Life Insurance Corporation of India.
Patna Divisional Office-2
"Jeevan Ganga" Building, Fraser Road, Patna-800001,Telephone No-(0612) 2232504

Technical Bid

Reference No.....**(For DANAPUR Branch Office under Patna DO-2)**

(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	**Phone No.**	
		c	Fax No.	
		d	E - Mail ID	
		e	Permanent Account Number (PAN)	
	3	a	Name of the contact person duly authorized.	
		b	Phone No.	
	4	a	Constitution of vendor/ firm (Proprietary/ Partnership/ 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 , if any?**	
	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	Whether the plot is free hold or lease hold?			
		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? If yes mention the details.**		
			i	Name of the Organization where the property is mortgaged.	
			ii	Address of the Organization with phone no.	
			iii	Amount of loan availed.	
			iv	Tenure of mortgage	
			v	Residual mortgage period	
			vi	EMI paid.	
	14	Character / Type of locality			

		a	Residential	
		b	**Commercial**	
		c	Commercial cum Residential	
		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 locality is free from Special hazards like fire / flood etc.		
	19	Whether the locality has protection from adverse influence such as		
		a	Encroachment.	
		b	Industrial nuisance, smoke, noise etc.	
	20	Please enclose copy of Property Card or Patta etc.		
	21	Please also indicate distance from the nearest		
		i	Railway (local) station	
		ii	Bus Stand	
		iii	Bank (Nearest)	
		iv	Airport	
		v	Hospital/ Schools/ Colleges/ Universities.	

	22		Year of construction. Enclose a attested copy of NOC or Occupancy certificate issued by the Municipal Authority or any other Government 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 the deal.	
	25		Built up area of the premises being offered now for office 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/ Vitrified/ Marble) or any other.	
	5		Details of Door frames (Sal wood/ Teak Wood/ Hard wood/ Aluminum) or any other.	
	6		Details of Door shutters (Flush door/ Teak wood/ Aluminum / PVC) or any other.	
	7		Details of Window frames (Sal wood/Teak Wood/ Hard wood/ Aluminum) or any other.	
	8		Details of window shutters (Teak wood / 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 the 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 and 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 or 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**.(30 K W)**	Yes / No
	4		24 Hrs. water / Overhead tanks available.	Yes / No
	5		Generator for emergency. If yes mention, capacity of the Generator.	Yes / No
	6		Anti lightening device arrangement.	Yes / No
	7		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 / Blue Prints / 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

Date:……

Place:……..

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