Appendix-G18

Life Insurance Corporation of India.

Divisional Office, India Life Bldg
1543-44, Trichy Road, Coimbatore - 641 018

Technical Bid

Reference No.....

(Note: The reference number to be filled up by the tenderers for the particular Premises offered and shall be quoted in price Bid also for easy and correct identification.

Sr			Detail	Remarks
1	1		**Name of the Lessor**	
	2	a	Address of the Lessor	
		b	Mobile No.	
		c	E-Mail ID	
		d	Permanent Account Number (PAN)	
	3	a	Name of the contact person duly authorized.	
		b	Phone No.	
	4	a	Constitution of vendor/firm(Proprietary/Partners hip/ Private/ Pvt. Ltd./ Public Ltd/ PSU etc)	
		b	PAN numbers of the Directors/Partners/Firms.	
2			**Details of the Property**	
	1		Name of the Owner	
	2		Address	
	3		Phone No.	
	4		Name of the building	
	5		Details of encumbrances, if any?	
	6		Location and address of the property	
	7		Usage of the property (as approved by the Competent Authority).	
	8	a	Residential	
		b	Commercial	
		c	Residential cum Commercial	
		d	Shopping centre	

	9	Whether the proposal for Office premises in a multi-storied building.			
		a	Number of floor in the building.		
		b	At which floor, the office premises are offered.		
	10	CTS No			
	11	Survey No			
	12	Ward NO			
	13	a	Whether the plot Is freehold or leasehold?		
		b	If lease hold, please mention the details of		
			i	Name of the Title Holder / Lessor	
			ii	Tenure of the Land	
			iii	Residual Lease Period	
			iv	Annual Lease rents and amount	
		c	Whether the property is mortgaged? Please mention the details		
	14	Character/Type of locality			
		a	Residential		
		b	Commercial		
		c	Residential Cum Commercial		
		d	Industrial		
		e	Slum		
	15	Area of the Plot			
	16	Size of the Plot			
		a	Frontage in Meters		
		b	Depth in Meters		
	17	Schedule of the plot i.e. boundaries of the plot on			
		a	North		
		b	East		
		c	South		
		d	West		

	18	Whether the proposal for Office premises in a multi-storied building.			
	19	Whether the locality has protection from outside influence such as			
		a	Encroachment		
		b	Industrial Nuisance, Smoke, noise etc.		
	20	Please enclose copy of Property Cardor Patta etc			
	21	b	Please also indicate distance from the nearest		
			i	Railway (Local) Station	
			ii	Bus Stand	
			iii	Bank (Nearest) Airport	
			iv	Hospitals/Schools/Colleges/or Universities	
	22	Year of construction. Enclose a attested copy of NOC or Occupancy Certificate issued by the Municipal Authority or any other Govt. Bodies			
	23	a	In case of old constructions, NOC from the society may be enclosed.		
		b	Mention year of Completion.(As given in completion Occupancy Certificate issued by the Authority)		
		c	Indicate in Whose name the conveyance deed is executed.		
	24	Date on which Office premises can be handed over to LIC after finalization of deal.			
	25	Built Up area of the premises being offered usages on lease basis. Please enclose copies of approved plans.			
	26	What is the carpet area for consideration Purpose			
3	**Specifications**				
	1	Type of building (Residential / Semi commercial)?			
	2	Type of structure (RCC/Steel framed/load bearing).			
	3	Type of Wall (Brick /Cement block). Mention thickness of External wall and internal partition wall.			
	4	Details of Flooring (M.M Tiles/ Ceramic/Virified/Marble) or any other			
	5	Details of Door Frames (Salwood/Teakwood/Hardwood/Aluminum or any other)			
	6	Details of Door shutters (Flush Door/ Teakwood/ Aluminum/PVC) or any other			

	7	Details of window frames (Salwood/Teakwood/Hardwood/ Aluminum) or any other		
	8	Details of window shutters (Teakwood/Aluminum/Steel) or any other with security grills or without security grills.		
	9	i	No of toilets in each floor	
		ii	Details of floors and Dado in Toilets	
4	**Whether Structural Stability Certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)**			
5	**Service**			
	1	If Lift facility is available, Please give details of Number of lifts, capacity, make and year of installation.		
	2	Please indicate source of water supply		
	3	Is bore well provided? If so what is the yield and depth of bore well		
	4	Capacity of the over head tank feeding to the office premises under consideration for leasing.		
	5	Please give details of sewerage system for storm water disposal		
	6	Please indicate whether the building is prone to flooding		
6	**Electricity**			
	1	i	What is the connected load to the building in KW/KVA ?	
		ii	Type of Electric Connection	Commercial / Residential
	2	Please indicate the type of wiring used Aluminum / Copper ?		
	3	Whether ELCB is provided		Yes/ No
7	**Common Services**			
	1	Car Parking		Reserved .....Nos Open .....Nos
	2	Two Wheeler Parking		Reserved .....Nos Open .....Nos
	3	Power / Electricity Supply available		Yes / No
	4	24 Hrs Water / Over head tanks available		Yes / No
	5	Anti lightening device arrangement.		Yes / No
	6	Security arrangements, please give details		
8	**Other Information**			
	1	Whether any ready built flats / office premises have been constructed and sold by the builder to any government and semi government institutions / Financial Institutions? If so please give name and addresses of such clients.		
9	**Details of Plan/ Blueprints/Sanctioned Plan**			
	1	Whether the plan of the property is sanctioned by the competent authority		
	2	If Sanctioned, please enclose copy of approved floor plan/s, sections, Elevations and site plan of the building		
	3	Name/s and Address phone no of the Architect / Engineer		
	4	Provision for proper arrangement of fire safety		
10	1	**Are the safety measures taken?**		
	2	If Yes, give details of arrangement.		
	3	Is no Objection Certificate Obtained / Secured from fire control authorities?		
	4	If yes produce copies of proof / Certificates		
11	**List of Enclosures**			

Signature of Vendor with Seal and

Date .....
Place .....