All fixtures and fittings shall be provided with all such accessories as are required to complete the item in working condition whether specially mentioned or not in the schedule of quantities, specification, drawing accessories shall include proper fixing arrangement, brackets, nut, bolts, screws and required connection pieces.

30. STRUCTURAL STEEL WORK

1. Scope of Work:

The work covered by this specification consists of supply, fabrication and erection of structural steel components in accordance with the specifications and the applicable drawings.

2. Materials:

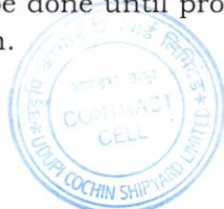
The structural steel shall be of standard sections as marked on the drawings and shall be free of scale, blisters, laminations, cracked edges and defects of any sort.

3. Workmanship:

All workmanship shall be of first-class quality in every respect to the greatest accuracy being observed to ensure that all parts will fit together properly on erection. All welding shall be done by qualified welders.

4. Erection and Marking:

During erection, the work shall be securely braced and fastened temporarily to provide safety. No permanent welding shall be done until proper alignment has been obtained. All safety to be ensured while erection.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

31. LANDSCAPING

1. Scope of Work:

The scope of work includes site preparations, excavation of pits, supply and planting of trees, shrubs, hedges, lawn development, supply of good earth and manure, watering, maintenance and all other operations required for proper establishment of landscape works as per the instructions of Engineer-in-Charge.

2. Site Clearance and preparation:

The contractor shall clear the site of weeds, wild growth, stones, debris, rubbish and other objectionable materials. The ground shall be levelled to the required slope and grade.

3. Supply of Good earth:

Good earth shall be obtained from approved sources, it shall be free from kankar, stones, root, insects or termites and other foreign materials.

4. Supply of Farm Yard Manure (FYM):

Farmyard manure shall be well-decomposed organic manure obtained from cattle sheds or approved farms. It shall be free from stones, debris, insects or termites.

5. Planting of Shrubs and Hedges:

Shrubs shall be planted in pits or trenches as per the direction of Engineer-in-Charge. Plants shall be watered immediately after planting.

6. Lawn Development:

The developed area shall be levelled and cleared of weeds. The lawn shall be rolled lightly. The watering shall be done immediately and regularly until establishment.

7. Watering:

All planted materials and lawn areas shall be watered regularly to ensure proper growth. Watering shall be carried out preferably during morning or evening.

32. MS GRILLS/ SS RAILING

Providing & fixing:

- MS Grills for window openings with 10mm MS square bars at 100mm c/c both ways with priming coat with approved steel primer, fixed to openings with all accessories.
- SS Railing of SS-304 grade with horizontal and vertical at every 1.5m with all accessories.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

33. DOORS/ WINDOWS/ VENTILATORS

Supply & installation of:

- Fiber Glass Reinforced Plastic (FRP) door / Wood Plastic Composite (WPC) doors frames with 30mm door shutter of required colour and approved brand and manufacture including fixing to frames including embedding frame in floor and walls after cutting masonry for hold-fasts for embedding hold fasting.
- 12mm thick frame less toughened glass door shutter of approved brand and manufacture with all accessories including providing and fixing top & bottom pivot & double acting hydraulic floor spring type fixing arrangement and making necessary holes etc. for fixing required door fittings, all complete.
- Powder coated Aluminium doors with 6mm plain glass shutters with all necessary accessories.
- Double action hydraulic surface mounted/ overhead door closer of approved brand manufacture.
- Windows with Aluminium powder coated section with 6mm plain glass with all necessary accessories.
- Powder coated Aluminium louvered ventilator with frame section, louvers fitted to aluminium sections with 5mm thick plain glass with all necessary accessories.

34. PARTITION WALLS

- Supply and installation of Powder coated Aluminium partition walls with 6mm thick plain glass with all necessary accessories.
- Supply and installation of Powder coated Aluminium partition walls with 8mm thick plain glass with all necessary accessories.

35. GLASS WORKS/ ACP CLADDING WORKS

- Supply & installation of Toughened glass of 6mm thickness for structural glazing, curtain wall with all accessories rubber beading or EPDM gasket to framework with necessary steel brackets and screws or anchor bolts, at bottom steel channels using anchor fasteners, filling gaps with non-staining weather sealants of approved make.
- Supply & installation of Aluminium Composite Panel (ACP) of approved make and colour for wall cladding for brick/ RCC/ stone walls & columns/ beams with necessary aluminium frame works and all other necessary accessories, sealing of joints and perimeter edges with sealant to prevent water infiltration and maintain air tightness.

36. WATER PROOFING/ CONSTRUCTION CHEMICAL WORK

- Crystalline water proofing using approved chemicals as per manufacturer's specifications, including preparation of surface, cleaning of surface with wire brush or jet water, removing dust of surface, applying water proofing chemical





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

with brush, drying the surface including any chipping and cleaning of surface and treating.

- Bonding chemical works using approved specialized bonding agent used for bonding fresh concrete to existing concrete or other cementitious surfaces including cleaning of old concrete surface with wire brush or jet water, removing dust of surface, applying bonding chemical with brush, drying the surface.
- Core filling works to seal core-drilled holes in concrete structures, often after plumbing pipes have been installed, using approved chemical grout, including cleaning, filling grout, provision of temporary support, pouring, compaction, finishing of filled area to match with surrounding concrete, curing.

37. GROUND LEVEL CHAMBERS

- Construction of Chambers at ground level 600 X 600 X 750mm deep, using good quality 200mm thick solid block in CM 1:4 plastered on both inner and outer side including excavation, PCC (M10) 100mm thick bottom, filling back, welding angles and placing MS chamber cover including raking out joints, pointing to the exposed surface, watering, curing, cleaning.

38. FALSE CEILING/ ROLLING SHUTTER

- Providing and fixing a suspended false ceiling using **12.5 mm thick gypsum plasterboard (POP finish)** of approved make, fixed to a framework of hot-dip galvanized steel sections comprising perimeter channels, ceiling sections, intermediate channels, connecting clips, suspenders, anchor fasteners, and all necessary accessories, in accordance with the manufacturer's specifications and approved drawings.
- The joints shall be taped and finished with jointing compound to achieve a smooth, seamless surface. The ceiling shall be finished with a coat of primer and two coats of acrylic emulsion paint of approved shade and finish. The work shall include all cutting, edge finishing, and making openings for light fittings, diffusers, air grilles, access panels, smoke detectors, sprinklers, speakers, CCTV cameras, and other services, including coordination with MEP works. The work shall be completed in all respects, including all materials, labour, tools, scaffolding, consumables, and incidental items required for a complete and satisfactory installation.
- Supply and installation of Motor Operated PPGI Rolling shutter with all accessories complete.

39. Site Utilization and Working Space

- All construction activities shall be carried out strictly within the premises of UCSL. No additional land or space outside the designated work area will be provided for material stacking, storage, fabrication, assembly, concrete mixing, equipment parking, or any other construction-related activities. The Contractor shall plan and execute the work accordingly, ensuring efficient utilization of the allotted space without obstructing existing operations, traffic movement, or access





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

within the UCSL premises. Proper housekeeping shall be maintained throughout the execution of the work.

40. External Development Works

1. The Contractor shall execute all external development works necessary for the complete functionality, accessibility, safety, and aesthetic appearance of the Corporate Office Building, in accordance with the approved drawings, technical specifications, BOQ, and directions of the Engineer-in-Charge.
2. The scope of external development works shall include, but shall not be limited to, the following:
 - i. Construction and installation of the Main Entrance Gate, including gate pillars, structural supports, hardware, locking arrangements, and associated civil works.
 - ii. Construction of the Security Cabin, complete with civil, architectural, electrical, plumbing, and other associated services as specified in the tender documents.
 - iii. Providing and laying Interlocking Concrete Paver Blocks for internal roads, parking areas, walkways, and pedestrian pathways, including preparation of the subgrade, sub-base, bedding layer, edge restraints, and joint filling.
 - iv. Construction of Storm Water Drainage Systems, including RCC/open drains, catch pits, manholes, gratings, culverts (where applicable), and all associated drainage works to ensure effective surface water management.
 - v. Supply, installation, testing, and commissioning of External Lighting Systems, including lighting poles, LED luminaires, underground cabling, feeder pillars, earthing, control panels, foundations, and all associated electrical works.
3. The Contractor shall also carry out all associated excavation, backfilling, concrete works, paving, utility crossings, reinstatement, finishing works, testing, commissioning, and statutory compliance required for the satisfactory completion of the external development works.
4. All external development works shall be completed and made fully functional prior to the final handing over of the project. The cost of all incidental items required for successful completion of these works shall be deemed to be included in the Contract Price unless otherwise specified in the BOQ.

41. ELEVATORS

Supply, Installation, Testing & Commissioning of Lifts

1. Execution of Work/Workmanship

- The work has to be executed as per the plans approved by the together with all such addition/alterations required to be made subsequently on best workmanship and in accordance with the particular specification and the following standards.
- CPWD specifications for electrical works part III (lift, escalators) 2003 and part I (internal) -1994 revised as on date.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- a. Indian Electricity Act and the Rules issued there under up to date.
- b. Indian Standard Codes 17900 Part 1 & 2 for Safety, Design and Testing
- c. All local Electrical Inspectorate/CEA requirements

2. Standard and Specifications

For all materials and equipment IS-17900 Part 1 & 2 specifications shall be applicable where IS-specifications are not available, British Standard specifications shall become applicable. All specifications, standards, publications specified mean the latest editions of such publication with up-to-date amendments.

3. Electrical Wiring

- All the electrical works of supply and installation of panels for drive motors, switches and controls complete with wiring as per system requirement shall have the safety certificate from the Electrical Inspectorate/CEA.
- All cables and other wirings in connection with lifts installation shall be of copper of suitable grade for the voltage at which these are intended to work and of ISI approved make. The AC Hoist motor and control panel will be connected to the main earthing.
- All metal parts will be earthed by suitable size earth conductor. Suitable caution notice shall be fixed wherever necessary. Circuit, which supply current to the electric motor, shall be separate from trailing cable used for control and safety device. Trailing cable which incorporates from those which incorporate lighting and signalling circuit. Power wiring between controlling and main board and controller to various landings conforming to IS specifications. All cables shall be of suitable size. Where installation of rigid conduit presents difficulties, short length of flexible conduit may be used. The length of the cables shall be such that they are not subjected to strain due to movements of car from end to end.

4. Materials

All the materials to be supplied by the contractor shall be of the best quality complying with the relevant IS 17900 specifications. Materials to be used shall be subjected to the prior approval before its use in the work.

5. Manufacturer's Catalogues & check lists

Two sets of following manuals/catalogues shall be supplied by the tenderer at the time of submission of tender and additional three sets shall be supplied along with the equipment. Manufacturer's catalogue giving detailed Specification of equipment offered, Installation, operation and maintenance manual, wiring diagram, Maintenance check chart etc. shall be supplied along with the equipment.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

6.Approvals of CEA/ Electrical Inspectorate

- Successful tenderer shall submit detailed working drawings showing position of equipment with foundation details and location of suspenders/supports with the details of suspending arrangements.
- Contractor shall obtain the approval of CEA/ Electrical Inspectorate and other local authorities in accordance with the relevant clauses of Indian Electricity Rules/Local rules. Approval of contractor's drawings shall not absolve the contractor of any of his obligations to meet the requirements of specifications under the contract.

7.Testing Of Installation After Completion

On successful completion of the installation, following tests as per IS 4656-1968 shall be carried out to the full satisfaction. The necessary weights and instruments for tests shall be arranged by the contractor during the tests.

8.Dead Load Test

This test shall be carried out by subjecting the equipment to the maximum dead load test for half an hour. Equipment should retain this load for the specific period without sign of permanent distortion.

9.Other Tests

- Earth resistance of the installation shall be tested in accordance with section 8 of IS code practice 732-1963 amended up to date.
- All relays, contacts, indicating lamps, interlocking arrangements, operating mechanism etc. shall be tested for their smooth and efficient operations to the entire satisfaction.
- Noise level at the points of the equipment shall be measured at different loads and at rated speed to ensure that the noise produced is within the limits specified.

10.Painting

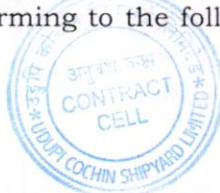
All exposed metal work (except aluminium or aluminium alloy) carried out under these specifications shall be properly painted with three coats of approved paints.

11.Protections Against Fire Accident

Whole of the contained equipment and apparatus in the lift well shall be rendered fire resisting to the greatest possible extend.

12.Equipment Specification

All materials, parts equipment and the lift car to be incorporated in the system shall be of highest standards and the latest practice in design and manufacture. It shall be of robust construction liberally rated and capable of operation, efficiently and economically under the service conditions and conforming to the following relevant IS specifications





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

and associated specifications mentioned their in. IS -17900 - Part 1& 2 Guidelines for design, installation, testing, operation and safety

13.Machines

The machine shall be equipped with and arrangement for manual winding of the machine for testing purposes and for operation when the power supply fails. The equipment installed should be rated as per the system requirement for its efficient and reliable operations.

14.Hoist Motor

The hoist motor for the service lift shall be designed for elevator services. The motor is to be of required H.P and high starting torque and conforming to relevant IS specification amended up to date. The motor shall have class F insulation and minimum of IE3 class.

15.Reverse Phase Relay

A reverse phase relay shall be provided on the individual controller to protect the lift equipment against phase reversal low voltage and phase failure switches. Switches/Relays shall have suitable contact to withstand wearing due to frequent make/break operation of the floor controller and in the contact hoist way.

16.Microprocessor Based Control

- Microprocessor Based Control should be provided with operational card file containing a logic board with a microprocessor chip, random access memory (R.A.M) and Erasable Programmable Read Only Memory (E.P.R.O.M) chips to monitor and take over the commands of the elevator. The system should have the following advantages:
 - i. Flexibility of programme
 - ii. Better levelling
 - iii. Highly efficient handling of passengers
 - iv. Reduced waiting time
 - v. shorter travel time
 - vi. Easier maintenance
 - vii. Communication for remote indication of the position and failure
- Following factors should also be provided in the microprocessor-based controller:
 - i. Auto fan ON -OFF
 - ii. Detection of stuck hall button
- The system should continuously monitor critical aspects of system health. Self-health diagnostic capabilities should be built into the control system to speed up





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

trouble shooting and for monitoring from seven segment displays provided in the logic board. This should facilitate quick identification of fault and restoration to normal operation.

- The control system should have double electrical isolation between high voltage electrical signals and the electronic for maximum circuit protection reliability. The electrical control should give complete protection for the elevator equipment maximum safety for lift users.

17.Counter Weight

The counter weight shall consist of cast iron weight and contained in rigid structural steel frame and shall be equal to the weight of complete elevator car plus approximately 45% of the capacity specified. Specification as given in clause 6 of IS 14665 (Part 4 Sec 3)-2001 should be complied with.

The counter weight shall be of cast iron and consisting of sections and without frame and having not less than two suspension rods extending throughout the counter weight.

18.Counter Weight Guard

The contractor shall provide and install expanded metal, counter weight guard of required length at the bottom of the hoist way.

19.Automatic Terminal Stops

- The elevator shall be equipped with an automatic stopping device arranged to bring the car to a stop at the terminal landings, independent of the regular operating device. Final limit switches shall be so provided in the Hoist way operated by the car and so arranged as to stop the car and prevent its normal operation, should it travel beyond the zone of the normal stopping device.
- A device shall be provided to remove power automatically from the motor and break at the top and bottom terminals independently of the operation of the normal operating device.
- The elevator shall be provided with micro self-levelling features that shall automatically bring the car to the floor landings. This micro self-levelling shall within its zone, be entirely automatic and independent, of the operating devices and will correct for over travel or under travel and scope stretch. Maximum levelling inaccuracies expected shall be indicated in the offer.

20.Alarm Bell for Passenger Lift

Battery operated emergency alarm bell should be solid state siren type operated by and including wiring and an automatic battery charger of suitable capacity shall be provided and connected to a plainly marked push button in the car operating panel.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

21. Car And Car Frame

- The internal dimensions of the lift car shall be of suitable size for the specified load and in accordance with statutory requirements.
- The passenger car shall be provided with vibration isolation pads to prevent vibration, being transmitted from the ropes and guide shoes. Lateral and upward motion of the car shall be restrained by locking blocks but there should not be metal to metal contact between the car and the frame. The top of the car shall be held firmly by rubber braced clamps welded to each side of the car canopy. In Addition, panels shall be coated with a layer of bituminous sound deadening compound.
- The car frame shall be of suitable steel section properly and securely braced and shall be sufficiently rigid to withstand the operation of the safety gear. Passenger lifts shall be of metal construction with SS Hairline lacquer finish inside. The thickness of metal sheet used for construction should be adequate and not less than 2mm.
- The floors of all the lifts cars shall be provided by customer. e. Each lift shall be equipped with the following: -
 - i. **Lighting:**
Adequate LED lighting fixture complete with all accessories. This shall be operative during power failure
 - ii. **Fan:**
Fan shall be provided
 - iii. One specification plate showing rated load, speed and other installation details and ratings.
 - iv. car operating panel with indication
 - v. Lift inspector's inspection certificate duly framed
 - vi. Dos or Don'ts for lift operation duly framed
 - vii. One specification plate showing rated load capacity and other installation detail/rating
 - viii. A key operated switch shall be provided in the car to be operated by an attendant.
 - ix. When the car is on independent service, it should respond to car-buttons only.
 - x. Battery operated alarm bell & emergency light firemen's switch at main lobby for each elevator over load warning indicators in car.

22. Automatic Devices for Cutting Off Power

Efficient automatic devices shall be provided and maintained where by all power shall be cut-off from the motor before the car of balanced weight lands on the buffers.

23. Emergency Safety Devices

Every lift suspended by wire ropes shall be provided with one or more safety devices attached to the lift car frame and placed beneath the car. The safety devices shall be capable of stopping and sustaining the lift at with full rated load in the car at tripping





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

speed. Safety gear shall operate to stop and sustain the lift car in the event of lift exceeding the predetermined maximum speed in the descending direction when a speed governor is fitted. Every safety device shall operate positively and mechanically independent of any spring used in the construction, design will conform to IS-17900 PART 1 & 2. The safety systems should operate independently of man power supply since it must be able to function in circumstances where normal control system is at fault.

- i. Car Entrance, Car doors and landing doors
- ii. Entrance to the lift car shall be on one side in all floors.
- iii. The car landing doors for the lift car shall be powering opened and closed with pushbutton.
- iv. This shall be fitted to the drive and shall automatically cut off the supply if the rope becomes slack. Suitable instantaneous safety switch will be provided for complete safety in the event of rope slack.

24.Controller Unit

- The controller unit shall be of V3F drive system specially designed for lifts. This system should regulate the speed of the motor by altering the voltage and frequency fed to motor. The V3F shall be fully electronic motor controller which should capable of adjusting the rotating speed of the 3-phase RC motor on a continuous basis. The levelling accuracy should be +/- 5mm. The power consumption must be reduced to 50% as compared to conventional drives.
- The controller shall be located and shall be suitable for the control system and facilities required in car and landings. All control wiring shall be suitably secured and conform to standard wiring practice.
- The drive module shall require the speed of the motor. The drive module shall be interfaced with the elevator control computer which issues start stop and operating mode commands. The drive shall absorb only active current so that power factor will be close to unity.
- The interruption of the electric circuit shall stop and/or shall prevent the movement of car.
- The controller unit and operating device shall be provided according to best elevator practice and complying with the applicable Indian Standards as adopted by ISI.
- Inspector's change over switch and a set of test buttons shall be provided at a suitable place. Operation of Inspector's change over switch shall make both the car and landing buttons in operative and permit the lifts to be worked on corresponding test buttons in either direction for purpose of test by pressing.
- All control circuits should be fused with HRC fuses or otherwise protected against faults or overloads independently of the main circuits.
- The voltage of any control circuit shall not exceed the low voltage of 110volts. The control circuit shall be suitably protected independently.





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

25. Control System and Operation

The lift operation shall meet the following requirements: -

- It shall not be possible to start the lift car under normal operations unless all landing door and car doors are in the closed position.
- The landing push buttons shall be inoperative during the whole time an occupied lift car is in use. The landing push buttons shall remain inoperative until the person using the lift, have vacated the lift car and the landing doors again have been closed.

26. Elevator Monitoring System

- The contractor has to include all minor building work, steel scaffolding and other items that is required for successful completion of the lift erection.
- The contractor has to visit the site before quoting and ensure the sizes of the well and include all that is required.

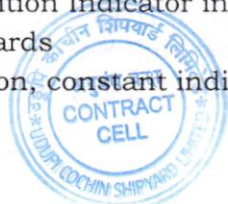
Finishes – Shall be approved by the engineer in charge prior to finalization

- Car design Comply with IS 17900 Part 1 & 2
- Car Panel Finish- Stainless Steel 304 Hairline Finish
- Handrail- Round Bend Handrail Silver brushed stainless steel at Rear Wall
- Ceiling & Lighting- Integrated roof Brushed stainless steel 304 Grade Square Spot Light LED
- Flooring- As provided by the supplier
- Car & Landing Door Finish- Brushed stainless 304 Grade
- Car operating panel- 1 Full Height SS 304 Grade Segmented LCD display square surface mounted Buttons with braille buttons
- Landing Signalization- Silver brushed stainless steel 7 segment display Flush Mounted Square with braille KDS90

Features Required

Standard Features:

- Auto Cut off Fan and Light
- Manual Rescue Operation
- Battery Operated Emergency Alarm Light
- Over speed governor
- Fireman switch
- Pit Ladder
- Load Weighing Device
- Advanced Car Position Indication
- Direction & Position Indicator in Car & Landing
- Car Call backwards
- Overload function, constant indication/Buzzer





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

- Automatic Rescue Device with audio announcer
- Centralized Hoisting for lesser vibration and smooth travel
- Door Close Button
- Door Open Button
- Car Emergency Light
- Emergency opening device
- Advanced Door Opening
- Lift Announcer
- Square Spotlight LED
- 2 Hours Fire rated doors
- Digitally Connected Service for maintenance
- Cat 6 cable to be provided with travelling cable for CCTV inside the CAR
- Telephone inside the CAR with necessary cabling

Approved Makes of Passenger Lift

KONE Elevator India Pvt. Ltd, OTIS Elevator Company India Ltd, Fujitech India Pvt. Ltd, Schindler, Johnson Lifts Pvt. Ltd, Thyssen krup, Mitsubishi Electric India Pvt. Ltd or substantially equivalent makes.

SL. NO.	DESCRIPTION	SPECIFICATION
1	Types of elevators	Passengers Elevator -Electrically operated.
2	Capacity/load	10 Person/ 680 Kgs
3	Drive	Integrated Microprocessor based VVVF Drive
4	Number of landings Entrance/ openings	3 Stops, 3 Openings, Single entrance car
5	Elevator speed	1.0 MPS (Meter Per Second)
6	Machine details	Machine unit with Gearless, 3Phase, machine room Less (MRL) elevator
7	Type or design of the Lift car	Stainless Steel 304 Hairline Finish
8	Car entrance Specification	800MM opening Stainless Steel Hairline Finish with automatic operation, one side opening.
9	Landing entrance Specification	800MM opening Stainless Steel Hairline Finish with automatic operation, one side opening.
10	Car and landing operating panel	Car button and landing operating buttons and safety buttons as necessary.
11	Safety systems	Safety Systems Infra-Red Screen Safety for Car Door, Over Load Device for Car Cabin, Ultimate Final limit Switch, Fireman Switch, Buffer Springs in Pit, Door lock key on Landing





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

		Doors, Automatic Rescue device.
12	Warranty terms	1. Warranty shall be of 24 months from the date of handing over to UCSL. 2. Warranty must cover complete machine components including all the consumable spares and service charges.
13	Miscellaneous terms	1. No statutory permissions/ clearances required.
14	No of Units	1
15	Well dimension	1800mm width X 2250mm depth
16	Travel height	6.45m
17	Pit Height	1850 mm
18	Head Room height	4000 mm
19	Car dimensions	1200 mm wide x 1450 mm deep x 2200 mm high (Suitable for well size)
20	Door dimensions	800 mm wide x 2000 mm internal height (Suitable for car size)
21	Door type Motor	Two-panel Centre opening Plain Panel Efficiency shall be IE 3 or above
22	Floor Designation	G,1,2
23	Control Operation	Collective and Selective System
24	Position of Opening	All Landings will be same side opening
25	Power Requirement	430V; 3phase 50HZ





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

LIST OF APPROVED MAKE

CIVIL ITEMS		
SL.No.	ITEMS	MAKES
1	Anti-termite treatment	PCI / Godrej / Bayer / BASF
2	Cement	ACC / Ultratech / Ramco
3	White Cement	Birla / J K/ ASIAN
4	Chemical Admixtures	BASF / CICO / Fosroc / STP/SIKA/MAPEI
5	PVC Concrete Cover	Lafarge / Prepared at site using M20 concrete
6	Reinforcement steel	SAIL / TISCO / RINL/JINDAL/JSW/ESSAR
7	Structural Steel	SAIL / TISCO / RINL/JINDAL/JSW/SAIL
8	M.S. Pipe, Tubes, Bar, Flats,Angle, Tee Sections	SAIL / TISCO / JINDAL/JSW/APOLLO
9	Stainless Steel	Jindal / SAIL/APOLLO/TATA
10	Anitcorrosive Paint	Asian / Berger
11	Non-shrink Compund	BASF / CICO / Fosroc / STP / Sunanda Chemicals/Sika/Ultratech/Choksi/Asian
12	AAC blocks	Ultratech-Xtralite / Aerocon / Siporex India limited / BILT Industries Pvt. Ltd
13	Exposed Brick	Jaya jalamam
14	Normal Brick	MK / BR / JBC
15	Epoxy	BASF / CICO / Fosroc / STP / Sunanda Chemicals/Sika/Asian
16	Anchor & Dash Fasteners / Bolts / Clamp, Rebar, Chemcial fastner / Coupler	Hilti / Fischer / Halfen
17	Waterproofing-Compunds & chemicals	Pidilite / CICO / Fosroc / SIKA/Sunanda/Asian
18	Water stops	Fosroc / BASF / Hydroswell
19	Insulation by Spray	BASF / Lloydfoam
20	Color Pigmint for Concrete works	JBA Concrete solution / Bomanite India / Lanxess
21	Architctural Exposed Concrete Shuttering	Peri/Doka/Aluform
22	Elevators	Schindler / Thyssen Krup / Otis / Mitsubishi
23	Polyurethane Sealant/ Coat for Exposed brick work & Exposed Concrete (Hydrophobic Silane - Siloxane coating)	DOW CORNING / Guard Hardner /Wacker
24	Silicon Sealant for windows	Alstone / DOW CORNING / WACKER
25	Gypsum Plaster	St. Gobain (gyproc)/ Permaboard / Buildcon
26	Paint/primer/oil bound distemper / Acrylic paint	Asian Paints / Dulux professional / Nerolac / Berger /
27	Fire Retardant paint	Akzonobel / Jotun
28	Anti Corrosive Bitumastic Paint	STP / Berger / Asian
29	Gypsum board false cieling	Armstrong / Gyproc/India Gypsum/Gypcore
30	Polycarbonate panel system	PALRAM / Danpalon
31	Rubber Column guards	YNM Safety
32	Speed breakers	YNM Safety
33	Convex Mirror	YNM Safety
34	Wall Guard	YNM Safety
35	Car Wheel Stoppers	YNM Safety
36	Manhole DI covers	Neco
37	DI Grating for trench	Neco
38	Toughened Glass/ Mirror	MODIGUARD / ASahi INDIA GLASS/ Saint Gobain
39	Concrete Cobble stone - FOR EXTERNAL	Hindustan Tiles / Nimco Prefab. / VYARA / Unistone (weathered Cobble Stone)8.5"x 6"





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

		/6.5"x5"/5"x5")
40	Anti-fungal Vitritified tiles for FLAT INTERNAL 600 X 600	Somany / NITCO / Johnson/ KAJARIA
41	Anti-fungal Cermaic tiles for water tank (Wall & Floor)	Somany / NITCO / Johnson
42	Glazed Ceramic Tiles - Toilet Floor - 300 X 300	Somany- Baston Light / NITCO- RC/ KAJARIA
43	Toilet Wall - 300 X 450	Somany- Trellis Light / NITCOLavanche LT / Johnson / RAK/ KAJARIA
44	Kitchen Wall - 300 X 450	Somany- Trellis Light / NITCOLavanche LT / Johnson / RAK/KAJARIA
45	Rubber Tile Flooring (samples to be approved by Architect/Client) For Gym Flooring	Ebaco Supreme 67
46	Tiles/ Stone Adhesive & Grouts	Pidilite/ MYK- Latricrete / ARDEX
47	Waterproof Ply wood (BWP grade IS: 710)	MerinoPly / Green Ply / Century
48	Veneer	Duro / ARCHIDPLY / Greenlam
49	Pre-laminated waterproofing plywood	ARCHIDPLY / Merino / Greenlam
50	telescopic channels & Hinge & Handles & Magnet	Hettich/ Hafele
51	Kitchen Baskets	Sleek / EBCO-KITCHENS / Everyday/ Hettich
52	Modular wardrobe	Nolte/ Spacewood
53	Modular kitchen	Spacewood/ Veneta Cuchini/ Nolte
54	Wooden Flush Door	Archidply/Merino/Century/ Green Lam/Greenply
55	Accessories for Wooden Door	Geze/Hettich/Dorma
CIVIL ITEMS		
56	Ball Bearing Butt Hinges	BB 4330
57	Lever Handle	Type1/2/th126/pure8100
58	Door closer	TS 68/71,3/4,STD ARM/Dorma/Ozone
59	Floor Stop	Dorma 3108
60	Magic eye	Dorma 1200
61	Turf Flooring (samples to be approved by Architect/Client) For outdoor Sports	Ebaco Durabolt Cushion ITF1/ Rudi Sports Surfaces
62	Coat Hook	Dorma 4014
63	Shower Glass partition Patch fitting	DPF-335, DPF-330
64	Press metal Steel door (Fire & Non Fire)	Navair / Shakti Met
65	Acessories for Metal Door	Geze / Hafele / Dorma
66	Buttt Hinge 90 Deg	BS 3090F
67	Sash Lock with level handle	271a + PURE 8100
68	D type Pull Handle (300mm)	TGDI-D300
69	Dead Lock (Fire-rated)	288a
70	Allen Key	8681
71	Tower Bolt SS - 300mm with dust excluding socket	3101-1 + 3124
72	Tower Bolt SS - 900mm with dust excluding socket	3101-1 + 3124
73	Baby Latch	TDB 300
74	Door Stopper (wall mounted)	4012
75	Robe Hook	3106
76	Panic Bar with External Trim (single & double point)	PHCR1-1200 + PHCRT 2905 + 3005 + RP 8Si - 48"
77	Electromagnetic Hold Open	EM500A + MAW
78	Electromagnetic Lock (with free release)	EM 3000 AH
79	Fire Seal	RP 120- Long Double Doorse
80	Window & Door Aluminium Europrofile	Bhoruka / Indal / Jindal / domal / Alumak



Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

	Sections	India / indo alusys
81	Window & Door Aluminium Sections PVDF	Axonoble / indo alusys / Bhoruka / Indal / Jindal / domal
82	Window & Door Aluminium Hardware	Geze / Hettich / Hafele/ Alu Alpha
83	Mortice Handle	Alu Alpha - 305
84	Multipoint Locking Mortice Lock	CVL- 3I2/35/6L
85	Cylinder	Tesa -50303030N
86	Lock Shield for Cylinder set	Alu Alpha - 33042
87	Locking Point set	Alu Alpha - 18222
88	Locking Strip set	Alu Alpha - Divbarra
89	Butt Hinge	Alu Alpha - CE2F
90	Shoot Bolt	Alu Alpha - 33034
91	Lock Meeting	Alu Alpha - 33023
92	Sliding Handle Key-Lock System	Alu Alpha - 248i
93	Sliding Handle (for mesh if in design)	Alu Alpha - 267i
94	Multipoint Espag	Alu Alpha - MAE10/ Alu Alpha - MAE16
95	Nib	Alu Alpha - GMA
96	Roller	Polismar - 99999.3SF60S/ Polismar - 99999.1SF40S
97	Multipoint Handle With Key	Alu Alpha - 610K
98	Extensor Pin	Alu Alpha - 23mm Extensor Pin
99	Pull in Block	Alu Alpha - 18230
100	Friction Hinge	Securistyle - STORMBS10/ Securistyle - ED8A
101	Alumnium Curtain channel	Hettich/ Hafele
102	Toilet Cubical (HPL)	Greenlam Sturdo / Merino- TITAN SS SERIES
103	Rolling Shutter	Shakti Met/Avians/Maxwell/Gatemaan/Standard
104	STREET FURNITURE	MANIBHADRA/ OTLO
105	Curing Compound	Fosroc/Sika/Mapei
106	Wall Putty	Birla/Asian/J.k/Berger
107	PVC Pipes & Water Tanks	Astral/Finolex/Supreme/Prince
108	Electrodes	Ador/Esab
109	Sanitaryware	Cera/Somany/Hindware/Jaquar



POWER OF ATTORNEY

(On Applicant's letter head)

(Date and Reference)

To
The Assistant General Manager (Contract Cell)
Udupi Cochin Shipyard Limited
Fishing Harbour complex, Malpe,
Udupi-576 108.

Subject: Power of Attorney

Mr. / Mrs. / Ms..... (Name of the
Person(s)), domiciled at
.....
.....(Address), acting as.....
(Designation and name of the company), and whose signature is attested below, is hereby
appointed as the Authorized Representative and authorized on behalf of
.....
(Name of the company) to provide information and respond to enquiries etc. as may be required
by the Employer for the project of
(Project title) and is hereby further authorized to sign and file relevant documents in respect of
the above.

(Attested signature of Mr.)

For.....
(Name & designation)

(Company Seal)





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

TENDER NO: UCSL/CC/SER/T/CIVIL/263/2026 Dt.01.08.2026

**TENDER FOR CONSTRUCTION OF CORPORATE OFFICE BUILDING AT
SANTHEKATTE UDUPI, FOR UCSL.**

PRICE BID

Sl. No.	Description	Amount (Inclusive of GST)
A	Demolition of Existing Building including disposal of debris, obtaining statutory permissions, dismantling utilities, salvage handling, etc.	
B	Construction of New Corporate Office Building (As per BOQ Section I)	
C	Value of Salvage Materials Recoverable (Credit to UCSL)	
D	Total Amount Including GST (A + B - C)	





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

BOQ SECTION I- CONSTRUCTION OF NEW CORPORATE OFFICE BUILDING

SL NO	ITEM CODE	ITEM DESCRIPTION	UNIT	QUANTITY
FOUNDATION/ SUBSTRUCTURE				
		EXCAVATION		
1	040101	Earth work in Excavation upto 1.5m without provision for pumping out water if any including grading, dressing of sides, leveling, ramming of bottom and transportation of surplus earth etc., complete	Cum	706.00
2	040102	Earth work in Excavation upto 1.5m with provision for pumping out water if any including grading, dressing of sides, leveling, ramming of bottom and transportation of surplus earth etc., complete (Unit rate only)	Cum	1.00
3	040201	Earth work in Excavation from 1.5m upto 2.0m without provision for pumping out water if any including grading, dressing of sides, leveling, ramming of bottom and transportation of surplus earth etc., complete	Cum	121.00
4	040202	Earth work in Excavation from 1.5m upto 2.0m with provision for pumping out water if any including grading, dressing of sides, leveling, ramming of bottom and transportation of surplus earth etc., complete (Unit rate only)	Cum	1.00
5	040301	Earth work in Excavation beyond 2.0m depth without provision for pumping out water if any including grading, dressing of sides, leveling, ramming of bottom and transportation of surplus earth, necessary shoring etc., complete (Unit rate only)	Cum	1.00
6	040302	Earth work in Excavation beyond 2.0m depth with provision for pumping out water if any including grading, dressing of sides, leveling, ramming of bottom and transportation of surplus earth, necessary shoring etc., complete (Unit rate only)	Cum	1.00
		DEWATERING		
7	050101	Dewatering in Existing Pit using 2HP pump Excluding cost of power and Fuel (Unit rate only)	Hrs	1.00
8	050102	Dewatering in Existing Pit using 2HP pump including cost of power and fuel (Unit rate only)	Hrs	1.00
		BACK FILLING		
9	060101	Earth work filling to the foundation with available approved earth (free from external materials) including watering and compacting in layers of 300mm thk to achieve 98% of maximum dry density with all lead and lift etc., complete	Cum	521.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

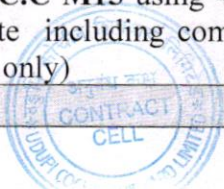
10	060102	Earth work filling in Plinth with available approved earth (free from external materials) including watering and compacting in layers of 300mm thk to achieve 98% of maximum dry density with all lead and lift etc., complete	Cum	84.00
		ANTI-TERMITE WORKS		
11	070100	Providing and injecting Anti-termite treatment for creating a continuous chemical barrier under and around the column pits, wall trenches, junction of wall and floor along the external perimeter of building, expansion joints, over the top surface of consolidated earth including necessary the cost of all materials, labour, chemical, handling, etc., complete	Sq.m	442.00
		SOLING		
12	080100	Providing and laying 150mm thk soling including hand packing filling the interstices with chips, spalls and binding with Sand, watering, compacting by hand ramming using pointed end downwards including necessary the cost of all materials, labour, handling, etc., complete	Cum	63.00
13	080200	Providing and laying 230mm thk soling including hand packing filling the interstices with chips, spalls and binding with Sand, watering, compacting by hand ramming using pointed end downwards including necessary the cost of all materials, labour, handling, etc., complete	Cum	53.00
		P.C.C		
14	090201	Providing and laying P.C.C M10 using 20mm downsize graded crushed aggregate including cost of all materials, labour, machinery, curing etc., complete (Unit rate only)	Cum	1.00
15	090202	Providing and laying P.C.C M10 as leveling course using 40mm downsize graded crushed aggregate including cost of all materials, labour, machinery, curing etc., complete	Cum	81.00
		R.C.C		
16	100304	Providing & Placing M30 grade RCC for Footing works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	113.00
17	100305	Providing & Placing M30 grade RCC for Plinth beam works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	35.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

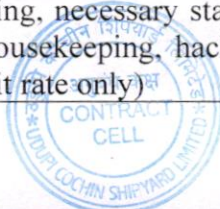
18	100306	Providing & Placing M30 grade RCC for Pedastals, Columns works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	29.00
19	100309	Providing & Placing M30 grade RCC for Grade slab works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	66.00
20	100315	Providing & Placing M30 grade RCC for wall works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	4.00
RANDOM RUBBLE MASONRY WORKS				
21	110102	Providing and construction Random Rubble masonry in CM 1:5 including the cost of materials, labour, handling, dressing, curing etc., complete	Cum	44.00
STEEL REINFORCEMENT				
22	120100	Providing, Fabrication and placing in position HYSD reinforcement bars confirming to IS 1786 latest edition grade Fe 500D or Fe 550D as per detailed reinforcement drawing and specifications including cutting, bending and tying with double 18SWG binding wire complete. The rates shall be applicable for all heights and depths. Payments will be made as per the reinforcement drawing and theoretical weights only including all authorised laps and hooks.	Kg	31459.86
FORMWORK				
23	170101	Providing & making Straight Shuttering using Laminated Plywood including necessary scaffolding, staging, cost of all materials, labour, tools etc., complete	Sq.m	812.00
GROUND FLOOR				
P.C.C				
1	090301	Providing and laying P.C.C M15 using 20mm downsize graded crushed aggregate including compaction, curing etc complete.	Cum	1.00
2	090302	Providing and laying P.C.C M15 using 40mm downsize graded crushed aggregate including compaction, curing etc complete. (Unit rate only)	Cum	1.00
R.C.C				





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

3	100306	Providing & Placing M30 grade RCC for Pedastals, Columns works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	20.00
4	100308	Providing & Placing M30 grade RCC for Beams at lintel level works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	9.00
5	100310	Providing & Placing M30 grade RCC for Staircase works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	10.00
6	100311	Providing & Placing M30 grade RCC for loft slab and chejja works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	6.00
STEEL REINFORCEMENT				
7	120100	Providing, Fabrication and placing in position HYSD reinforcement bars confirming to IS 1786 latest edition grade Fe 500D or Fe 550D as per detailed reinforcement drawing and specifications including cutting, bending and tying with double 18SWG binding wire complete. The rates shall be applicable for all heights and depths. Payments will be made as per the reinforcement drawing and theoretical weights only including all authorised laps and hooks.	Kg	7280.00
MASONRY WORKS				
8	130202	Providing and constructing 230thk Laterite Masonry in CM 1:5 including the cost of materials, labour, handling, dressing, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete	Cum	93.00
9	140201	Providing & Constructing Precast concrete block masonry 230/200thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete (Unit rate only)	Cum	1.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

10	140202	Providing & Constructing Precast concrete block masonry 150 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete	Cum	26.00
11	140203	Providing & Constructing Precast concrete block masonry 100 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete.	Cum	10.00
		DAMP PROOF COURSE		
12	150101	Providing laying DPC of M15 grade concrete with Water proofing compound with 20mm downsize aggregate, machine mixing, compacting, hacking the surface including cost of all materials, labour, machinery, curing etc., complete	Cum	5.00
		PLASTERING WORKS		
13	160101	Providing smooth Internal Plastering 12mm thick for walls in CM 1:4 for walls to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	1023.00
14	160201	Providing smooth External Plastering 12mm & 8mm thick in CM 1:3 in two Layers for walls with WPC to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	467.00
15	160301	Providing smooth Ceiling Plastering minimum 6mm in CM 1:4 to get perfect finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	729.00
16	160401	Providing baby jelly halfround Plastering 25mm thk and 200mm curved width in CM 1:3 with grout finish to get perfect surface finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	59.00
17	160501	Providing Drip mould 4mm thk and 25mm wide at the edges chejja, Slab projections in CM 1:3 including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	RM	34.00
		FORMWORK		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UC SL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

18	170101	Providing & making Straight Shuttering using Laminated Plywood including necessary scaffolding, staging, cost of all materials, labour, tools etc., complete	Sq.m	503.00
		FILLING IN SUNKEN AREA OF FLOOR		
19	180100	Filling in Sunken areas on floor using Cinter or Stone Chips (Unit rate only)	Cum	1.00
		SURFACE FINISH WORKS		
20	200200	Providing and painting one coat of Enamel Paint of approved colour, shade and brand for Metal surface over one coat of primer brushing to give an even shade after cleaning oil, dirt, and other foreign matter including scaffolding, cleaning, including cost of all materials, labour etc., complete with all lead and lift	Sq.m	75.00
21	200301	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal surface over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	1023.00
22	200302	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal ceiling over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	729.00
23	200501	Providing and painting 2 coats of Smooth Weathershield Acrylic emulsion Painting of approved colour and shade and brand for External surface over one coat of Exterior grade primer including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	467.00
		FLOORING		
24	210101	Providing and laying Vetrified tile in flooring of approved shade and free from cracks, warpage, fissures and flakes with straight edges and perfect corner laid at right angle as per design and pattern over a bedding of 30 mm thick 1:5 cement mortar and neat cement slurry, finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour etc., complete.	Sq.m	416.00
25	210102	Providing and Laying wall dadoing of vetrified tiles for toilet walls of 2.1m height set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	Sq.m	241.00
26	210103	Providing and Laying tile skirting of vetrified tiles set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	307.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

27	210201	Providing & Laying Granite Flooring of desired shape on an existing PCC bed, set in CM 1:3 and pointed with white cement 1:3 and curing etc. Complete	Sq.m	49.00
28	210203	Providing & laying Granite skirting of 100mm height set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	47.00
29	210301	Providing and laying matt finish 1 st quality Antiskid ceramic tiles in flooring of approved make and shade and free from cracks, warpage, fissures, and flakes with straight edges and perfect corner laid at right angles as per design and pattern over a bedding of cement mortar of 30mm thk CM 1:5 finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour complete.	Sq.m	31.00
		MS GRILLS		
30	220200	Providing & Fixing MS Grills for window openings with 10mm MS square bars @ 100mm c/c both ways with priming coat with approved steel primer, fixed to openings with all accessories including its fitting charges, necessary scaffolding, the cost of materials, labour, machinery, handling, tools etc., complete as per design	Kg	435.00
		SS RAILING		
31	240101	Providing & Fixing SS Railing of SS-304 Grade With 3horizontal and verical at every 1.5m with all accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	R.M	19.00
32	240200	Providing & Fixing MS Railing With 3horizontal and vertical at every 1.0 Mtr with all accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.(Unit rate only)	Kg	1.00
		DOORS		
33	270801	Providing and fixing Fiber Glass Reinforced plastic (FRP) Door Frames with 30mm door shutter of required colour and approved brand and manufacture including fixing to frames including embedding frame in floor and walls after cutting masonry for hold-fasts for embedding hold fasting including its fitting charges, handling, necessary scaffolding, tools, machinery, cost of materials, labour charges etc., complete.	Sq.m	15.00
34	271400	Providing and fixing 12 mm thick frame less toughened glass door shutter of approved brand and manufacture with all accessories including providing and fixing top & bottom pivot & double acting hydraulic floor spring type fixing arrangement and making necessary holes etc. for fixing required door fittings, all complete	Sq.m	6.00



Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

35	271201	Providing and fixing powder coated Aluminium doors with 6mm plain glass shutters with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	28.00
36	271501	Providing and fixing double action hydraulic Surface mounted/ Over head door closer of approved brand manufacture including its fitting charges, necessary scaffolding, handling, cost of materials, labour, usage charges of machinery etc., complete.	Nos	14.00
		WINDOWS		
37	280101	Providing and fixing Windows with Aluminium powder coated section with 6mm plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	29.00
		VENTILATORS		
38	290101	Providing and fixing powder coated Aluminium louvered Ventilator with frame section, louvers fitted to aluminium sections with 5mm thick plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete	Sq.m	3.00
		PARTITION WALLS		
39	300101	Providing and fixing powder coated Aluminium Partition walls with 6mm thk plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	142.00
40	300102	Providing and fixing powder coated Aluminium Partition walls with 8mm thk plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	35.00
		GLASS WORKS		
41	310100	Providing and fixing Toughened glass of 6mm thickness for structural glazing, curtain wall with all accessories rubber beading or EPDM gasket to framework with necessary steel brackets and screws or anchor bolts, at bottom steel channels using anchor fasteners, filling gaps with non staining weather sealants of approved make, including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete (Unit rate only)	Sq.m	1.00
		ACP CLADDING WORKS		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

42	330500	Providing and fixing of Aluminium composite panel (ACP) of approved make and colour for wall cladding for Brick/Rcc/stone walls & columns/beams with necessary aluminium frame works and all other necessary accessories, sealing of joints and perimeter edges with sealant to prevent water infiltration and maintain air tightness including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete (Unit rate only)	Sq.m	1.00
		WATER PROOFING		
43	390301	Crystalline Water Proofing Using Approved Chemicals as per Manufacturer's Specifications, including preparation of surface, cleaning of surface with wire brush or jet water, removing dust of surface, applying waterproofing chemical with brush, drying the surface including any chipping and cleaning of surface and treating including all preparing, chipping, cleaning of surface, cost of all materials, labour, machinery, tools etc., complete.	Sq.m	71.00
		CONSTRUCTION CHEMICAL WORK		
44	400100	Bonding chemical works Using approved specialized bonding agent used for bonding fresh concrete to existing concrete or other cementitious surfaces including cleaning of old concrete surface with wire brush or jet water, removing dust of surface, applying bonding chemical with brush, drying the surface including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Sq.m	1.00
45	400800	Core filling works to seal core-drilled holes in concrete structures, often after plumbing pipes have been installed, Using approved chemical grout, including cleaning, filling grout, provision of temporary support, pouring, compaction, finishing of filled area to match with surrounding concrete, curing including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Nos	1.00
		GROUND LEVEL CHAMBERS		
46	510301	Construction of chambers at ground level 600X600X750mm deep, using good quality 200mm thk Solid block in CM 1:4 plastered on both inner and outer side including excavation, PCC (M10) 100thk bottom, filling back, welding angles and Placing MS Chamber cover including raking out joints, pointing to the exposed surface, watering, curing, cleaning including cost of all materials, labour, machinery, tools etc., complete.	Nos	10.00
		FALSE CEILING		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

47	570200	Providing and fixing tiled false ceiling of specified materials of size 595x595mm in true horizontal level suspended on inter locking metal grid of hot dipped galvanized steel sections grids of 600x600 mm and laying false ceiling tiles of approved texture in the grid including required cutting/making, opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc., with all other accessories complete.	Sq.m	383.00
		ROLLING SHUTTER		
48	780201	Providing & Fixing Manual operated PPGI Rolling shutter with all accessories including cost of providing and fixing necessary fittings, machinery, tools, labour, handling, etc., complete.	Sq.m	6.00
49	780202	Providing & Fixing Motor operated PPGI Rolling shutter with all accessories including cost of providing and fixing necessary fittings, machinery, tools, labour, handling, etc., complete. (Unit rate only)	Sq.m	1.00
FIRST FLOOR				
		P.C.C		
1	090301	Providing and laying P.C.C M15 using 20mm downsize graded crushed aggregate including compaction, curing etc complete.	Cum	1.00
2	090302	Providing and laying P.C.C M15 using 40mm downsize graded crushed aggregate including compaction, curing etc complete. (Unit rate only)	Cum	1.00
		R.C.C		
3	100306	Providing & Placing M30 grade RCC for Pedastals, Columns works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	16.00
4	100307	Providing & Placing M30 grade RCC for Floor Beams works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	37.00
5	100308	Providing & Placing M30 grade RCC for Beams at lintel level works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	1.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

6	100309	Providing & Placing M30 grade RCC for slab works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	65.00
7	100310	Providing & Placing M30 grade RCC for Staircase works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	10.00
8	100311	Providing & Placing M30 grade RCC for loft slab and chejja works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works. (Unit rate only)	Cum	1.00
STEEL REINFORCEMENT				
9	120100	Providing, Fabrication and placing in position HYSD reinforcement bars confirming to IS 1786 latest edition grade Fe 500D or Fe 550D as per detailed reinforcement drawing and specifications including cutting, bending and tying with double 18SWG binding wire complete. The rates shall be applicable for all heights and depths. Payments will be made as per the reinforcement drawing and theoretical weights only including all authorised laps and hooks.	Kg	15994.06
MASONRY WORKS				
10	130202	Providing and constructing 230thk Laterite Masonry in CM 1:5 including the cost of materials, labour, handling, dressing, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete	Cum	22.00
11	140201	Providing & Constructing Precast concrete block masonry 230/200thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete (Unit rate only)	Cum	1.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

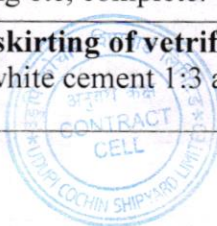
12	140202	Providing & Constructing Precast concrete block masonry 150 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete	Cum	49.00
13	140203	Providing & Constructing Precast concrete block masonry 100 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete.	Cum	8.00
		DAMP PROOF COURSE		
14	150101	Providing laying DPC of M15 grade concrete with Water proofing compound with 20mm downsize aggregate, machine mixing, compacting, hacking the surface including cost of all materials, labour, machinery, curing etc., complete	Cum	4.00
		PLASTERING WORKS		
15	160101	Providing smooth Internal Plastering 12mm thick for walls in CM 1:4 for walls to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	882.00
16	160201	Providing smooth External Plastering 12mm & 8mm thick in CM 1:3 in two Layers for walls with WPC to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	216.00
17	160301	Providing smooth Ceiling Plastering minimum 6mm in CM 1:4 to get perfect finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	631.00
18	160401	Providing baby jelly halfround Plastering 25mm thk and 200mm curved width in CM 1:3 with grout finish to get perfect surface finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	1.00
19	160501	Providing Drip mould 4mm thk and 25mm wide at the edges chejja, Slab projections in CM 1:3 including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	1.00
		FORMWORK		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

20	170101	Providing & making Straight Shuttering using Laminated Plywood including necessary scaffolding, staging, cost of all materials, labour, tools etc., complete	Sq.m	1031.00
		FILLING IN SUNKEN AREA OF FLOOR		
21	180100	Filling in Sunken areas on floor using Cinter or Stone Chips	Cum	5.00
		SURFACE FINISH WORKS		
22	200200	Providing and painting one coat of Enamel Paint of approved colour, shade and brand for Metal surface over one coat of primer brushing to give an even shade after cleaning oil, dirt, and other foreign matter including scaffolding, cleaning, including cost of all materials, labour etc., complete with all lead and lift (Unit rate only)	Sq.m	1.00
23	200301	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal surface over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	882.00
24	200302	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal ceiling over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	631.00
25	200501	Providing and painting 2 coats of Smooth Weathershield Acrylic emulsion Painting of approved colour and shade and brand for External surface over one coat of Exterior grade primer including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	216.00
		FLOORING		
26	210101	Providing and laying Vetrified tile in flooring of approved shade and free from cracks, warpage, fissures and flakes with straight edges and perfect corner laid at right angle as per design and pattern over a bedding of 30 mm thick 1:5 cement mortar and neat cement slurry, finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour etc., complete.	Sq.m	382.00
27	210102	Providing and Laying wall dadoing of vetrified tiles for toilet walls of 2.1m height set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	Sq.m	235.00
28	210103	Providing and Laying tile skirting of vetrified tiles set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	292.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

29	210201	Providing & Laying Granite Flooring of desired shape on an existing PCC bed, set in CM 1:3 and pointed with white cement 1:3 and curing etc. Complete	Sq.m	49.00
30	210203	Providing & laying Granite skirting of 100mm height set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	47.00
31	210301	Providing and laying matt finish 1 st quality Antiskid ceramic tiles in flooring of approved make and shade and free from cracks, warpage, fissures, and flakes with straight edges and perfect corner laid at right angles as per design and pattern over a bedding of cement mortar of 30mm thk CM 1:5 finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour complete.	Sq.m	31.00
		MS GRILLS		
32	220200	Providing & Fixing MS Grills for window openings with 10mm MS square bars @ 100mm c/c both ways with priming coat with approved steel primer, fixed to openings with all accessories including its fitting charges, necessary scaffolding, the cost of materials, labour, machinery, handling, tools etc., complete as per design (Unit rate only)	Kg	1.00
		SS RAILING		
33	240101	Providing & Fixing SS Railing of SS-304 Grade With 3horizontal and verical at every 1.5m with all accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	R.M	19.00
34	240200	Providing & Fixing MS Railing With 3horizontal and vertical at every 1.0 Mtr with all accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.(Unit rate only)	Kg	1.00
		DOORS		
35	270801	Providing and fixing Fiber Glass Reinforced plastic (FRP) Door Frames with 30mm door shutter of required colour and approved brand and manufacture including fixing to frames including embedding frame in floor and walls after cutting masonry for hold-fasts for embedding hold fasting including its fitting charges, handling, necessary scaffolding, tools, machinery, cost of materials, labour charges etc., complete.	Sq.m	18.00
36	271201	Providing and fixing powder coated Aluminium doors with 6mm plain glass shutters with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	25.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

37	271501	Providing and fixing double action hydraulic Surface mounted/ Over head door closer of approved brand manufacture including its fitting charges, necessary scaffolding, handling, cost of materials, labour, usage charges of machinery etc., complete.	Nos	15.00
		WINDOWS		
38	280101	Providing and fixing Windows with Aluminium powder coated section with 6mm plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete. (Unit rate only)	Sq.m	1.00
		VENTILATORS		
39	290101	Providing and fixing powder coated Aluminium louvered Ventilator with frame section, louvers fitted to aluminium sections with 5mm thick plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete	Sq.m	3.00
		PARTITION WALLS		
40	300101	Providing and fixing powder coated Aluminium Partition walls with 6mm thk plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	54.00
41	300102	Providing and fixing powder coated Aluminium Partition walls with 8mm thk plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	13.00
		GLASS WORKS		
42	310100	Providing and fixing Toughened glass of 6mm thickness for structural glazing, curtain wall with all accessories rubber beading or EPDM gasket to framework with necessary steel brackets and screws or anchor bolts, at bottom steel channels using anchor fasteners, filling gaps with non staining weather sealants of approved make, including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete	Sq.m	247.00
		ACP CLADDING WORKS		
43	330500	Providing and fixing of Aluminium composite panel (ACP) of approved make and colour for wall cladding for Brick/Rcc/stone walls & columns/beams with necessary aluminium frame works and all other necessary accessories, sealing of joints and perimeter edges with sealant to prevent water infiltration and maintain air tightness including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete	Sq.m	24.00



Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UC SL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

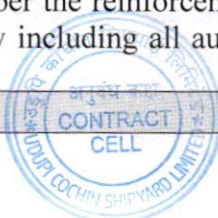
		WATER PROOFING		
44	390301	Crystalline Water Proofing Using Approved Chemicals as per Manufacturer's Specifications, including preparation of surface, cleaning of surface with wire brush or jet water, removing dust of surface, applying waterproofing chemical with brush, drying the surface including any chipping and cleaning of surface and treating including all preparing, chipping, cleaning of surface, cost of all materials, labour, machinery, tools etc., complete.	Sq.m	87.00
		CONSTRUCTION CHEMICAL WORK		
45	400100	Bonding chemical works Using approved specialized bonding agent used for bonding fresh concrete to existing concrete or other cementitious surfaces including cleaning of old concrete surface with wire brush or jet water, removing dust of surface, applying bonding chemical with brush, drying the surface including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Sq.m	1.00
46	400800	Core filling works to seal core-drilled holes in concrete structures, often after plumbing pipes have been installed, Using approved chemical grout, including cleaning, filling grout, provision of temporary support, pouring, compaction, finishing of filled area to match with surrounding concrete, curing including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Nos	1.00
		FALSE CEILING		
47	570200	Providing and fixing tiled false ceiling of specified materials of size 595x595mm in true horizontal level suspended on inter locking metal grid of hot dipped galvanized steel sections grids of 600x600 mm and laying false ceiling tiles of approved texture in the grid including required cutting/making, opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc., with all other accessories complete.	Sq.m	383.00
SECOND FLOOR				
		P.C.C		
1	090301	Providing and laying P.C.C M15 using 20mm downsize graded crushed aggregate including compaction, curing etc complete.	Cum	1.00
2	090302	Providing and laying P.C.C M15 using 40mm downsize graded crushed aggregate including compaction, curing etc complete. (Unit rate only)	Cum	1.00
		R.C.C		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

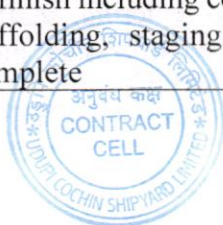
3	100306	Providing & Placing M30 grade RCC for Pedastals, Columns works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	14.00
4	100307	Providing & Placing M30 grade RCC for Floor Beams works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	34.00
5	100308	Providing & Placing M30 grade RCC for Beams at lintel level works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	1.00
6	100309	Providing & Placing M30 grade RCC for slab works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	65.00
7	100310	Providing & Placing M30 grade RCC for Staircase works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	10.00
8	100311	Providing & Placing M30 grade RCC for loft slab and chejja works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works. (Unit rate only)	Cum	1.00
STEEL REINFORCEMENT				
9	120100	Providing, Fabrication and placing in position HYSD reinforcement bars confirming to IS 1786 latest edition grade Fe 500D or Fe 550D as per detailed reinforcement drawing and specifications including cutting, bending and tying with double 18SWG binding wire complete. The rates shall be applicable for all heights and depths. Payments will be made as per the reinforcement drawing and theoretical weights only including all authorised laps and hooks.	Kg	15046.67
MASONRY WORKS				





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

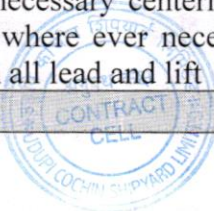
10	130202	Providing and constructing 230thk Laterite Masonry in CM 1:5 including the cost of materials, labour, handling, dressing,necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete	Cum	20.00
11	140201	Providing & Constructing Precast concrete block masonry 230/200thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete (Unit rate only)	Cum	1.00
12	140202	Providing & Constructing Precast concrete block masonry 150 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete	Cum	41.00
13	140203	Providing & Constructing Precast concrete block masonry 100 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete.	Cum	7.00
		DAMP PROOF COURSE		
14	150101	Providing laying DPC of M15 grade concrete with Water proofing compound with 20mm downsize aggregate, machine mixing, compacting, hacking the surface including cost of all materials, labour, machinery, curing etc., complete	Cum	4.00
		PLASTERING WORKS		
15	160101	Providing smooth Internal Plastering 12mm thick for walls in CM 1:4 for walls to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	667.00
16	160201	Providing smooth External Plastering 12mm & 8mm thick in CM 1:3 in two Layers for walls with WPC to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	204.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

17	160301	Providing smooth Ceiling Plastering minimum 6mm in CM 1:4 to get perfect finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	649.00
18	160401	Providing baby jelly halfround Plastering 25mm thk and 200mm curved width in CM 1:3 with grout finish to get perfect surface finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	1.00
19	160501	Providing Drip mould 4mm thk and 25mm wide at the edges chejja, Slab projections in CM 1:3 including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	1.00
FORMWORK				
20	170101	Providing & making Straight Shuttering using Laminated Plywood including necessary scaffolding, staging, cost of all materials, labour, tools etc., complete	Sq.m	921.00
FILLING IN SUNKEN AREA OF FLOOR				
21	180100	Filling in Sunken areas on floor using Cinter or Stone Chips	Cum	5.00
SURFACE FINISH WORKS				
22	200200	Providing and painting one coat of Enamel Paint of approved colour, shade and brand for Metal surface over one coat of primer brushing to give an even shade after cleaning oil, dirt, and other foreign matter including scaffolding, cleaning, including cost of all materials, labour etc., complete with all lead and lift (Unit rate only)	Sq.m	1.00
23	200301	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal surface over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	667.00
24	200302	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal ceiling over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	649.00
25	200501	Providing and painting 2 coats of Smooth Weathershield Acrylic emulsion Painting of approved colour and shade and brand for External surface over one coat of Exterior grade primer including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	204.00
FLOORING				





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

26	210101	Providing and laying Vetrified tile in flooring of approved shade and free from cracks, warpage, fissures and flakes with straight edges and perfect corner laid at right angle as per design and pattern over a bedding of 30 mm thick 1:5 cement mortar and neat cement slurry, finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour etc., complete.	Sq.m	382.00
27	210102	Providing and Laying wall dadoing of vetrified tiles for toilet walls of 2.1m height set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	Sq.m	218.00
28	210103	Providing and Laying tile skirting of vetrified tiles set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	202.00
29	210201	Providing & Laying Granite Flooring of desired shape on an existing PCC bed, set in CM 1:3 and pointed with white cement 1:3 and curing etc. Complete	Sq.m	49.00
30	210203	Providing & laying Granite skirting of 100mm height set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	47.00
31	210301	Providing and laying matt finish 1 st quality Antiskid ceramic tiles in flooring of approved make and shade and free from cracks, warpage, fissures, and flakes with straight edges and perfect corner laid at right angles as per design and pattern over a bedding of cement mortar of 30mm thk CM 1:5 finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour complete.	Sq.m	27.00
		MS GRILLS		
32	220200	Providing & Fixing MS Grills for window openings with 10mm MS square bars @ 100mm c/c both ways with priming coat with approved steel primer, fixed to openings with all accessories including its fitting charges, necessary scaffolding, the cost of materials, labour, machinery, handling, tools etc., complete as per design (Unit rate only)	Kg	1.00
		SS RAILING		
33	240101	Providing & Fixing SS Railing of SS-304 Grade With 3horizontal and verical at every 1.5m with all accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	R.M	19.00
34	240200	Providing & Fixing MS Railing With 3horizontal and vertical at every 1.0 Mtr with all accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.(Unit rate only)	Kg	1.00
		DOORS		



Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

35	270801	Providing and fixing Fiber Glass Reinforced plastic (FRP) Door Frames with 30mm door shutter of required colour and approved brand and manufacture with all accessories including fixing to frames including embedding frame in floor and walls after cutting masonry for hold-fasts for embedding hold fasting including its fitting charges, handling, necessary scaffolding, tools, machinery, cost of materials, labour charges etc., complete.	Sq.m	15.00
36	271201	Providing and fixing powder coated Aluminium doors with 6mm plain glass shutters with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	19.00
37	271501	Providing and fixing double action hydraulic Surface mounted/ Over head door closer of approved brand manufacture including its fitting charges, necessary scaffolding, handling, cost of materials, labour, usage charges of machinery etc., complete.	Nos	15.00
		WINDOWS		
38	280101	Providing and fixing Windows with Aluminium powder coated section with 6mm plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete. (Unit rate only)	Sq.m	1.00
		VENTILATORS		
39	290101	Providing and fixing powder coated Aluminium louvered Ventilator with frame section, louvers fitted to aluminium sections with 5mm thick plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete	Sq.m	2.00
		PARTITION WALLS		
40	300101	Providing and fixing powder coated Aluminium Partition walls with 6mm thk plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	82.00
41	300102	Providing and fixing powder coated Aluminium Partition walls with 8mm thk plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete.	Sq.m	20.00
		GLASS WORKS		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

42	310100	Providing and fixing Toughened glass of 6mm thickness for structural glazing, curtain wall with all accessories rubber beading or EPDM gasket to framework with necessary steel brackets and screws or anchor bolts, at bottom steel channels using anchor fasteners, filling gaps with non staining weather sealants of approved make, including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete	Sq.m	247.00
		ACP CLADDING WORKS		
43	330500	Providing and fixing of Aluminium composite panel (ACP) of approved make and colour for wall cladding for Brick/Rcc/stone walls & columns/beams with necessary aluminium frame works and all other necessary accessories, sealing of joints and perimeter edges with sealant to prevent water infiltration and maintain air tightness including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete	Sq.m	24.00
		WATER PROOFING		
44	390301	Crystalline Water Proofing Using Approved Chemicals as per Manufacturer's Specifications, including preparation of surface, cleaning of surface with wire brush or jet water, removing dust of surface, applying waterproofing chemical with brush, drying the surface including any chipping and cleaning of surface and treating including all preparing, chipping, cleaning of surface, cost of all materials, labour, machinery, tools etc., complete.	Sq.m	79.00
		CONSTRUCTION CHEMICAL WORK		
45	400100	Bonding chemical works Using approved specialized bonding agent used for bonding fresh concrete to existing concrete or other cementitious surfaces including cleaning of old concrete surface with wire brush or jet water, removing dust of surface, applying bonding chemical with brush, drying the surface including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Sq.m	1.00
46	400800	Core filling works to seal core-drilled holes in concrete structures, often after plumbing pipes have been installed, Using approved chemical grout, including cleaning, filling grout, provision of temporary support, pouring, compaction, finishing of filled area to match with surrounding concrete, curing including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Nos	1.00
		FALSE CEILING		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

47	570200	Providing and fixing tiled false ceiling of specified materials of size 595x595mm in true horizontal level suspended on inter locking metal grid of hot dipped galvanized steel sections grids of 600x600 mm and laying false ceiling tiles of approved texture in the grid including required cutting/making, opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc., with all other accessories complete.	Sq.m	383.00
TERRACE FLOOR				
		R.C.C		
1	100306	Providing & Placing M30 grade RCC for Pedastals, Columns works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	9.00
2	100307	Providing & Placing M30 grade RCC for Floor Beams works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	33.00
3	100308	Providing & Placing M30 grade RCC for Beams at lintel level works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works. (Unit rate only)	Cum	1.00
4	100309	Providing & Placing M30 grade RCC for slab works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	69.00
5	100311	Providing & Placing M30 grade RCC for loft slab and chejja works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works. (Unit rate only)	Cum	1.00
6	100315	Providing & Placing M30 grade RCC for wall works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works. (Unit rate only)	Cum	1.00
		STEEL REINFORCEMENT		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

7	120100	Providing, Fabrication and placing in position HYSD reinforcement bars confirming to IS 1786 latest edition grade Fe 500D or Fe 550D as per detailed reinforcement drawing and specifications including cutting, bending and tying with double 18SWG binding wire complete. The rates shall be applicable for all heights and depths. Payments will be made as per the reinforcement drawing and theoretical weights only including all authorised laps and hooks.	Kg	12965.00
		MASONRY WORKS		
8	130202	Providing and constructing 230thk Laterite Masonry in CM 1:5 including the cost of materials, labour, handling, dressing, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete	Cum	30.00
9	140201	Providing & Constructing Precast concrete block masonry 230/200thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete (Unit rate only)	Cum	1.00
10	140202	Providing & Constructing Precast concrete block masonry 150 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete	Cum	9.00
11	140203	Providing & Constructing Precast concrete block masonry 100 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete. (Unit rate only)	Cum	1.00
		DAMP PROOF COURSE		
12	150101	Providing laying DPC of M15 grade concrete with Water proofing compound with 20mm downsize aggregate, machine mixing, compacting, hacking the surface including cost of all materials, labour, machinery, curing etc., complete	Cum	1.00
		PLASTERING WORKS		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

13	160101	Providing smooth Internal Plastering 12mm thick for walls in CM 1:4 for walls to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	152.00
14	160201	Providing smooth External Plastering 12mm & 8mm thick in CM 1:3 in two Layers for walls with WPC to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	316.00
15	160301	Providing smooth Ceiling Plastering minimum 6mm in CM 1:4 to get perfect finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	117.00
16	160401	Providing baby jelly halfround Plastering 25mm thk and 200mm curved width in CM 1:3 with grout finish to get perfect surface finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	RM	62.00
17	160501	Providing Drip mould 4mm thk and 25mm wide at the edges chejja, Slab projections in CM 1:3 including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	RM	90.00
		FORMWORK		
18	170101	Straight Shuttering using Laminated Plywood necessary scaffolding, staging, cost of all materials, labour, tools etc., complete	Sq.m	774.00
		SURFACE FINISH WORKS		
19	200200	Providing and painting one coat of Enamel Paint of approved colour, shade and brand for Metal surface over one coat of primer brushing to give an even shade after cleaning oil, dirt, and other foreign matter including scaffolding, cleaning, including cost of all materials, labour etc., complete with all lead and lift (Unit rate only)	Sq.m	1.00
20	200301	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal surface over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	152.00
21	200302	Providing and painting 2 coats of Acrylic emulsion paint of approved colour and shade for Internal ceiling over one coat of primer, two coats of white cement based putty finish including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	117.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

22	200501	Providing and painting 2 coats of Smooth Weathershield Acrylic emulsion Painting of approved colour and shade and brand for External surface over one coat of Exterior grade primer including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	316.00
		FLOORING		
23	210101	Providing and laying Vetrified tile in flooring of approved shade and free from cracks, warpage, fissures and flakes with straight edges and perfect corner laid at right angle as per design and pattern over a bedding of 30 mm thick 1:5 cement mortar and neat cement slurry, finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour etc., complete.	Sq.m	33.00
24	210103	Providing and Laying tile skirting of vetrified tiles set in CM 1:3 and pointed with white cement 1:3 and curing etc, complete.	R.M	56.00
25	210301	Providing and laying matt finish 1 st quality Antiskid ceramic tiles in flooring of approved make and shade and free from cracks, warpage, fissures, and flakes with straight edges and perfect corner laid at right angles as per design and pattern over a bedding of cement mortar of 30mm thk CM 1:5 finishing the joints neatly with white cement mixed with matching colour pigment and finish in all respect and all material and labour complete.	Sq.m	1.00
		MS GRILLS		
26	220200	Providing & Fixing MS Grills for window openings with 10mm MS square bars @ 100mm c/c both ways with priming coat with approved steel primer, fixed to openings with all accessories including its fitting charges, necessary scaffolding, the cost of materials, labour, machinery, handling, tools etc., complete as per design (Unit rate only)	Kg	1.00
		DOORS		
27	270801	Providing and fixing Fiber Glass Reinforced plastic (FRP) Door Frames with 30mm door shutter of required colour and approved brand and manufacture including fixing to frames including embedding frame in floor and walls after cutting masonry for hold-fasts for embedding hold fasting including its fitting charges, handling, necessary scaffolding, tools, machinery, cost of materials, labour charges etc., complete.	Sq.m	4.00
28	271201	Providing and fixing powder coated Aluminium doors with 6mm plain glass shutters with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete. (Unit rate only)	Sq.m	1.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

29	271501	Providing and fixing double action hydraulic Surface mounted/ Over head door closer of approved brand manufacture including its fitting charges, necessary scaffolding, handling, cost of materials, labour, usage charges of machinery etc., complete.	Nos	2.00
		WINDOWS		
30	280101	Providing and fixing Windows with Aluminium powder coated section with 6mm plain glass with all necessary accessories including its fitting charges, necessary scaffolding, the cost of all materials, labour, handling, etc., complete. (Unit rate only)	Sq.m	1.00
		ACP CLADDING WORKS		
31	330500	Providing and fixing of Aluminium composite panel (ACP) of approved make and colour for wall cladding for Brick/Rcc/stone walls & columns/beams with necessary aluminium frame works and all other necessary accessories, sealing of joints and perimeter edges with sealant to prevent water infiltration and maintain air tightness including its fitting charges, necessary scaffolding, the cost of all materials, tools, labour, handling, etc., complete	Sq.m	96.00
		WATER PROOFING		
32	390301	Crystalline Water Proofing Using Approved Chemicals as per Manufacturer's Specifications, including preparation of surface, cleaning of surface with wire brush or jet water, removing dust of surface, applying waterproofing chemical with brush, drying the surface including any chipping and cleaning of surface and treating including all preparing, chipping, cleaning of surface, cost of all materials, labour, machinery, tools etc., complete.	Sq.m	393.00
		CONSTRUCTION CHEMICAL WORK		
33	400100	Bonding chemical works Using approved specialized bonding agent used for bonding fresh concrete to existing concrete or other cementitious surfaces including cleaning of old concrete surface with wire brush or jet water, removing dust of surface, applying bonding chemical with brush, drying the surface including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Sq.m	1.00
34	400800	Core filling works to seal core-drilled holes in concrete structures, often after plumbing pipes have been installed, Using approved chemical grout, including cleaning, filling grout, provision of temporary support, pouring, compaction, finishing of filled area to match with surrounding concrete, curing including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Nos	1.00



Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

		SCREEDING		
35	650101	Providing and laying M15 grade screed concreting for open terrace area using baby jelly (6mm) with waterproofing compound, including cleaning of surface, laying baby jelly cement concrete, compacting and finishing surface including the cost of all materials, pouring, leveling, finishing, labour charge, curing etc., complete.	Sq.m	393.00
ABOVE TERRACE FLOOR				
CIVIL & STRUCTURAL WORKS				
		R.C.C		
1	100307	Providing & Placing M30 grade RCC for Floor Beams works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	20.00
2	100309	Providing & Placing M30 grade RCC for slab works using 20mm downsize aggregate including providing and fixing necessary scaffolding, machine mixing, compacting and curing, hacking the surface etc complete. Rate shall be exclusive of the cost of steel reinforcement and shuttering works.	Cum	35.00
		STEEL REINFORCEMENT		
3	120100	Providing, Fabrication and placing in position HYSD reinforcement bars confirming to IS 1786 latest edition grade Fe 500D or Fe 550D as per detailed reinforcement drawing and specifications including cutting, bending and tying with double 18SWG binding wire complete. The rates shall be applicable for all heights and depths. Payments will be made as per the reinforcement drawing and theoretical weights only including all authorised laps and hooks.	Kg	11906.67
		MASONRY WORKS		
4	140201	Providing & Constructing Precast concrete block masonry 230/200thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints, watering, necessary staging, scaffolding and curing, cleaning, housekeeping, hacking all lead and lifts etc., complete (Unit rate only)	Cum	1.00





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

5	140202	Providing & Constructing Precast concrete block masonry 150 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete	Cum	9.00
6	140203	Providing & Constructing Precast concrete block masonry 100 thk in CM 1:5 (including quoin blocks, jamb blocks, closer etc.) with good quality solid concrete block of approved size for masonry work with precast concrete block laid to any shape and thickness including raking out joints,watering, necessary staging, scaffolding and curing, cleaning,housekeeping, hacking all lead and lifts etc., complete. (Unit rate only)	Cum	1.00
PLASTERING WORKS				
7	160201	Providing smooth External Plastering 12mm & 8mm thick in CM 1:3 in two Layers for walls with WPC to get perfect plumb finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete	Sq.m	267.00
8	160401	Providing baby jelly halfround Plastering 25mm thk and 200mm curved width in CM 1:3 with grout finish to get perfect surface finish including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	97.00
9	160501	Providing Drip mould 4mm thk and 25mm wide at the edges chejja, Slab projections in CM 1:3 including cost of all materials, labour, necessary scaffolding, staging, curing to the required period etc., complete (Unit rate only)	RM	1.00
FORMWORK				
10	170101	Straight Shuttering using Laminated Plywood necessary scaffolding, staging, cost of all materials, labour, tools etc., complete	Sq.m	539.00
SURFACE FINISH WORKS				
11	200501	Providing and painting 2 coats of Smooth Weathershield Acrylic emulsion Painting of approved colour and shade and brand for External surface over one coat of Exterior grade primer including necessary centering, scaffolding, cleaning of paint stains where ever necessary including curing etc, complete with all lead and lift	Sq.m	267.00
WATER PROOFING				





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UC SL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

12	390301	Crystalline Water Proofing Using Approved Chemicals as per Manufacturer's Specifications, including preparation of surface, cleaning of surface with wire brush or jet water, removing dust of surface, applying waterproofing chemical with brush, drying the surface including any chipping and cleaning of surface and treating including all preparing, chipping, cleaning of surface, cost of all materials, labour, machinery, tools etc., complete.	Sq.m	283.00
		CONSTRUCTION CHEMICAL WORK		
13	400100	Bonding chemical works Using approved specialized bonding agent used for bonding fresh concrete to existing concrete or other cementitious surfaces including cleaning of old concrete surface with wire brush or jet water, removing dust of surface, applying bonding chemical with brush, drying the surface including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Sq.m	1.00
14	400800	Core filling works to seal core-drilled holes in concrete structures, often after plumbing pipes have been installed, Using approved chemical grout, including cleaning, filling grout, provision of temporary support, pouring, compaction, finishing of filled area to match with surrounding concrete, curing including any chipping and cleaning of surface and treating, cost of all materials, labour, machinery, tools etc., complete. (Unit rate only)	Nos	1.00
		SCREEDING		
15	650101	Providing and laying M15 grade screed concreting for open terrace area using baby jelly (6mm) with waterproofing compound, including cleaning of surface, laying baby jelly cement concrete, compacting and finishing surface including the cost of all materials, pouring, leveling, finishing, labour charge, curing etc., complete.	Sq.m	161.00
		LIFT		





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

16	Supply, installation, testing and commissioning (SITC) of one (1) No. Machine Room Less (MRL) electrically operated passenger elevator of 10 Passenger (680 kg approx.) capacity, Gearless Permanent Magnet Synchronous Machine, VVVF microprocessor-based control, 1.0 m/s speed, 3 stops (G, 1 & 2), 3 openings, 6.45 m travel height (approx.), stainless steel (SS 304 hairline finish) car, automatic two-panel centre-opening SS doors, collective selective control, infrared door safety, overload device, Automatic Rescue Device (ARD), fireman's switch, emergency alarm, intercom, LED lighting, ventilation fan, all landing and car operating panels, guide rails, controller, machine, wiring, travelling cable, pit equipment, buffers, necessary accessories, testing, commissioning, and handing over complete in all respects, including warranty for 24 months, conforming to IS 14665, NBC, applicable BIS standards and all other statutory requirements.	Set	1.00
17	External works	LS	1.00
18	Supply, installation, testing and commissioning (SITC) of MEP services including electrical, plumbing, fire-fighting, HVAC, ELV, and associated utilities.	LS	1.00

- L1 will be determined based on the Total amount.

Signature:

Address of the contractor:

Seal:





Udupi Cochin Shipyard Limited
Tender for Construction of Corporate Office Building at UCSL.
UCSL/CC/SER/T/CIVIL/263/2026 DT:01.08.2026

ANNEXURE-V

TECHNO COMMERCIAL CHECK LIST (To be submitted by the bidder)

(Bidders may confirm acceptance of the Tender Conditions/deviations if any to be specified)

SL No.	Tender Enquiry Requirements	Confirmation from bidder (Strike off whichever is not applicable)	Specific comments /Remarks
1	Terms & Condition, Scope of work & Technical Specification and list of approved Make. (Annexure-I, II, III)	Agreed as per tender /Do not agree	
2	Schedule	Agreed as per tender/Do not agree	
3	Unconditional Acceptance	Agreed as per tender/Do not agree	
4	Offer Validity	6 Months - Agreed as per tender/Do not agree	
5	Taxes & Duties	Specified/included in Price	
6	Payment terms - confirm		
a	As per Clause 9 of Annexure - I	Agreed as per tender/Do not agree	
7	Price shall remain firm and fixed and No de- Escalation in prices after awarding of contract	Agreed as per tender/Do not agree	
8	Security Deposit	Agreed as per tender/Do not agree	
9	Force Majeure	Agreed as per tender/Do not agree	
10	Liquidated damages and cancellation of contract	Agreed as per tender/Do not agree	
11	Arbitration & Jurisdiction clauses	Agreed as per tender/Do not agree	
12	Confirm all other terms and conditions of our enquiry are acceptable.	Confirmed/Not confirmed	
13	Deviations from Tender conditions	No Deviations	

Signature:

Address of the Contractor:

Seal:



UNCONDITIONAL ACCEPTANCE LETTER

(Unconditional acceptance to be given on applicant's letter head)

ACCEPTANCE OF TENDER CONDITIONS

1. Tender Document no. UCSL/CC/SER/T/CIVIL/263/2026 Dated 01st August 2026, Tender for Construction of Corporate Office Building at Santhekatte Udupi, for Udupi Cochin Shipyard Limited. has been received by me/us and I/We hereby unconditionally accept the tender conditions of tender documents in its entirety for the above work.
2. It is further noted that it is not permissible to put any remarks/conditions in the tender enclosed in "Part-2 (price bid)". I/We agree that the tender shall be rejected and ACCEPTING AUTHORITY.

Yours faithfully,

(Signature of the tenderer) with rubber stamp

Date:





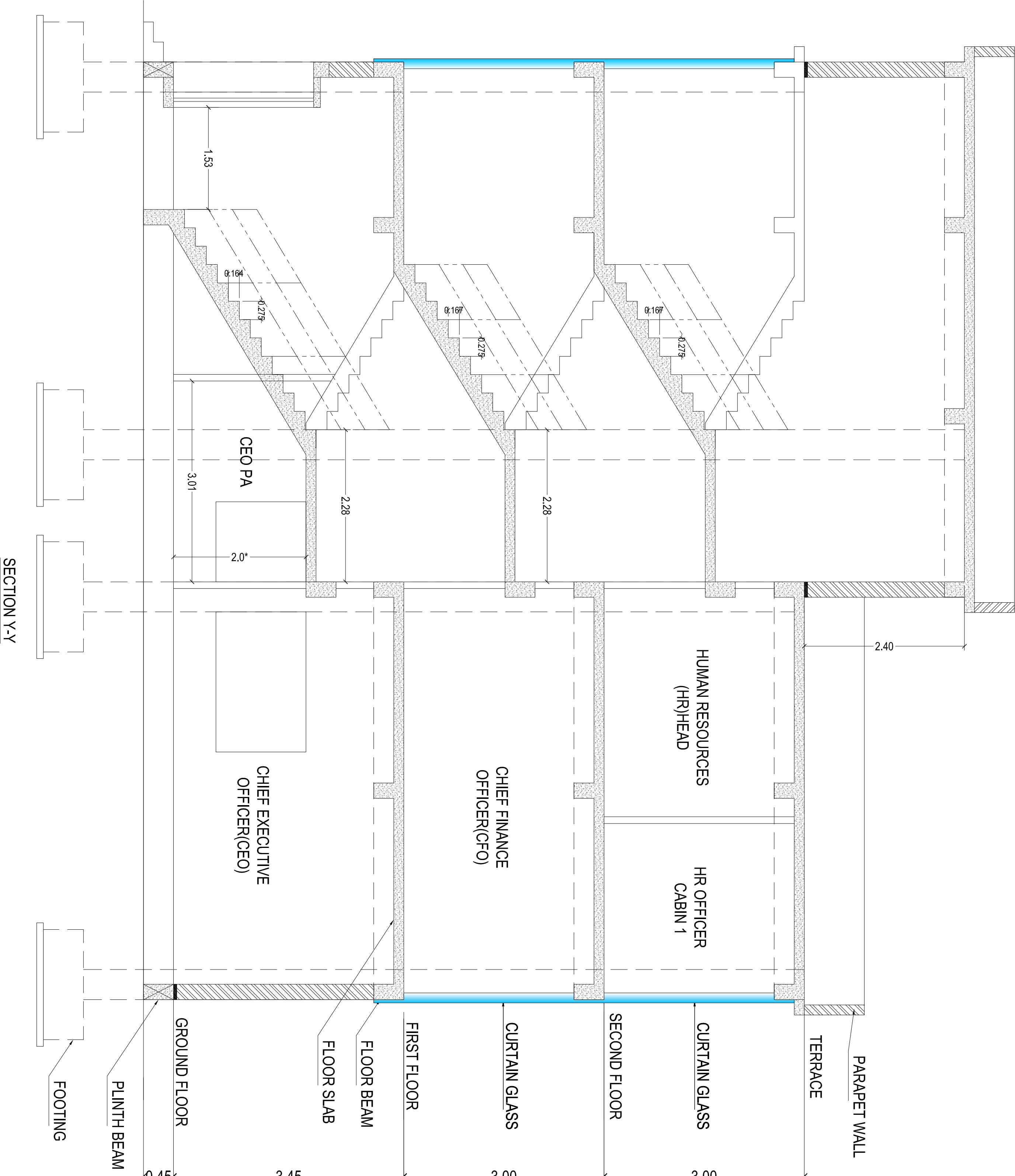
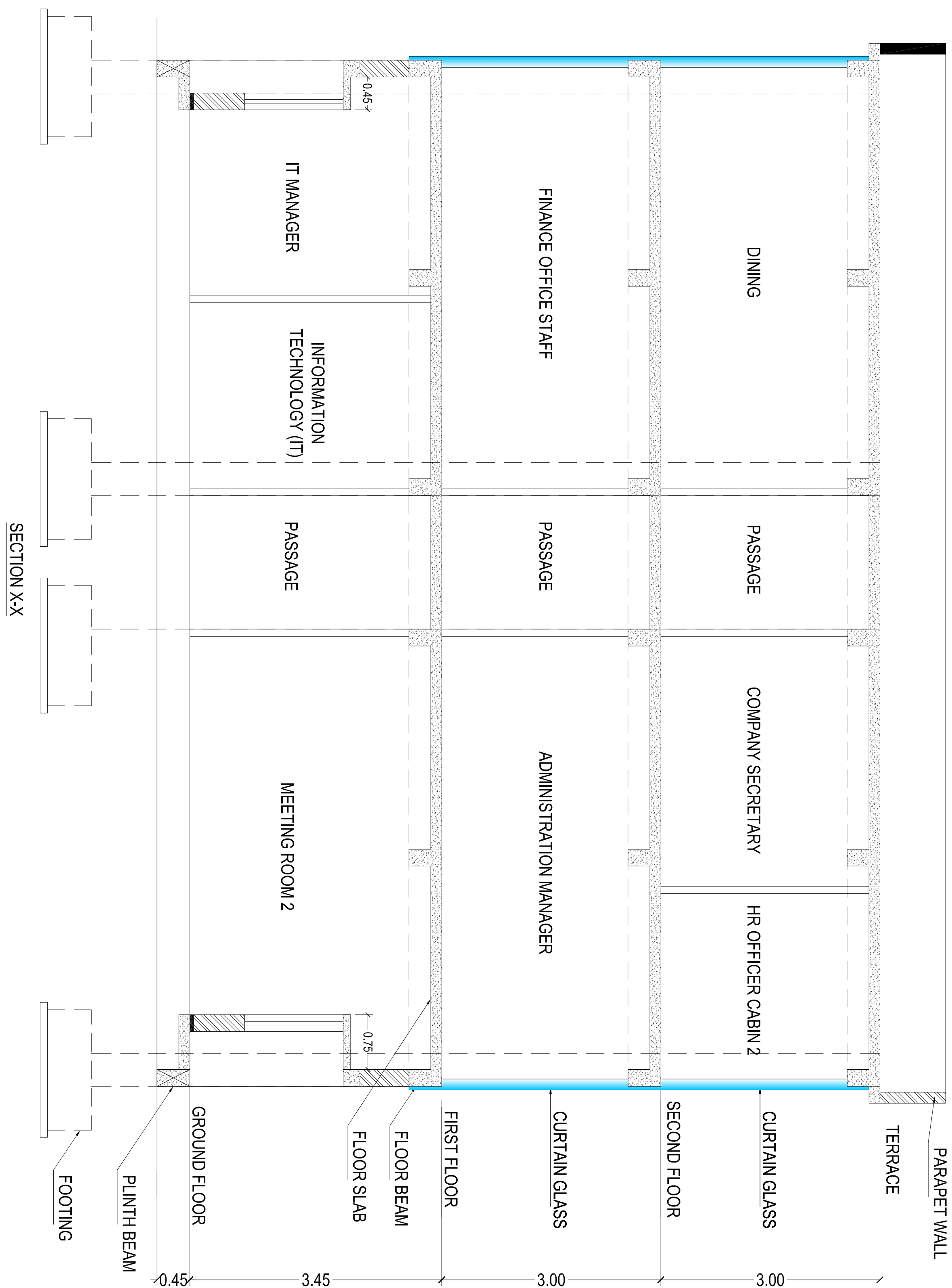
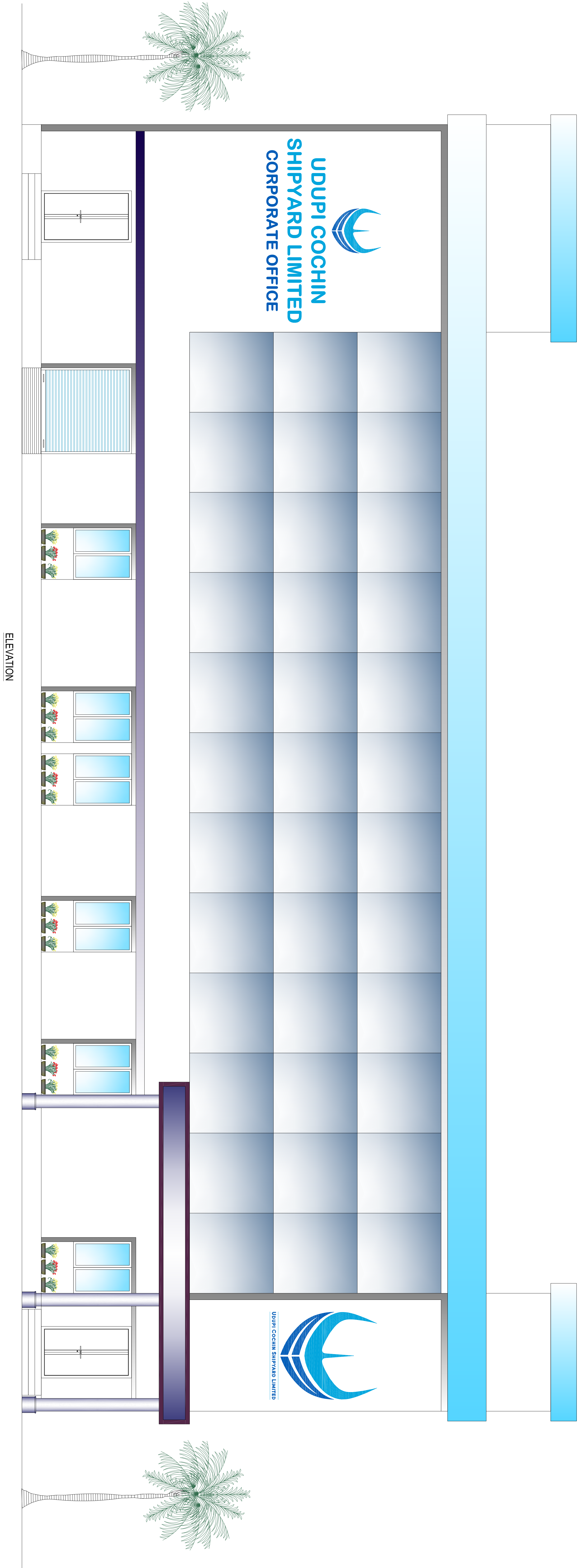
FIRST FLOOR PLAN



SECOND FLOOR PLAN

	A	B	C
1	1	1	1
2	1	1	1
3	1	1	1
4	1	1	1
5	1	1	1
6	1	1	1
7	1	1	1
8	1	1	1
9	1	1	1
10	1	1	1
11	1	1	1
12	1	1	1
13	1	1	1
14	1	1	1
15	1	1	1
16	1	1	1
17	1	1	1
18	1	1	1
19	1	1	1
20	1	1	1
21	1	1	1
22	1	1	1
23	1	1	1
24	1	1	1
25	1	1	1
26	1	1	1
27	1	1	1
28	1	1	1
29	1	1	1
30	1	1	1
31	1	1	1
32	1	1	1
33	1	1	1
34	1	1	1
35	1	1	1
36	1	1	1
37	1	1	1
38	1	1	1
39	1	1	1
40	1	1	1
41	1	1	1
42	1	1	1
43	1	1	1
44	1	1	1
45	1	1	1
46	1	1	1
47	1	1	1
48	1	1	1
49	1	1	1
50	1	1	1
51	1	1	1
52	1	1	1
53	1	1	1
54	1	1	1
55	1	1	1
56	1	1	1
57	1	1	1
58	1	1	1
59	1	1	1
60	1	1	1
61	1	1	1
62	1	1	1
63	1	1	1
64	1	1	1
65	1	1	1
66	1	1	1
67	1	1	1
68	1	1	1
69	1	1	1
70	1	1	1
71	1	1	1
72	1	1	1
73	1	1	1
74	1	1	1
75	1	1	1
76	1	1	1
77	1	1	1
78	1	1	1
79	1	1	1
80	1	1	1
81	1	1	1
82	1	1	1
83	1	1	1
84	1	1	1
85	1	1	1
86	1	1	1
87	1	1	1
88	1	1	1
89	1	1	1
90	1	1	1
91	1	1	1
92	1	1	1
93	1	1	1
94	1	1	1
95	1	1	1
96	1	1	1
97	1	1	1
98	1	1	1
99	1	1	1
100	1	1	1

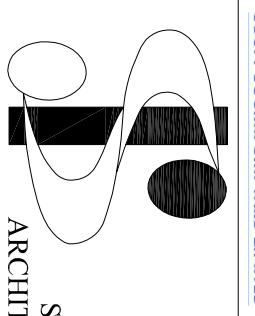
NOTE:
1.ALL DIMENSIONS ARE IN METER.
2.THIS DRG. IS NOT TO ANY SCALE FOLLOW WRITTEN VALUES ONLY.
DO NOT SCALE THE DRG.
3.THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT
ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL OR OTHER
RELATED DRAWINGS.



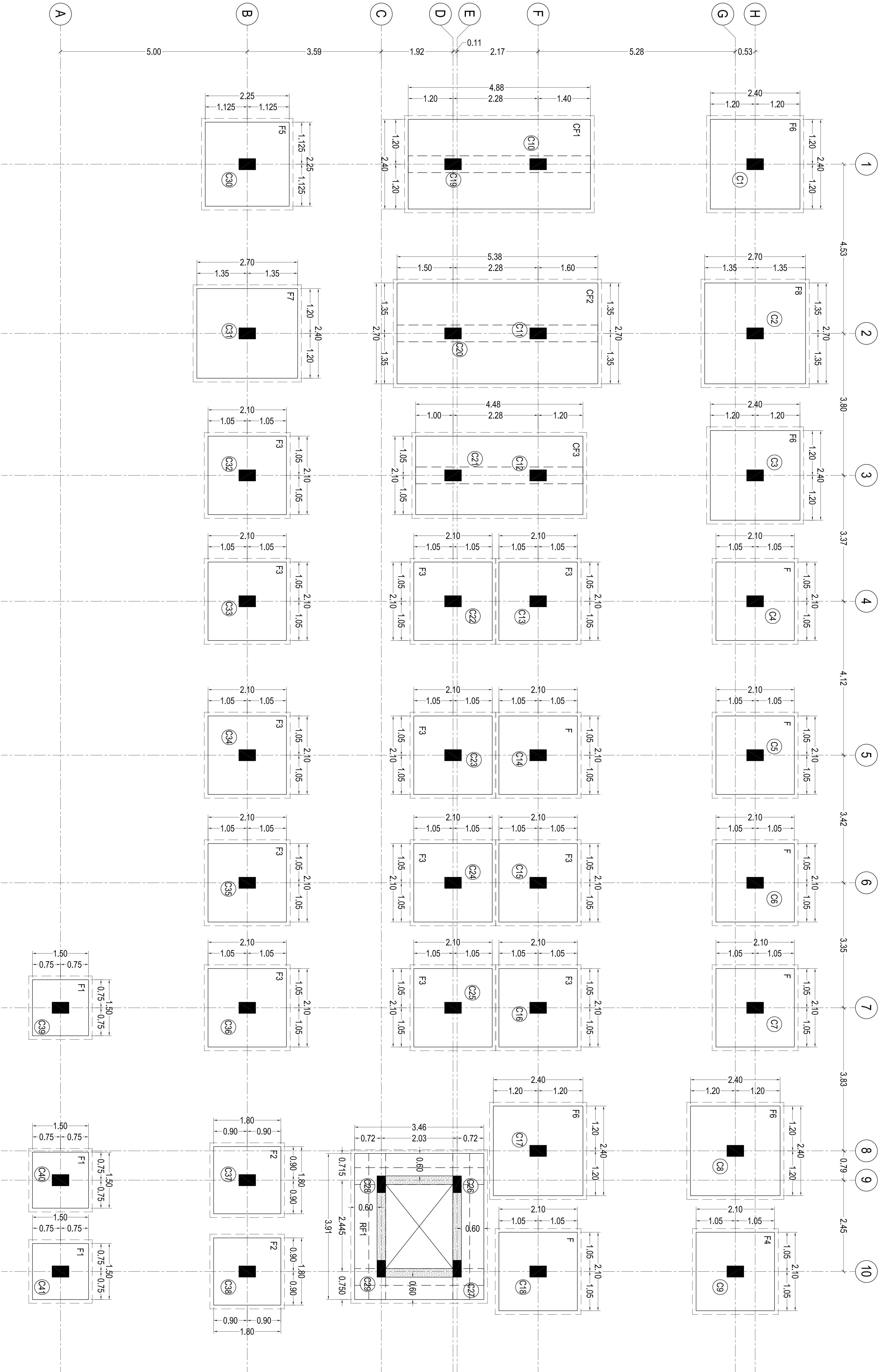
REV.		DATE		DESCRIPTION		REVISED BY		VALIDATED BY	
CLIENT		UDUPI COCHIN SHIPYARD							
PROJECT CONSULTANT		UDUPI COCHIN SHIPYARD LIMITED		Mahe Harbour Complex, Mahe		Udupi 576108			
PROJECT		RENOVATION OF SANTHEKATTE BUILDING		TO UCSL CORPORATE OFFICE					
TITLE		ARCHITECTURAL ELEVATION & SECTIONS						JOB NO.	
DRAWN		NAVEEN		13-06-2026		CHECKED		ROHITH	
SCALE		NOT TO SCALE				APPROVED		P. SHENOY	
DRAWING NO.		RS0819A003A1R00							



UDUPI COCHIN SHIPYARD LIMITED
Mahe Harbour Complex, Mahe
Udupi 576108

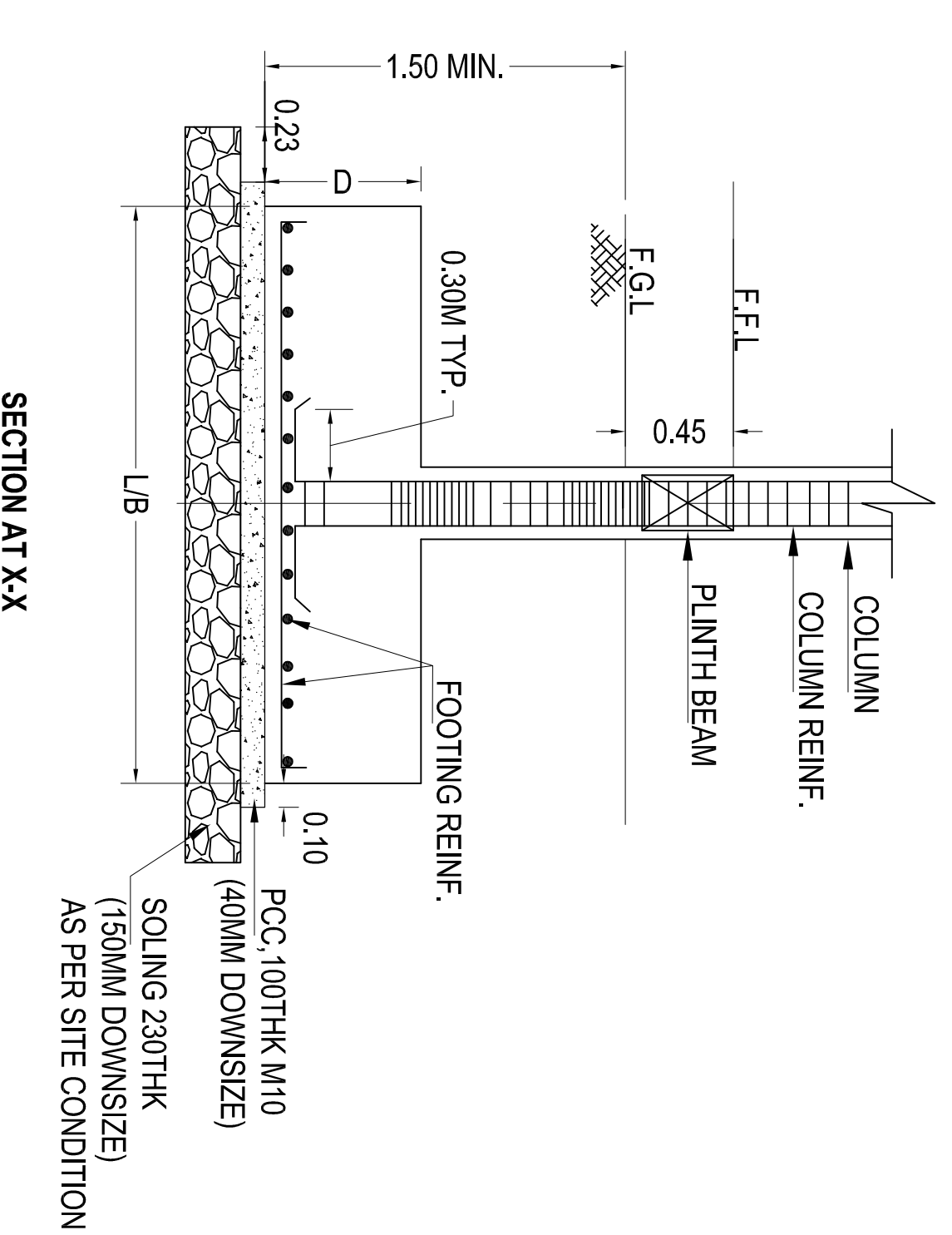
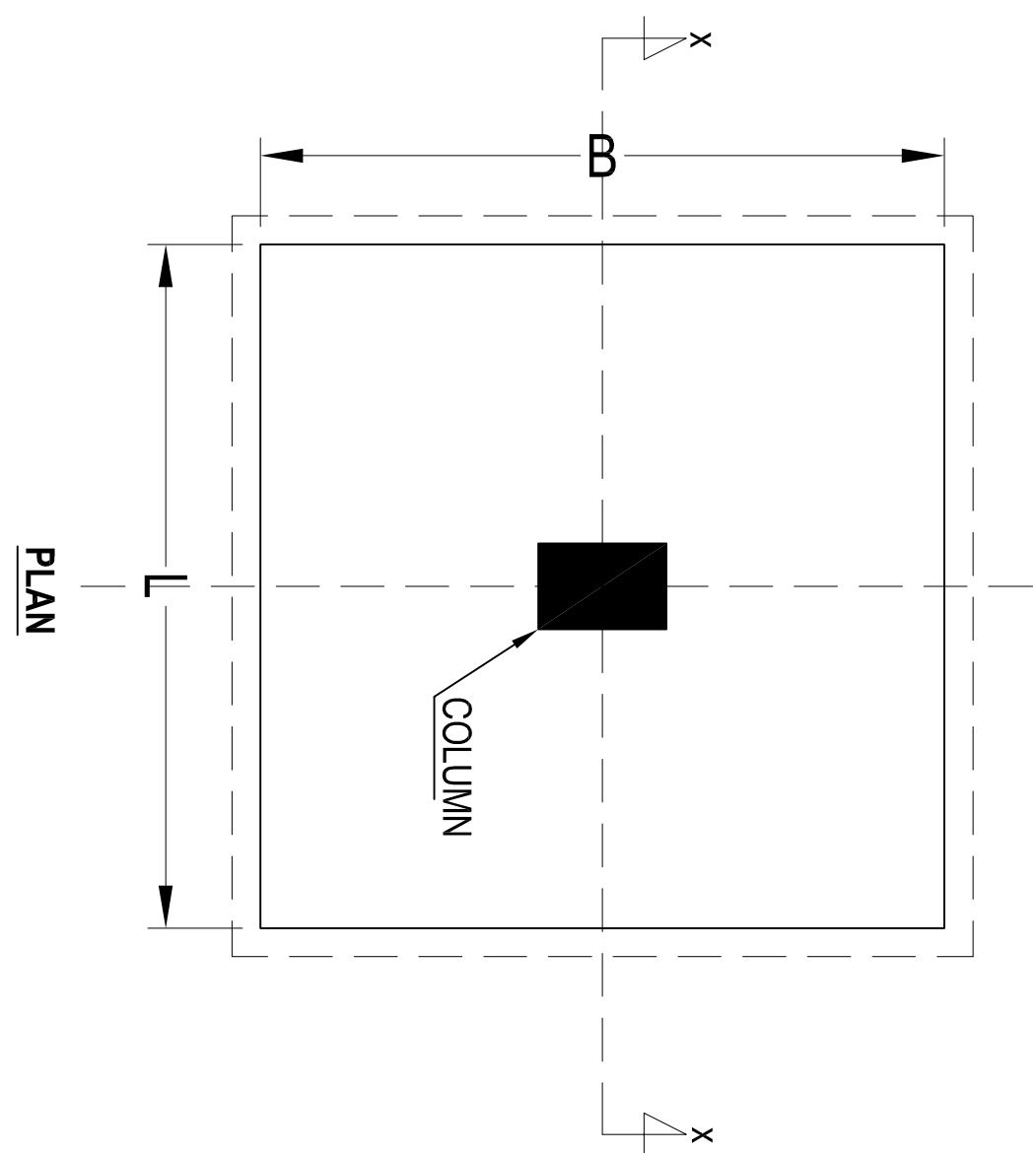


Roy & Shenoy
An ISO 9001 Certified Company
SHIPYARDS, PORT FACILITIES, INDUSTRIAL STRUCTURES,
ARCHITECTURAL, ENGINEERING & PROJECT MANAGEMENT SERVICES
Third Floor, CRYSTAL ARC, Bahadur Road, Hampantakattu,
Mangalore-575001, Ph:+91-824-2443351, 2443352
Email: info@royshenoy.com Website: www.royshenoy.com



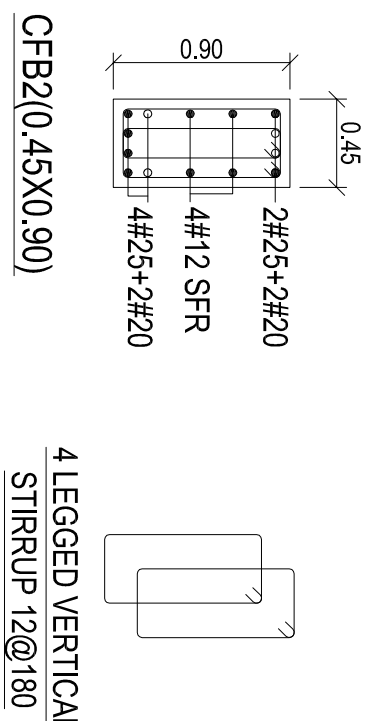
FOOTING DETAILS			
FOOTING NAME	COLUMN NO.	L	B
F1	C39, C40, C41	1.500	1.500
F2	C37, C38	1.80	1.80
F3	C4, C13, C15, C16, C22, C23, C24, C25, C32, C33, C34, C35, C36	2.100	2.10
F4	C5, C6, C7, C9, C14, C18	2.100	2.100
F5	C30	2.250	0.600
F6	C1, C3, C8, C17	2.400	0.450
F7	C31	2.400	0.750
F8	C2	2.700	0.750

FOOTING LAYOUT

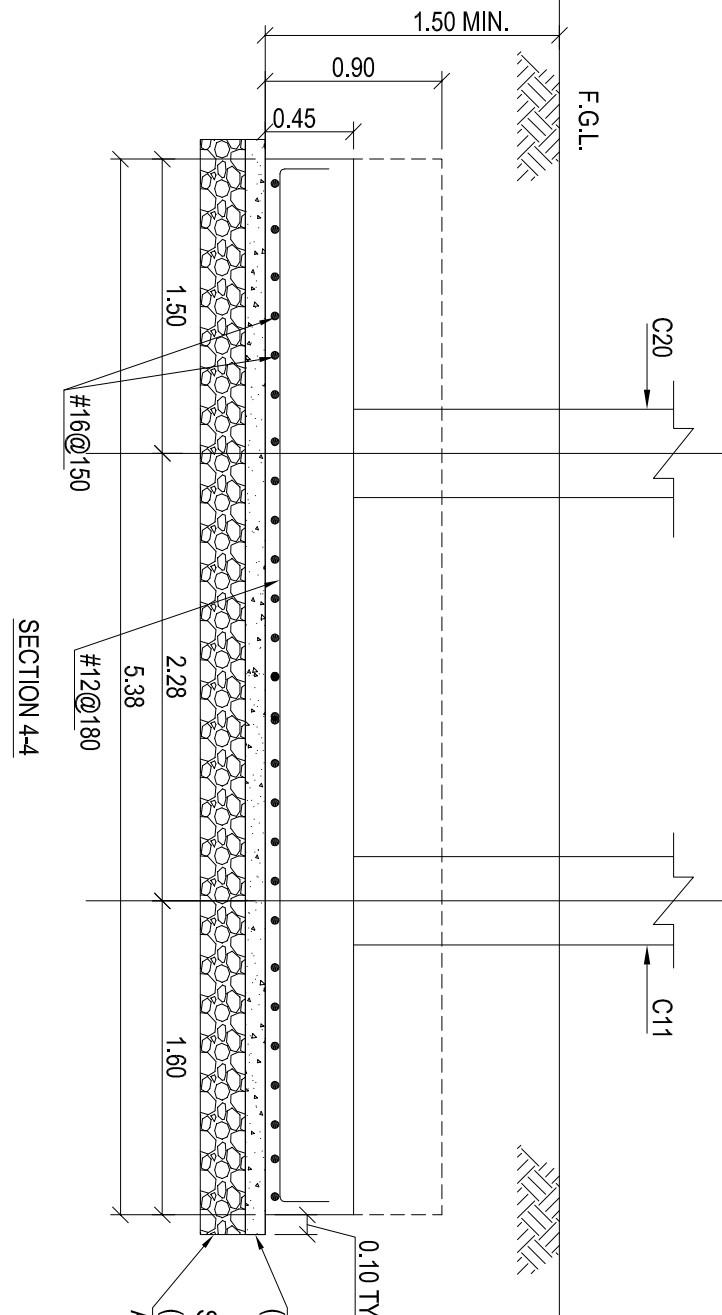


NOTE:
1. ALL DIMENSIONS ARE IN METER.
2. THIS DRG. IS NOT TO ANY SCALE FOLLOW WRITTEN VALUES ONLY.
DO NOT SCALE THE DRG.
3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL OR OTHER RELATED DRAWINGS.

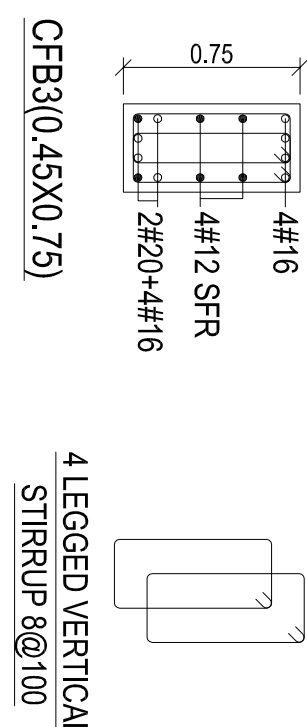
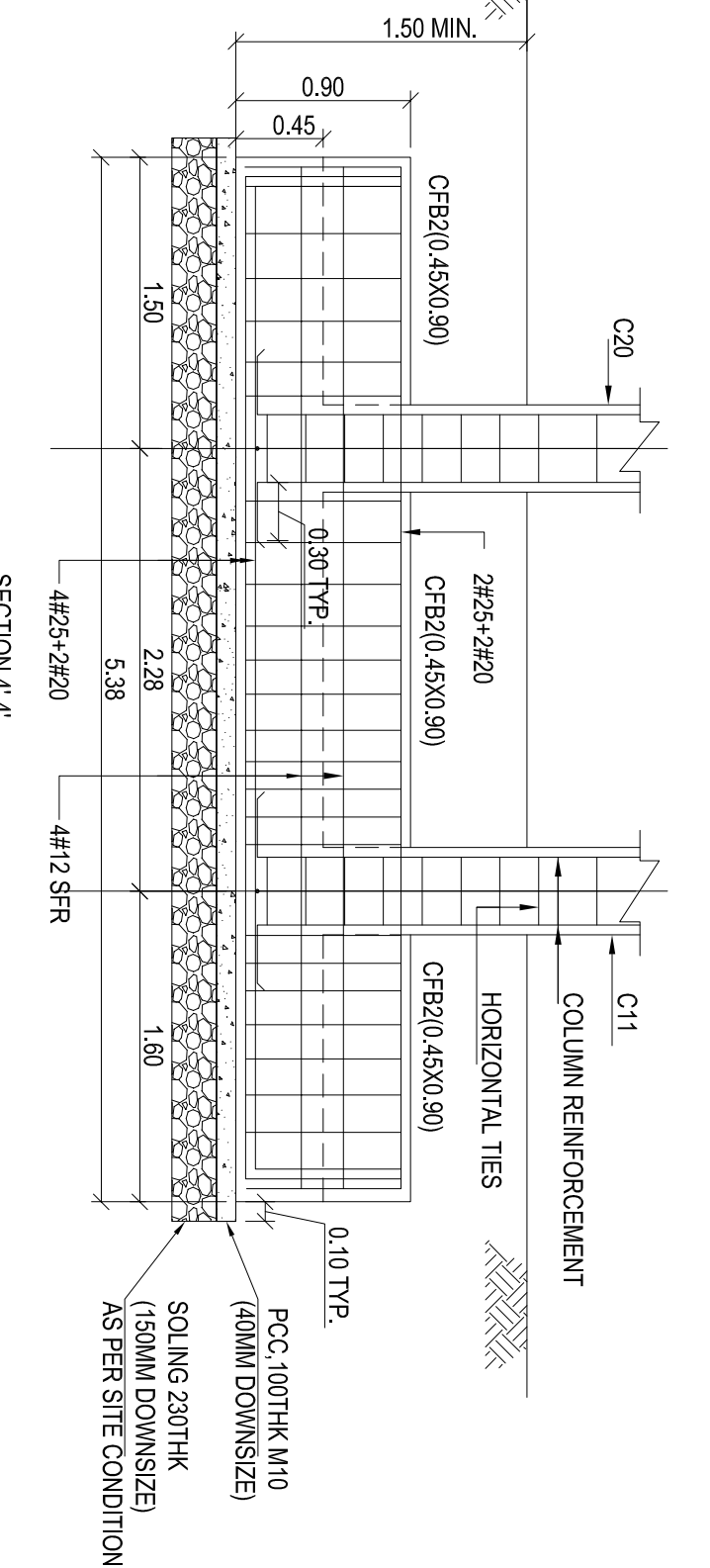
REV/	DATE	DESCRIPTION	REVISED BY	VALIDATED BY	
CLIENT		UDUPI COCHIN SHIPYARD			
PROJECT CONSULTANT		 Mahe Harbour Complex, Mahe Udupi 576108			
PROJECT		 An ISO 9001 Certified Company SHIPYARDS, PORT FACILITIES, INDUSTRIAL STRUCTURES, ARCHITECTURAL, ENGINEERING & PROJECT MANAGEMENT SERVICES Third Floor, CRYSTAL ARC - Bahama Road, Hampantattu, Manipalode-575001, Ph:-91-824-2443351, 2443352 Email: info@royshenoy.com Website: www.royshenoy.com			
		RENOVATION OF SANTHEKATTE BUILDING TO UCSL CORPORATE OFFICE			
TITLE	FOOTING LAYOUT & DETAILS		JOB NO.	0819	
DRAWN	NAVEEN	07-07-2026	CHECKED	ROHITH	
SCALE	NOT TO SCALE		APPROVED	P. SHENOY	
DRAWING NO.	RS0819S005A1R001				



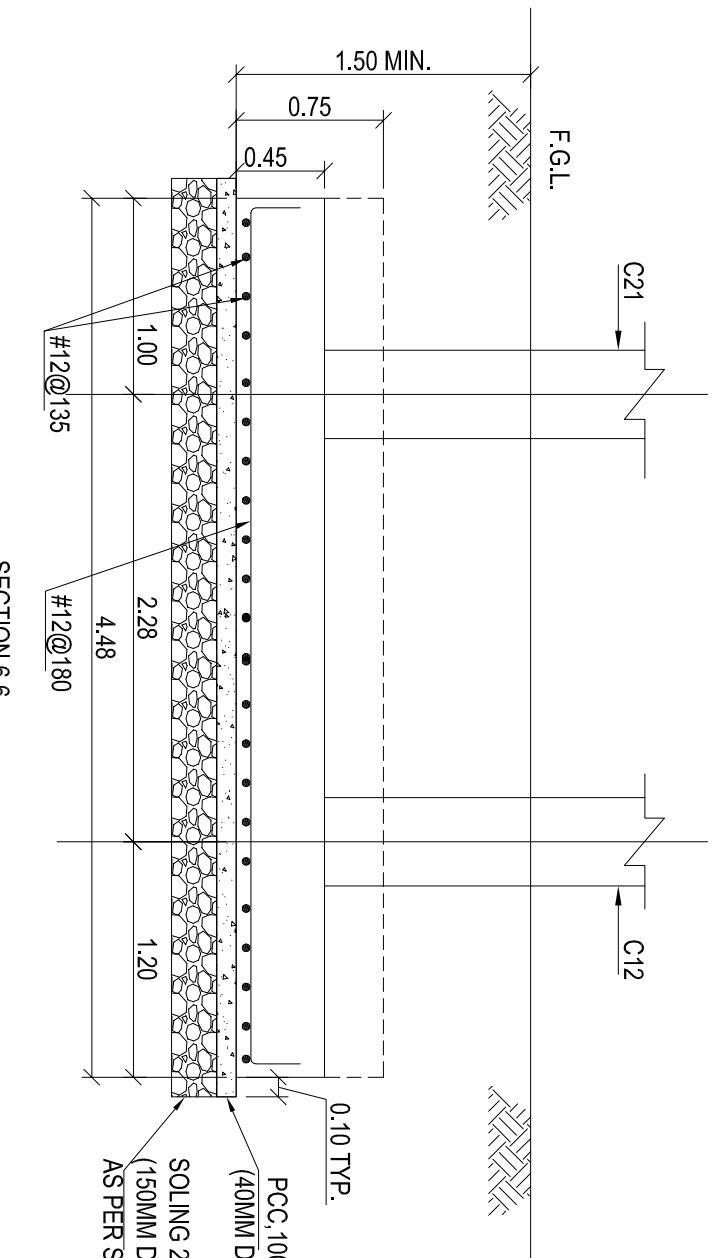
4. LAN



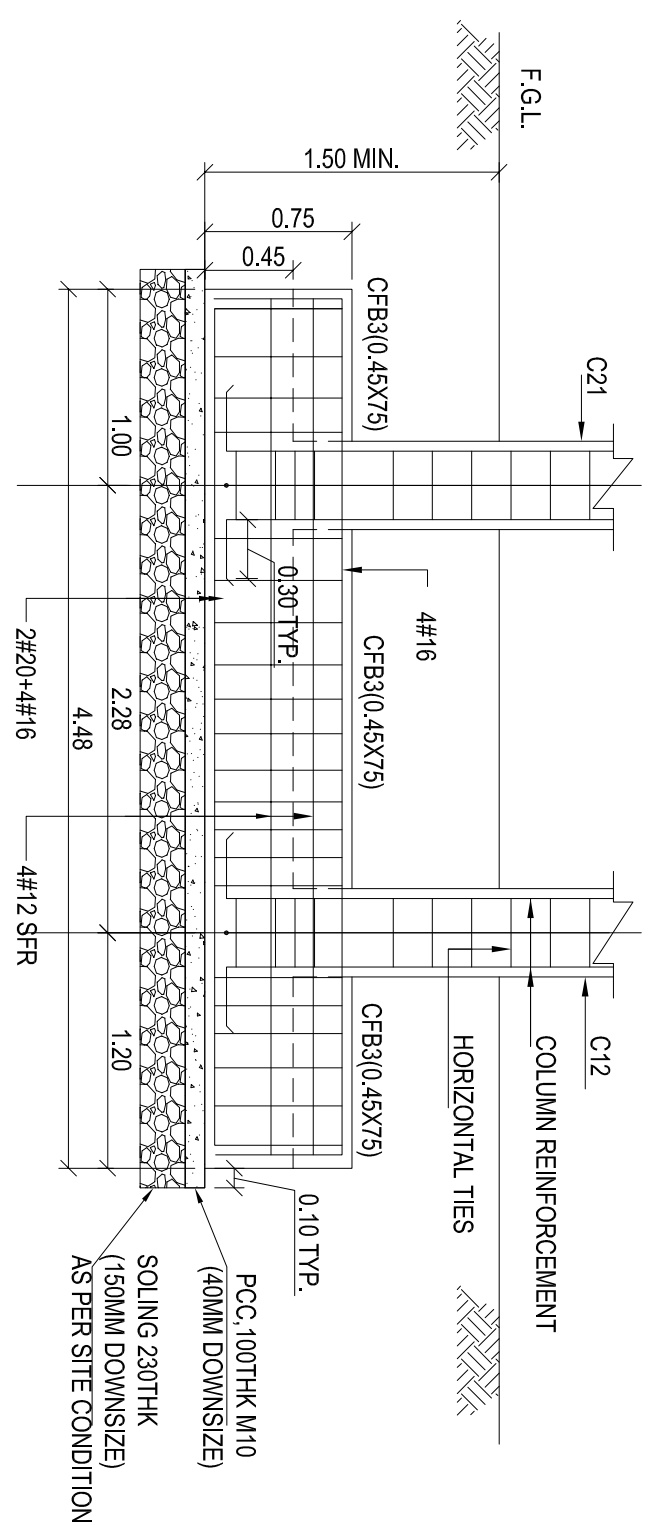
SECTION 4-4



4 LEGGED VERICAL
STIRRUP 8@100



#12@180



2#20+4#

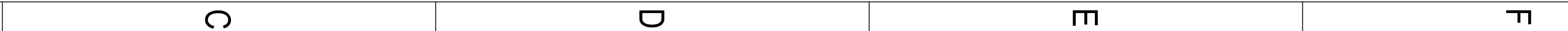
THIS DRAWING AND THE DESIGN IT COVERS ARE THE PROPERTY OF ROY & SHENOY. THEY ARE MERELY LOANED AND ON THE BORROWERS EXPRESS AGREEMENT THAT THEY WILL BE USED FOR THE BUILDING/ STRUCTURE / LOCATION COVERED UNDER SPECIFIC WORK ORDER. THEY WILL NOT BE USED FOR ANY OTHER PURPOSE NOR FOR THE SIMILAR STRUCTURE AT ANY OTHER LOCATION & SHOULD NOT BE ISSUED TO ANY THIRD PARTY IN WHOLE OR IN PARTS. THEY WILL NOT BE REPRODUCED, COPIED, LOANED, EXHIBITED, NOR USED EXCEPT IN THE LIMITED WAY AND PRIVATE USE PERMITTED BY ANY CONSENT GIVEN BY THE LENDER TO THE BORROWER.

- NOTE:
1. ALL DIMENSIONS ARE IN METRE.
 2. THIS DRG. IS NOT TO ANY SCALE FOLLOW WRITTEN VALUES ONLY. DO NOT SCALE THE DRG.
 3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, PLUMBING, ELECTRICAL OR OTHER RELATED DRAWINGS.
 4. USE M30 GRADE OF CONCRETE.
 5. CLEAR COVER TO MAIN REINFORCEMENT IN FOOTING 50MM, COLUMN 40MM, BEAM 25MM, SLAB 20MM.
 6. LAP LENGTHS SHOULD BE 50Ø OF BAR.
 7. DEVELOPMENT LENGTHS FOR REINF. ARE
32Ø - 1600MM, 25Ø - 1250MM, 20Ø - 1000MM, 16Ø - 800MM, 12Ø - 600MM
 8. TMT BARS FE 500D GRADE OR FE 550D AS PER IS 1786-2008. USED AS REINFORCEMENT STEEL.

[illegible]

1. ALL DIMENSIONS ARE IN METERS. 2. THIS DRG. IS NOT TO ANY SCALE FOLLOW WRITTEN VALUES ONLY. DO NOT SCALE THE DRG. 3. THIS DRAWING SHALL BE READ IN CONJUNCTION WITH RELEVANT ARCHITECTURAL, STRUCTURAL, PLUMBING, ELECTRICAL OR OTHER RELATED DRAWINGS.									
PROJECT NO.	UDUPI COCHIN SHIPYARD LIMITED Maip Harbour Complex, Maip Udupi 576108								
PROJECT CONSULTANT	Roy & Shenoy Architects SHIPYARD, PORT & MARITIME SERVICES ARCHITECTURAL, ENGINEERING & PROJECT MANAGEMENT SERVICES Third Floor, "CRYSTAL ARC", Balmain Road, Mangalore-575001, Ph:-91-824-2443351, 2443352 E-mail: info@royshenoy.com Website: www.royshenoy.com								
PROJECT	RENOVATION OF SANTHEKATTE BUILDING TO UCSI CORPORATE OFFICE								
TITLE	FIRST FLOOR BEAM LAYOUT								JOB NO.
DRAWN	NAVEEN	07-07-2026	CHECKED	ROHITH					
SCALE	NOT TO SCALE	APPROVED		P. SHENOY					
DRAWING NO.	R/S/01/81/9/S/10/8A/2/R/01/								

7



V	
---	--

A	B
---	---