

**CANARA BANK  
HEAD OFFICE, BANGALORE**

**OFFER DOCUMENT  
FOR  
HIRING OF PREMISES  
UNDER  
TWO BID SYSTEM**

**ISSUED BY :**

**PREMISES & ESTATE SECTION,  
CIRCLE OFFICE, PUNE  
Canara Bank Building, Fp 790 (Part),  
Near Mangala Theatre,  
Shivaji Road, Shivaji Nagar,  
Pune-411 005**

**Telephone : 020-25530622**

**020-25571000**

**Extn: 228**

**E-mail : pecopne@canarabank.com**

OFFER DOCUMENT INVITING OFFERS IN TWO-BID SYSTEM FOR HIRING PREMISES  
FOR REGIONAL OFFICE PUNE & RAH AT PUNE

The Offer document consists of the following:

**TECHNICAL BID:**

- i) Notice Inviting Offers
- ii) Instructions to offerers
- iii) Terms & Conditions
- iv) Technical Details of the Premises offered
- v) Carpet Area Definition
- vi) Strong Room specifications

**FINANCIAL BID:**

- i) Rate/rental details of the premises offered.

All the above mentioned documents are to be submitted to the bank duly signed by the offerer/s on all pages.

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**NOTICE INVITING OFFERS FOR HIRING OF PREMISES**

PREMISES & ESTATE SECTION,  
CIRCLE OFFICE, PUNE  
Canara Bank Building,  
Fp 790 (Part),  
Near Mangala Theatre,  
Shivaji Road, Shivaji Nagar,  
Pune-411 005

Tel : 020- 25530622  
020- 25571000  
Extn: 228

E-Mail: pecopne@canabank.com

**CANARA BANK** intends to take Commercial premises on lease basis from Individuals/ Firms. Offers are invited under Two Bid System as per details given below:

## 1. Requirements :

| Location, Place | Taluk/ Tehsil | District | Carpet Area (approx) | Remarks                                                                                                                                                                                                                                                                                                                  |
|-----------------|---------------|----------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pune            | Pune          | Pune     | 6000-7000 sq.ft.     | <p>A) Preference will be given to the premises having entire area in single floor. (Lift is compulsory for other than ground floor.)</p> <p>B) The strong room measuring about 200-250 sft as per the Banks specification is to be constructed in the premises by the offerer.</p> <p>C) Required Power load is 70Kw</p> |

- The prospective offerers meeting the above requirements are requested to collect the Offer Documents from the Office at the above address during working hours. The Offer Document can also be downloaded from our website [www.canarabank.com](http://www.canarabank.com).
- Duly filled in offers placed in a Sealed Envelope Superscribed as "OFFER FOR HIRING OF PREMISES FOR REGIONAL OFFICE PUNE & RAH AT PUNE", and shall be submitted up to **2.30 PM on 07.10.2022** at Premises & Estate Section, Circle Office at the above given Address.

Canara Bank reserves the right to accept or reject any or all offers in full / part without assigning any reasons whatsoever.

Sd/-

Deputy General Manager

Instructions to Offerers

1. The Notice Inviting Offer, Instructions to offerers, Terms and Conditions, Technical details of the premises offered, Carpet Area Definition, Strong Room specifications and Financial Bid will form part of the offer to be submitted by the offerer.
2. The offers are to be submitted in Two Bid System i.e., Technical Bid and Financial bid.
3. The Technical Bid consists of all the required information called for in a questionnaire and shall contain, inter alia, the details regarding the property viz., Name & Address of offerer, location, area of the plot, copy of sanctioned plan with completion / occupation certificate, floor area of portion to be leased, specification of internal finishes, amenities, sanctioned electrical power load, usages of the property, title reports to confirm ownership and clear marketability, and other terms and conditions relevant to the hiring of premises (other than the price). The Technical Bid shall be submitted in sealed cover (**Marked Envelope-1**) superscribed as “Technical Bid for Hiring of Premises for Regional Office Pune & RAH At Pune”. **The Name & address of the offerer to be mentioned on the cover without fail.**
4. The Financial Bid shall contain **Only** financial details i.e., rate/ rent per sq.ft. on carpet area basis and other financial implications. The Financial Bids will be placed in a sealed envelope (**Marked Envelope -2**) and superscribed as “Financial Bid for Hiring of Premises for Regional Office Pune & RAH At Pune”. **The Name & address of the offerer to be mentioned on the cover without fail.**
5. Both the sealed envelopes shall be placed in a bigger sealed envelope superscribed as “OFFER FOR HIRING OF PREMISES FOR REGIONAL OFFICE PUNE & RAH AT PUNE” and submitted at the address given in the Notice Inviting Offers on or before the last date and time for submission.
6. Offers received with delay for any reasons whatsoever, including postal delay after the time and date fixed for submission of offers shall be termed as “LATE” and shall not be considered.

Annexure-III Contd.

7. Copies of the following documents are to be submitted with Technical Bid in support of the details furnished there in.
  - i. A set of floor plans, sections, elevations and site plan of the premises offered showing the detailed dimensions, main approach road, road on either side if any width of the road/s and adjacent properties etc.,
  - ii. A copy of the title of investigation and search report along with copies of title deeds.
  - iii. Documents related to conversion of land use to Non-agricultural purpose from the competent authority.
8. All columns of the offer documents must be duly filled in and no column should be left blank. All the pages of the offer documents are to be signed by the offerer /authorized signatory. In case of joint ownership, all the joint owners have to sign all the pages of the bids (Technical and Financial Bids). Any over-writing or use of white ink is to be duly authenticated by the offerer. Incomplete Offers / Offers with in-correct details are liable for rejection.
9. In case the space in the offer document is found insufficient, the offerers may attach separate sheets.
10. The offer submitted shall be in compliance to the terms/conditions specified in the offer document. However, any terms in deviation to the terms/conditions specified therein, shall be furnished in a separate sheet marking “list of deviations”. Bank reserves the right to accept or reject all or any of the deviations without assigning any reason.
11. Separate offers are to be submitted, if more than one property is offered.
- 12.i) The Technical bids will be opened on Date & Time stipulated in the Notice inviting Offers in the presence of offerer/s at our above office. Offerer/s is/are advised in his/her/their own interest to be present on that date, at the specified time.
- ii) The preliminary short-listed offerers will be informed in writing by the Bank for arranging site inspection of the offered premises.

Annexure-III Contd.

iii) After the site visit, the Technical Bid will be evaluated on various parameters like location, amenities available, exclusivity, nearby surroundings, proneness to water logging / flood etc, quality of construction, efficacy of the internal layout of premises and layout of buildings in the complex etc., and suitable offers shall be finalized /shortlisted for opening Financial Bid.

13. Canvassing in any form will disqualify the offerer.

14. The offer submitted shall remain open for consideration for a minimum period of “Three months” from the date of opening of Technical Bids.

**15. METHOD OF EVALUATION OF SHORTLISTED OFFERS:**

The bids of shortlisted offerers will be evaluated on techno-commercial basis giving weightage as detailed below:

- a. Technical Evaluation - 60%
- b. Financial Evaluation - 40%

The Technical Bids of shortlisted premises shall be evaluated with the following parameters & weightages and the rating will be awarded.

| Sl. No.     | Parameters                                                                                                                                                                                                        | Marks allotted (standard) |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| 1           | Location (viz., main road, side road, commercial, residential & frontage, visibility, elevation, width of frontage for signage, advertisement value etc)                                                          | 15                        |
| 2           | Floor (Preference will be given to the premises having entire area in single floor)                                                                                                                               | 25                        |
| 3           | Amenities provided/agreeable by landlord like strong room, AC if it is part of offer, DG Set provisions, additional Parking & if extended lease periods beyond 5+5 yrs such other factors beneficial to the bank. | 10                        |
| 4           | Building layout, its specifications (viz., age of building, shape, ventilation, less number of columns, ceiling height, flooring etc)                                                                             | 10                        |
| Total Marks |                                                                                                                                                                                                                   | 60                        |

Financial bids in respect of short listed premises will only be opened and evaluated for 40% weightage. The Lowest quote of financial bid will be treated as the benchmark and allotted with 100% marks (i.e., 40 marks). The marks for other offers shall be arrived at allotting marks in proportion to the rate quoted by them.

**Annexure-III Contd.**

The final ranking of the offers will be a total of marks obtained in the technical evaluation and the financial evaluation. An illustrative example is furnished below.

| Offerer | Marks for Technical Evaluation ( 60 marks) | Rate per sft quoted In the Financial Bid | Marks for Financial Evaluation (40 Marks) | Total Marks and position          |
|---------|--------------------------------------------|------------------------------------------|-------------------------------------------|-----------------------------------|
| 1       | 2                                          | 3                                        | 4                                         | 5 = (2+4)                         |
| A       | 55.00                                      | 50.00                                    | 36.00                                     | <b>91.00 - Highest score - L1</b> |
| B       | 33.00                                      | 45.00                                    | 40.00                                     | 73.00 L3                          |
| C       | 37.00                                      | 55.00                                    | 32.73                                     | 69.73 L4                          |
| D       | 56.00                                      | 52.00                                    | 34.61                                     | 90.61 L2                          |

- 16. Offerers are requested to submit their lowest possible quotes in the Financial Bid as negotiations / discussions will be held only with the L1 arrived as detailed above.**
- 17. The offer should be submitted in prescribed format only. Offer submitted in other than prescribed format will be liable for rejection. The offerers are requested to quote the rental rate after going through carefully the “Carpet Area Definition” and the “Strong Room Specifications” detailed in this document.**
- 18. Canara Bank reserves the right to accept any offer or to reject any or all offers at its sole discretion without assigning reasons thereof and does not bind to accept the lowest tender.**
- 19. Any overwriting in offer document will be liable for rejection.**

Place :

Date :

Signature of Offerer/s with seal

Annexure-III Contd  
Terms and Conditions

1. Property should be situated in good commercial with congenial surroundings and proximity to public amenities like Bus stop, Banks, Markets, Hospitals, Schools etc.
2. There should not be any water logging inside the premises and surrounding area.
3. Offerer to provide minimum 2 Car parking reserve and additional two car parking and 10 Two wheeler parking for customer. The premises should have good frontage and proper access. Preference will be given where public parking facility is available.
4. Preference will be given to premises ready for occupation. The owners of such premises will have to hand over the possession of premises within two months of the acceptance of their offer by the Bank duly completing the strong room and other Civil / Electrical works as required by the Bank.
5. The entire offered area shall be available in a single floor and preferably in Ground Floor. In case the offered premises split in Ground floor + Mezzanine floor or Ground and First Floor etc., both the floors should be interconnected by an internal staircase and the said staircase shall be available for exclusive use of Bank and shall be in the possession of the Bank.
6. The premises shall be preferably freehold. If it is leasehold, details regarding lease period, copy of lease agreement, initial premium and subsequent rent shall be furnished and permissibility of sub-leasing shall be established. The title report proving ownership and clear marketability is to be enclosed.
7. Lease agreement for the premises finalized will be entered into with the landlord/s.
8. Minimum period of lease will be 10 years with enhancement in rent for the second block of 5 years (Up to 15%) with minimum notice period of 3 months for vacation by the Bank.

Annexure-III Contd.

9. Payment of rent will be on Carpet area basis only. Carpet area shall be arrived after joint measurement as per the Bank's Carpet area Definition as per annex III.
10. The rent shall be inclusive of basic rent plus all taxes / cess present and future - House tax, property tax, and Municipal taxes. Maintenance charges and service charges like society charges etc. The rent will be paid from the date of taking possession of the premises. Nothing extra will be paid other than the monthly lease rent. If the offerers are not agreeable to bear any of the taxes / charges, it should be clearly mentioned in the offer. In which case such charges will also be included in deciding L1 .
11. Service tax at the applicable rates on rental payment shall be borne by the Bank.
12. Bank may install its On-Site ATM within the offered premises. No additional rent will be paid for the ATM. In other words, Branch area and ATM area will be clubbed for determining the rent payable. The offerers at their own cost have to construct ATM enclosure within the offered area as per the plan lay out of the Bank's Architect.
13. The offerers at their own cost have to construct the strong room as per specification of Bank (Please refer "Strong room Specification" for details). Size of Strong Room depend on the Classification of the Branch (i.e., Rural/Semi urban/Urban/Metro). The offerers at their cost shall arrange for Fitness Certificate for the strong room through a competent/ Bank's appointed Architect / Engineer. Strong room Door, Air Ventilator, Exhaust Fans, will be supplied by the Bank.
14. The offerers at their own cost secure and provide the required power load with independent meter. Energy Meter is to be provided by the landlords. Bank will be paying consumption charges only.
15. Adequate and uninterrupted water supply - preferably municipal water supply - to the premises shall be arranged with required capacity of underground tank/ over head tank and pump. In case, Municipal water supply is not

adequate, alternate potable water source shall be made available. Bank will bear the actual consumption charges only.

16. **Offerers at their cost have to construct separate toilets for Ladies and Gents.**
17. The landlords during the currency of the lease shall carryout repairs and maintenance works for the premises and to make the building tenantable and leak proof / water proof as per the requirement. Painting of the premises is to be done once in 3-5 years.
18. During the period of tenancy, if the Bank desires to carryout alterations if any within the premises at Bank's cost, the Offerer will permit the same on the existing lease terms and conditions.
19. Registration & Stamp duty charges will be shared between the Landlord and the Bank in the ratio 50:50.
20. The Bank will pay the interest free advance rental deposit, which should be restricted to 03 (Three) month's rent.
21. Income-tax and Statutory clearances shall be obtained by the lessor at their own cost as and when required.
22. Income tax on rental payment will be deducted at source (TDS) at prevailing rate.
23. Offerors, at their cost, have to provide:
  - a) Collapsible gates of full size for external entrances.
  - b) Rolling shutters for external entrances with necessary locking arrangements.
  - c) MS Grills for all windows and ventilators and other such other openings.
  - d) The building construction shall conform to relevant IS Codes and shall be earthquake resistant.
  - e) Provision of proper adequate space for Bank's Sign Board, VSAT, DG Set/ Inverter / Solar Panel.

Annexure-III Contd.

- f) Good quality ceramic tile flooring in Rural and Semi Urban areas and vitrified flooring in Urban and Metropolitan Areas. Non-Skid ceramic tile flooring in toilets with about 5' ht. Ceramic tile dado.
- g) All sanitary fittings and toilet accessories such as commodes, urinals, wash basins, taps, health faucets etc., of standard quality.
- h) Electrical distribution system including light points, power points, distribution boards and good quality earthing (conforming to Indian Electricity Act and Local Electricity Board rules and regulations).
- i) Required number of pucca morchas for security purpose will be provided as per Bank's specifications wherever necessary.

Place :

Date :

Signature of the offerer/s

**Annexure-III Contd.**

## TECHNICAL DETAILS OF THE PREMISES OFFERED

From :

To:

Sri/Smt/M/s.

The Dy. General Manager

.....

Circle Office.....

.....

Telephone No. (0) .....

(R) .....

Mobile No .....

Email : .....

Dear Sir,

Sub : Offer of premises on lease for your Regional Office Pune & RAH At Pune.

In response to your paper advertisement in..... appeared on.....  
as well as in your Bank's website, I / We am/are submitting the details of our  
premises as under:

|                                                                                                                                                                                                                                                                       |               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|
| <p>1. Name &amp; Address of the Offerer</p> <p>Are you the owner of property</p> <p>If not,</p> <p>a) Do you have proper authority to submit this bid document (enclose self attested copy)</p> <p>b) Name &amp; Address of the owner/s</p> <p>And contact number</p> | <p>YES/NO</p> |
| <p>2. Location &amp; Postal address with PIN code of the offered premises</p>                                                                                                                                                                                         |               |

|                                                                                                                                            |                                                                                     |                           |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------|
| 3. Area offered (Floorwise Carpet area in Sft)                                                                                             | <b><u>FLOOR</u></b><br>Ground Floor -<br>First /Mezza. -<br>Floor                   | <b><u>AREA IN SFT</u></b> |
| 4.                                                                                                                                         | BUILDING DETAILS:                                                                   |                           |
|                                                                                                                                            | A) Year of Construction                                                             |                           |
|                                                                                                                                            | B) Number of floors                                                                 |                           |
|                                                                                                                                            | C) Permitted usage (Residential /<br>Commercial / Institutional                     |                           |
|                                                                                                                                            | D) Type of building structure (Load bearing                                         |                           |
|                                                                                                                                            | E) Clear ceiling height of the floor offered                                        |                           |
|                                                                                                                                            | F) Type of flooring provided                                                        |                           |
| 5.                                                                                                                                         | STATUTORY PERMISSIONS:                                                              |                           |
|                                                                                                                                            | A) Whether plans are approved by<br>Local Authorities                               |                           |
|                                                                                                                                            | B) Whether Occupation certificate<br>is available                                   |                           |
|                                                                                                                                            | C) Whether NOC from local<br>authorities is obtained for<br>Commercial usage of the |                           |
| 6. Available frontage of the premises (Width of the Premises for display of Bank's sign board)                                             |                                                                                     |                           |
| ..... Feet                                                                                                                                 |                                                                                     |                           |
| 7. Whether premises is situated on the Main Road (Please indicate the road width )                                                         | YES                                                                                 | NO                        |
| 8. Whether floor of the building offered is strong enough to bear the load of strong room walls, door/s, Safes, Safe Deposit Lockers etc., | YES                                                                                 | NO                        |

|                                                                                                                                |     |    |
|--------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 9. Whether the surrounding of the premises is clean and hygienic                                                               | YES | NO |
| 10. Whether the premises is ready for occupation, If not, indicate present status and expected date of handing over possession |     |    |
| 11. Please furnish name and contact number of the earlier occupant/s if any.                                                   |     |    |
| 12. Whether the premises offered to the Bank is free from encumbrances.                                                        | YES | NO |

|                                                                                                                                |                                                                       |     |
|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----|
| 13. I/We have understood the concept of Carpet area on which the premises is to be offered to the Bank.                        | YES                                                                   | NO  |
| 14. I/We am/are prepared to provide strong room of required size as per Bank's specification for the premises at my/our cost . | YES                                                                   | NO  |
| 15. I/We am/are ready to provide ATM room within the offered premises without additional rent.                                 | YES                                                                   | NO  |
| 16. Power load available at present and the time required for providing the power load required by the Bank. ( 35 KW )         |                                                                       |     |
| 17. Whether adequate space is available for Generator Set, VSAT, RF antenna, Solar Panels, Bank's sign Board.                  | YES                                                                   | NO. |
| 18. Whether adequate parking space is available in front of the premises. If "YES" details to                                  | Reserved Car : ..... (Nos.)<br>Parking<br>Customer Car : ..... (Nos.) |     |

|                                                                                                                                     |                                                      |    |
|-------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------|----|
| be furnished                                                                                                                        | Parking<br><br>Two wheeler : ..... (Nos.)<br>Parking |    |
| 19.If the floor offered is above Ground floor, whether lift facility is available. If so, number and capacity of the lift provided. |                                                      |    |
| 20.I/we am /are willing to make alternations to the premises to suit Bank's requirement at my/our cost.                             | YES                                                  | NO |
| 21.Whether separate independent electricity meter/water meter is/will be provided to the premises.                                  | YES                                                  | NO |
| 22. Whether Municipal water supply is available.                                                                                    | YES                                                  | NO |
| If "NOT" what alternate arrangement is made.                                                                                        |                                                      |    |
| 23. Who are the other occupants of the premises? Please furnish the floor-wise occupation of other tenants                          | 1.<br>2.<br>3.                                       |    |
| 24. Whether area is prone to water logging/flood/other hazards                                                                      | YES                                                  | NO |
| 25. Whether, separate toilet for Gents and Ladies is provided. If Not, time required to provide the same.                           | YES                                                  | NO |
| 26. Whether ramp is available<br><br>If not, whether willing to provide at own cost                                                 | YES                                                  | NO |

|                                                                     |                            |
|---------------------------------------------------------------------|----------------------------|
| 27. Additional Facility                                             | Car : ..... (Nos.)         |
| a) Additional Parking                                               | Parking                    |
|                                                                     | Two Wheeler : ..... (Nos.) |
| b) Generator (mention Capacity)                                     | Parking                    |
|                                                                     | .....                      |
| c) Lift - (mention no. of Lifts)                                    | .....                      |
|                                                                     | .....                      |
| d) Centralized AC -                                                 | .....                      |
| 28. Any other information which the offerer would like to highlight | 1.                         |
|                                                                     | 2.                         |
|                                                                     | 3.                         |

- I) I/We am/have clear legal title in respect of the property offered to the Bank and copies of relevant documents in this regard are enclosed.
- II) I/We am/have read and understood Bank's Terms and Conditions for hiring the premises and confirm our acceptance for the same and accordingly quoted our rate on carpet area basis in the Financial Bid.

OR

I/We am/have read and understood Bank's Terms and Conditions for hiring the premises. The Terms and conditions for which I/We am/are not agreeable are furnished in the "List of deviations" annexed to the Technical Bid. Accordingly, we have quoted our rate in the Financial Bid.

- III) I/We agree that until a regular lease agreement is entered into, this document with the bank's written acceptance thereof shall constitute the binding contract between me/us and the bank.

Yours faithfully,

Offerer/s  
(Signature/s)

Place :

Date :

Annexure-III Contd.

FINANCIAL DETAILS OF THE OFFER

(To be submitted in a separate sealed envelope marked as Financial Bid)

From:

Sri/Smt/M/s.....

Tel (O) :

.....

(R) :

.....

Mobile :

To

The Deputy General Manager

CANARA BANK

Circle Office.....

Dear Sir,

SUB: Offer of premises on lease for your Regional Office Pune & RAH At Pune.

\*\*\*\*\*

In response to your advertisement, I/We have submitted the details of my/our premises in a separate envelope marked "Technical Bid". I/We am/are submitting the "Financial Bid" agreeing to the following:

1. To offer my/our premises at Rs..... Psft per month (Rupees.....) on Carpet area basis for first block of 5 years from the date of handing over possession of the premises, with .....% increase in rent for the second block of 5 years. It is inclusive of basic rent plus all taxes / cess present and future - House tax, property tax, and Municipal taxes. Maintenance charges and service charges like society charges etc.
2. The above rate is quoted for the terms and conditions agreed by us in the Technical Bid.
3. This offer is valid for 3 months from the date of opening the "Technical Bid"

Place:

Date :

Signature of the offerer/s

**CARPET AREA DEFINITION**

The carpet area of any floor shall be the floor area worked out excluding the following portions of the building:

1. Toilets
2. Common Verandahs, Passages, Corridors
3. Open Balconies
4. Common Entrance Hall
5. Car porch whether common or exclusive
6. Common Staircase and munties
7. Lift well and shafts
8. Common Garages / parking which is common to all
9. Common Canteen Areas
10. Air conditioning ducts and common AC plant rooms.
11. Pump house areas.
12. Space occupied by walls
13. Any other area which is common to all tenants.
14. Strong room wall.

I/We am/are agreeable to exclude the area covered under the above items and willing to accept the rent and advance rent strictly on the basis of carpet area to be arrived at after joint measurement.

Place:

Date :

Signature of the offerer/s

**SPECIFICATION FOR CONSTRUCTING RCC STRONG ROOM ("B" CLASS)**

The specifications for strong room for branches are detailed hereunder:

**I. THE SPECIFICATIONS FOR THE STRONG ROOM ARE AS FOLLOWS:**

**WALLS :** R C C 1: 1 ½ : 3    30 cm (12") thick

**FLOOR :** R C C 1: 1 ½ :3    15 cm (6") thick

**FLOOR :**

15 cm (6" thick) heavily reinforced over the existing plain cement concrete flooring for vaults in Ground floors and over existing RCC slabs in vaults in upper floor ( the strength of the slab in such case will have to be checked to allow for the additional dead and super imposed load).

**CEILING - R C C 1:2:4**

30 cm (12" thick). Where it is not feasible to provide a RCC slab as specified, the ceiling may be fortified with MS grills consisting of 20 mm rods spaced 75 mm c/c in angle iron frame work.

Reserve Bank of India has specified ceilings fortification only in cases where it is not feasible to provide RCC slab of specified thickness.

If it is not possible to provide the strong room with the ceiling of prescribed thickness of 30 cms (12") or provide fabrication with MS grills, RBI would be prepared to consider relaxation of the existing specification on merits of individual cases, provided the floor space directly above the strong room is also in the possession and occupation of the Bank.

**II. THE MINIMUM REINFORCEMENTS AS ADVISED BY RBI ARE GIVEN BELOW:**

**WALLS :**

12 mm dia mild Steel/tor steel @ 6"c/c both ways and on both faces of the wall (a formation of reinforcement matt of about 6"x 6") on either face of the wall to be obtained.

**FLOOR :** Same as in the case of walls but only on one face.

**CEILINGS :** Same as in the case of walls.

Annexure-III Contd.

Further where reinforcement is proposed on two faces of a RCC member, it shall be staggered in such a manner that any view taken at right angles to the mat formation would show reinforcement at every (3") c/c in elevation (in respect of walls) and in plan (in respect of ceiling slab). The above reinforcements are only the minimum and depending on the structural requirements, the structural consultants for the work, should design and detail out actual reinforcements required but these shall not be less than what are specified above.

**III COLUMN SIZES :**

Two columns of 10"x10" size with 6 nos of 12 mm dia TOR Steel main rods and 6 mm dia binder rods are to be done only after fixing the door and ascertaining the plumbline.

| <b>IV AIR VENTILATORS</b> | <b>GODREJ</b> | <b>STEELAGE</b> |
|---------------------------|---------------|-----------------|
| Overall opening           | 24"x24"       | 24"x24"         |
| Clear opening             | 18"x18"       | 18"x18"         |

When the strong room is divided into 2 portions for cash and lockers, two ventilators for both the rooms are to be provided. The Air ventilator/s should not be fixed on the exterior / outer walls.

Place:

Date :

Signature of the offerer/s

**Following are the items to be done by landlord as per civil layout approved by Bank & R.B.I. specifications:**

1. **Water connection** for water filter & for the Toilets. Water should be available for 24x7 if required should provide storage water tank above the toilets with loft slab with proper plumbing arrangement.
2. **Grills:** All windows, ventilators( open , fixed or louvered ) & opening for exhaust to have grills of 12mm MS square bars @ 4” C/C both ways & fixed between civil work either brick work or RCC work with proper anchorage With 2 coats of oil paint.
3. **ATM** - 9” thick. Brick work up to ceiling with neeru plaster on both side as per plan.
4. a) The Landlord should get the strength of the slab & structure certified from proper authorities for the additional dead & superimposed load due to construction of strong room. (Approx. load in addition to weight of above- mentioned wall, roof & slab. Door- approx. 1 ton, Locker 10 nos. - approx. 700 kg/per no. Safe- approx. 1.5 ton. Landlord should also submit the reports of cube test of RCC work of strong room & Certificate mentioning that work has been done as per given RBI guidelines.  
b) The Strong room door will be provided by the Bank.
5. **Ramp** - Construction of RCC ramp 3’.3” wide , length as per site condition finished with antiskid flooring & hand grilling on both side up to 3’.0”
6. **The landlord should strengthen the slab if required. In the case of the premises is above basement, parking etc. the landlord should get the proper drawing & calculation of load & structure from R.C.C. consultant & the certificate.**
7. **Permission of installation of AC units AND SIGNAGE BOARD.**  
Providing permission of installation of AC units which are shown in the plan and signage board at location wherever required by the bank.  
**Please confirm the position of A.C. outer units which are shown in the plan through email to the authorities.**
8. **Electrical Meter:** Provision of 3 phase meter (capacity as per terms & conditions ) at a position easily accessible for bank authorities.

**9. Construction of toilet- as per plan**

Construction of toilets with brick work, both side plaster , full height Glazed Tile Dado from internal Side, door frame, door with oil paint & necessary hardware, urinal , European WC , wash hand basin, taps antiskid ceramic tile flooring , aluminium Louvre window with grille and provision for exhaust fan.

**10. Flooring**

Providing 2'x2' vitrified flooring of first quality in banking hall Floor after demolition of internal walls the flooring level should be same and full tile flooring should be provided over the removed wall portion. Same as per existing branch.

**11. Windows.**

Construction of 9" Brick wall with plaster/painting till 900mm (3'0") with 4'ht. sliding aluminium Powder coated window with 5mm th. Clear glass and M.S. grill as per item No 2 & civil plan .

**12. All external walls-**

9"Thk. Brick work finished with neeru plaster where necessary , To demolish all the wall & taking away all the debries at suitable place & to construct new walls as per civil plan & to make finish with neeru plaster to the wall & open column where necessary.

**13. Rolling Shutter-** separate at least 3 no rolling shutter for bank entrance & ATM & where necessary as per civil plan. All rolling shutter with centre locking facility with proper Greasing & working condition finished with 2 Coates of oil paint with primer.

**14. Wall Paint-** Regular white wash & first coat of Plastic paint wall, ceiling & gypsum board false ceiling before furniture work & final coat of paint after furniture work.

**CHECKLIST TO BE SUBMITTED WITH TENDER DOCUMENT:**

| SL NO | DOCUMENTS TO BE SUBMITTED                                                                                                             | SUBMITTED (YES/ NO)                            |
|-------|---------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| 1     | Copy of Sanctioned plan with completion/occupation certificate                                                                        | YES/NO                                         |
| 2     | Set of floor plans, sections, elevation                                                                                               | YES/NO                                         |
| 3     | Site plan of premises                                                                                                                 | YES/NO                                         |
| 4     | Documents related to conversion of land to use for Non- agricultural purpose                                                          | YES/NO                                         |
| 5     | Title report of property (Sale deed/Gift deed/Conveyance deed/partition deed/7/12 extract/ C.T.S extract/ mutation entries)           | YES/NO                                         |
| 6     | Type of Ownership- freehold/leasehold<br>If lease hold,<br>a) Date of expiry of lease<br>b) Permission to Sub- lease (Proof Attached) | Freehold/Leasehold<br>.../.../.....<br>YES /NO |
| 7     | Aadhar card (KYC ) - Copy                                                                                                             | YES /NO                                        |
| 8     | Pan card (KYC) - Copy                                                                                                                 | YES /NO                                        |
| 9     | Technical Bid submitted in sealed Envelope I                                                                                          | YES/NO                                         |
| 10    | Financial Bid submitted in sealed Envelope II                                                                                         | YES/NO                                         |
| 11    | Technical +Financial Bid placed in bigger sealed envelope super scribed as “OFFER FOR HIRING OF PREMISES FOR CANARA BANK AT.....”     | YES/NO                                         |

Place:

Date:

Signature of Offerer /s