



Basic Details

Organisation Chain	Airports Authority of India Northern Region - AAI AMRITSAR - AAI ENGG ELECT-AMRITSAR - AAI		
Tender Reference Number	CHIAL/Engg. (E)/Ceremonial Lounge/VRV/NIT-01/2025-26		
Tender ID	2026_AAI_274499_1	Withdrawal Allowed	Yes
Tender Type	Open Tender	Form of contract	Item Rate
Tender Category	Works	No. of Covers	2
General Technical Evaluation Allowed	No	ItemWise Technical Evaluation Allowed	No
Payment Mode	Offline	Is Multi Currency Allowed For BOQ	No
Is Multi Currency Allowed For Fee	No	Allow Two Stage Bidding	No

Payment Instruments

Offline	S.No	Instrument Type
	1	NEFT
	2	R-T-G-S
	3	Insurance Surety Bond

Cover Details, No. Of Covers - 2

Cover No	Cover	Document Type	Description
1	Fee/PreQual/Technical	.pdf	As per NIT
2	Finance	.xls	As per NIT

Tender Fee Details, [Total Fee in ₹ * - 1,180]

Tender Fee in ₹	1,180		
Fee Payable To	Chandigarh International Airport Limited	Fee Payable At	Chandigarh
Tender Fee Exemption Allowed	Yes		

EMD Fee Details

EMD Amount in ₹	80,000	EMD Exemption Allowed	Yes
EMD Fee Type	fixed	EMD Percentage	NA
EMD Payable To	Chandigarh International Airport Limited	EMD Payable At	Chandigarh
BG Required	No		
Minimum Direct EMD Payment in ₹	0.00		

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Work /Item(s)

Title	Provision of VRV / VRF system alongwith AICMC for 08 Years (After 02 Years DLP)		
Work Description	Construction of Ceremonial Lounge at City Side at Shaheed Bhagat Singh International Airport, Chandigarh. SH-Provision of VRV / VRF system alongwith AICMC for 08 Years (After 02 Years DLP).		
Pre Qualification Details	Please refer Tender documents.		
Independent External Monitor/Remarks	NA		
Show Tender Value in Public Domain	Yes		
Tender Value in ₹	26,50,530	Product Category	Electrical Works
		Sub category	NA
Contract Type	Tender	Bid Validity(Days)	90
		Period Of Work(Days)	153
Location	Shaheed Bhagat Singh International Airport	Pincode	140306
		Pre Bid Meeting Place	NA
Pre Bid Meeting Address	NA	Pre Bid Meeting Date	NA
		Bid Opening Place	Shaheed Bhagat Singh International Airport
Should Allow NDA Tender	No	Allow Preferential Bidder	No

Critical Dates

Publish Date	15-Apr-2026 05:00 PM	Bid Opening Date	07-May-2026 05:00 PM
Document Download / Sale Start Date	15-Apr-2026 05:00 PM	Document Download / Sale End Date	06-May-2026 05:00 PM
Clarification Start Date	15-Apr-2026 05:00 PM	Clarification End Date	21-Apr-2026 06:00 PM
Bid Submission Start Date	15-Apr-2026 05:00 PM	Bid Submission End Date	06-May-2026 05:00 PM

Tender Documents

NIT Document	S.No	Document Name	Description	Document Size (in KB)
	1	Tendernotice_1.pdf	Construction of Ceremonial Lounge at City Side at Shaheed Bhagat Singh International Airport, Chandigarh. SH- Provision of VRV / VRF system alongwith AICMC for 08 Years (After 02 Years DLP)	558.36

Work Item Documents	S.No	Document Type	Document Name	Description	Document Size (in KB)
	1	Tender Documents	DNITCERE.pdf	TENDER DOCUMENT	9759.38
	2	BOQ	BOQ_320465.xls	BOQ	350.00

Auto Extension Corrigendum Properties for Tender

Iteration	No. of bids required for bid opening a tender	Tender gets extended to No. of days
1.	2	7
2.	2	7

Bid Openers List

S.No	Bid Opener Login Id	Bid Opener Name	Certificate Name
1.	rajivsng@aai.aero	Rajiv Kumar Singh	RAJIV KUMAR SINGH
2.	preetib@aai.aero	Preeti Beniwal	PREETI BENIWAL
3.	amit.kumar@aai.aero	Amit Kumar	AMIT KUMAR

Tender Properties

Auto Tendering Process allowed	No	Show Technical bid status	Yes
Show Finance bid status	Yes	Stage to disclose Bid Details in Public Domain	Technical Bid Opening
BoQ Comparative Chart model	Normal	BoQ Compative chart decimal places	2
BoQ Comparative Chart Rank Type	L	Form Based BoQ	No

TIA Undertaking

S.No	Undertaking to Order	Tender complying with Order	Reason for non compliance of Order
1	PPP-MII Order 2017	Agree	
2	MSEs Order 2012	Agree	

Tender Inviting Authority

Name	AGM (Engg. Elect.), CHIAL
Address	AGM (Engg. Elect.), Shaheed Bhagat Singh International Airport, Engineering Project Office, Chandigarh-140306

Tender Creator Details

Created By	Preeti Beniwal
Designation	AGM Engg Elect.
Created Date	10-Apr-2026 05:23 PM

Ref. No.:- CHIAL/Engg. (E)/Ceremonial Lounge/VRV/NIT-01/2025-26

Date: 15.04.2026

NOTICE INVITING e-TENDER (2 BOT – 2 Envelope Open Tender)

(Tender ID :- 2026_AAI_274499_1)

- 1) Item Rate/ ~~Percentage rate~~/ EPC e-tenders are invited through the e-tendering on CPP Portal by AGM (Engg. Elect.), Shaheed Bhagat Singh International Airport, Chandigarh (Bid Manager) on behalf of Chairman, CHIAL from the eligible contractors for the work of “**Construction of Ceremonial Lounge at City Side at Shaheed Bhagat Singh International Airport, Chandigarh. SH- Provision of VRV / VRF system alongwith AICMC for 08 Years (After 02 Years DLP)**” at an estimated cost of **Rs. 26,50,530.00 (excluding GST)** {SH-I: VRV/ VRF System Rs. 14.69 Lakhs + SH-II: Fire Fighting Work Rs. 6.20 Lakhs + AICMC cost for 08 years Rs. 5.61 Lakhs} (excluding GST) with completion period of **05 months for SITC work and 96 months (i.e. 08 years)** for All-Inclusive Comprehensive Maintenance Contract (AICMC) after DLP period.

The tendering process is online at CPP Portal URL address <https://etenders.gov.in/e procure/app / www.aai.aero> or www.chial.org Prospective Tenderers may download and go through the tender document.

Prospective Tenderers are advised to register themselves at CPP-portal, obtain ‘Login ID’ & ‘Password’ and go through the instructions available in the Home Page after log into the CPP portal <https://etenders.gov.in/e-procure/app> or www.aai.aero or www.chial.org. They should also obtain Digital Signature Certificate (DSC) in parallel which is essentially required for submission of their application. The process normally takes 03 days’ time. The tenderer may also take guidance from AAI Help Desk Support through path aai.aero/tender/e-tender/help desk support.

For any technical related queries please call the Help desk. The 24X7 Help Desk details are as below:

-
Tel: 0120-4711508, 0120-4001002, 0120-4001005, 0120-6277787

E-mail: support-eproc@nic.in.

International bidders are requested to prefix 91 as country code.

Tenderers are requested to mention the URL of the Portal and Tender ID in the subject while emailing any issue along with the contact details.

Before submitting queries, bidders are requested to follow the instruction given in “Guidelines to Bidders” and get their computer system configured according to the recommended settings as specified in the portal at “System Settings for CPPP”.

For any further technical assistance with regard to functioning CPP portal the tenderer may contact to the following AAI help desk numbers on all working days only between

Sl. No.	Support Persons	Escalation Matrix	E-mail Address	Contract Numbers	Timings*
1	Technical Help Desk Team	Instant Support	eprochelp@aai.aero	011-24632950 Ext. 3512	0800-2000Hrs. (MON – SAT)
2	JE (IT)	After 4 Hrs. of Issue	etendersupport@aai.aero or vaibhav_g@aai.aero	011-24632950 Ext. 3523	0930-1800Hrs. (MON – FRI)
3	Sr. Manager (IT)	After 12 Hrs	shripatim@aai.aero	011-24632950 Ext. 3509	0930-1800Hrs. (MON – FRI)
4	Jt. GM (IT)	After 24 Hrs.	Sunil.km@aai.aero	011-24632950 Ext. 3506	0930-1800Hrs. (MON – FRI)
5	General Manager (IT)	After 03 Days	gmit@aai.aero	011-2465790	0930-1800Hrs. (MON – FRI)

*The help desk services shall remain closed on all Govt. Gazetted Holidays.

Tender Processing Fee of **Rs. 1,180.00 (i/c GST)**, non-refundable will be required to be paid online in the form of RTGS/NEFT in favour of HDFC Bank of Chandigarh International Airport Limited with Bank Account No. 50200045008946 & IFSC Code:- HDFC0000450 Bank Branch Address: SCO 382, Sector-37D, Chandigarh160036. The scanned copy of RTGS/ NEFT/ Deposit Receipt should be uploaded into the Technical Bid. (Envelope- I) by the date as specified in the Critical Data Sheet of Tender Document.

The Earnest Money Deposit (EMD) is **Rs. 80,000/-** will be required to be paid online in the form of **RTGS / NEFT in favour of HDFC Bank of Chandigarh International Airport Limited with Bank Account No. 50200045008946 & IFSC Code:- HDFC0000450 Bank Branch Address: SCO 382, Sector-37D, Chandigarh- 160036. The scanned copy of RTGS / NEFT / Deposit Receipt should be uploaded into the Technical Bid (Envelope- I).**

Following 2 envelopes shall be submitted through online at CPP-portal by the tenderer as per the following schedule:-

CRITICAL DATE SHEET

Publishing Date	Date 15.04.2026
Bid Document Download / Sale Start Date	Date 15.04.2026 from 1700 hrs.
Clarification Start Date	Date 15.04.2026 from 1700 hrs.
Clarification End Date	Date 21.04.2026 upto 1800 hrs.
Bid Submission Start Date	Date 15.04.2026 from 1700 hrs.
Bid Submission End Date	Date 06.05.2026 upto 1700 hrs.
Bid Opening Date (Envelope- I)	Date 07.05.2026 at 1700 hrs.
Bid Opening Date (Envelope- II)	To be intimated through CPP portal
Tender Processing Fee shall be deposited to the CHIAL Bank Account as per details given & Scanned copy of RTGS/NEFT/Deposit Receipt should be uploaded into the Technical Bid. (Envelope-I) & it is non-refundable.	Rs. 1,180/- (i/c GST) Non-refundable to be paid online by 06.05.2026 upto 1700 Hrs.
Earnest Money Deposit (EMD) shall be deposited to the CHIAL Bank Account as per details given & Scanned copy of RTGS / NEFT / Deposit Receipt should be uploaded into the Technical Bid. (Envelope-I)	Rs. 80,000/-

Note: If the bidder has any query related to the Bid Document of the work, they should use 'Seek Clarification' on CPP portal to seek clarifications. No other means of communication in this regard shall be entertained.

**2) Envelope-I (Tender processing fee, EMD, Technical Bid and Pre-qualification): -
Bid containing following:**

A. Tender processing fee, EMD:

- Scanned Copy of RTGS/NEFT/Deposit Receipt against Tender Processing Fee & EMD or surety bond (As per Annexure- V) against EMD OR NSIC / MSME certificate for exemption from EMD.

B) Technical Bid containing the following -

- Scanned copy of Permanent Account Number (PAN) and GST Registration Number.
- Scanned copy of Bid Acceptance Letter on Bidder's Letter head (As per Annexure- I).
- Scanned copy of "Undertaking" regarding Blacklisting/Debarment on Bidder's Letter Head (As per Annexure- II).
- Scanned copy of 'Undertaking' regarding deployment of sufficient plant and machinery on Bidder's Letter Head (As per Annexure- III).
- Scanned copy of Form- A details of similar works completed during last seven years supported with completion certificate issued by client.

- vi. Scanned copy of Form- B – Financial information.
- vii. Scanned copy of Form – C – Net worth.
- viii. Bidder other than propriety firm shall submit, scanned copy of authorization letter/power of attorney along with copy of certificate of incorporation of the company under companies Act showing CIN/LLPIN/name of Directors of the company & copy of Board Resolution regarding authority to assign power of Attorney.
Proprietary firm shall submit scanned copy of Authorization letter/power of attorney only if the bid is processed by a person other than proprietor.
- ix. Copy of Work Experience documents along with Completion certificates, Award Letters and Schedule of Quantities (SOQ) of requisite value as given below.
- x. MII Declaration by bidder for compliance of order on Restriction under Rule 144 (xi) of the General Financial Rules (GFRs)-2017 on letter head of the company in the format as given in Form -J in bid documents (Annexure- IV (A & B)).

C) Qualifying requirement of contractors /bidders containing the following:-

- i. Should have successfully completed or *substantially completed three works, each of **Rs. 8,35,724.00 (Excluding GST)** or two works, each of **Rs. 10,44,655.00 (Excluding GST)** or one work of **Rs. 16,71,447.00 (Excluding GST)** in single contract of similar nature of “**SITC of HVAC or VRV/VRF System**” during the last seven years ending on last day of month previous to the one in which bids are invited. (i.e. 31.03.2026).

The details of similar works completed during last seven years in the given format- Form-A with supporting documents issued by client.

Note:-

- a) ~~The Tenders invited for Annual Rate Contracts for O&M/ AMC/ CMC works, agency having experience of completed AMC contract of more than one year shall be counted for the value of work for a completed one year on pro-rata basis. However, the agency who has completed one year of work in running AMC contract of more than one year, may be counted for the value of work for a completed one year on pro-rata basis.~~
- b) Experience gained by executing work on back-to-back contract /sub-contract basis is acceptable in the following conditions:
 - Work should be actually executed by the second agency (sub-contractor) with due concurrence of the owner as tripartite agreement/ written approval. It should be backed by valid agreement and experience certificate.
 - Payments received by second agency should be reflected in TDS certificates.
- c) Experience gained in composite works for the specialized nature of works were executed by main contractor either by in-house expertise & experience or by engaging the specialized agencies with the approval of main client as per contract conditions. In such cases, main contractor as well as specialized agency both get the experience certificate for the same work from their respective client(s) i.e. main contractor for composite work along with specialized works from owner and specialized agency for specialized work(s) from the main contractor.

In this situation, the experience certificate of either specialized agency or main agency having in-house expertise & experience, who has actually executed the specialized work(s), shall be considered for Technical /Pre-qualifying criteria in similar specialized nature of work(s).

- d) Substantial completion shall be based on 80 (eighty) per cent (value wise) or more works completed under the contract. Substantial completion should not be defined in terms of percentage completion. rather it should be based on functional consideration. Certificate for 'substantial completion' of project/work/asset should contain two parts. Part -1 shall contain 'financial value of work done' and part-1 1 shall contain 'certificate of functional completion of project/work/asset'.

“The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to date of bid opening (Cover- I / Technical bid)”.

Client certificate for experience should show the nature of work done, the value of work, date of start, date of completion as per agreement, actual date of completion and satisfactory completion of work. **Bidders showing work experience certificate from non-government/non-PSU organizations should submit copy of tax deduction at sources (TDS) certificate(s) along with a UDIN generated certificate issued by registered Chartered Accountant, clearly specifying the name of work, total payment received against the work and TDS amount for the work.**

- ii. Should have average Annual financial turnover of **Rs 7,39,615.00** during last three years (FY 2022-23, 2023-24 & 2024-25) previous financial year. The Financial information shall be submitted in the given format- Form- B with valid UDIN. Bidders showing continuous losses during FY 22-23, 23-24 & 24-25 in the balance sheet shall be summarily rejected.
- iii. The bidder should have a minimum net worth of **Rs. 3,13,396.00** Issued by certified Chartered Accountants for the FY 2024-25. The certificate should be submitted in the given format- Form- C with valid UDIN.
- iv. The documents submitted by bidders without valid UDIN shall not be accepted /entertained.

Scanned copy of all the Documents of Envelope-I mentioned above shall be submitted on the CPP portal (Online payment copy for Tender Processing Fee and EMD is required to be submitted)

3) Envelope-II: - The Financial e-Bid.

- All rates shall be quoted in the format provided and no other format is acceptable. If the price bid has been given as a standard BOQ format with the tender document, then the same is to be downloaded and to be filled by all the tenderers. Tenderers are required to download the BOQ file, open it and complete with their respective financial quotes and other details (such as name of the tenderer). No other cells should be changed. Once the details have been completed, the tenderer should save it and submit it online, without changing the file name. If the BOQ file is found to be modified by the tenderer, the bid will be rejected.
- **The rate for SH: III i.e. AICMC work - will be self-quoted based on prefixed percentage (%) as per the quoted rate for the SITC items of SH- I.**

4) Refund of EMD:

EMD deposited by all the bidders except the confirmed lowest bidder shall be returned within one week from the date of opening of the financial bid. EMD of the successful bidder shall be returned on receipt of Security Deposit equivalent to EMD amount/ performance bank guarantee.

- 5) The tenderer shall submit their application only at CPP Portal: <https://etenders.gov.in/eprocure/app>. Tenderer/Contractor are advised to follow the instructions provided in the tender document for online submission of bids. Tenderers are required to upload the digitally signed file of scanned documents as per Para 2. Bid documents may be scanned with 100 dpi with black and white option which helps in reducing size of the scanned document. Uploading of application in location other than specified above shall not be considered. Hard copy of application shall not be entertained.
- 6) Not more than one tender shall be submitted by one tenderer or tenderers having business relationship. Under no circumstance will father and his son(s) or other close relations who have business relationship with one another (i.e. when one or more partner(s)/director(s) are common) be allowed to tender for the same contract as separate competitors. A breach of this condition will render the tenders of both parties liable to rejection.
- 7) Tenderer who has downloaded the tender from CPP Portal, shall not tamper/modify the tender form including downloaded price bid template in any manner. In case if the same is found to be tampered/modified in any manner, tender will be completely rejected and EMD would be forfeited and tenderer is liable to be banned from doing business with CHIAL.
- 8) **Bids Opening Process is as below: -**
- Envelope-I (Technical bid and Pre-qualification):**
- Envelope-I containing documents as per Para 2 (A, B & C) (uploaded by the tenderers) shall be opened on date & time mentioned in Critical data Sheet.
 - If any clarification is needed from the tenderer about the deficiency in his uploaded documents in Envelope – I, he will be asked to provide it through CPP portal, if required. The tenderer shall upload the requisite clarification/documents within time specified by CHIAL, failing which it shall be presumed that bidder does not have anything to submit and bid shall be evaluated accordingly.
 - The intimation regarding acceptance/rejection of their bids will be intimated to the tenderers through CPP portal.
- Envelope-II (Financial Bid):**
- Envelope-II containing financial bid of the tenderers found to be meeting the technical criteria and qualifying requirements shall be opened on date & time mentioned in CRITICAL DATE SHEET. (In case the date and time for opening of Envelope-II (Financial Bid) is required to be changed, the same shall be intimated through CPP Portal).
- 9) CHIAL reserves the right to accept or reject any or all applications without assigning any reasons. CHIAL also reserves the right to call off tender process at any stage without assigning any reason.
- 10) CHIAL reserves the right to disallow the working agencies from participating in the tender process whose performance at ongoing project (s) is below par and usually poor and has been issued letter of restrain/Temporary or Permanent debarment/black listing by any department of CHIAL/AAI.

- 11) CHIAL reserves the right to verify the credential submitted by the tenderer at any stage (before or after the award the work). If at any stage, any information /documents submitted by the applicant is found to be incorrect/false or have some discrepancy which disqualifies the tenderer then CHIAL shall take the following action:
 - a) Forfeit the entire amount of EMD submitted by the tenderer.
 - b) The tenderer shall be liable for debarment for a period upto two years (or upto date amendment) from tendering in CHIAL, including termination of the contract apart from any other appropriate contractual/legal action.
- 12) Consortium/JV companies shall not be permitted.
- 13) Purchase preference to Central Public Sector Undertaking shall be applicable as per the directive of Govt. of India prevalent on the date of acceptance.
- 14) Concessions to Indian Micro & Small Enterprises (MSEs) units registered with DIC/NSIC/KVIC/KVIB/Directorate of Handicraft and handloom etc. to be given as per the provisions of public procurement policy for MSEs order 2012, MSEs with up to date amendments, shall be applicable for bids of supply/services and shall not be extended to construction work.

Benefits to Micro & Small Enterprises(MSEs):

- **Exemption from paying tender fees & Earnest Money Deposit-** Micro and small Enterprises (MSEs) registered with district industries centres or khadi and village industries commission or khadi village industries board or coir board or National Small Industries Corporation or Directorate of handicraft and handloom or any other body specified by the ministry of micro small and medium enterprises as MSMED act. 2006 for goods produced and services rendered shall be issued tender documents free of cost and shall be exempted from paying earnest money deposit (EMD).
- **Price Preference-** Further in tender participating MSEs quoting price within the price band of L1+15 percent. Shall also be allowed to supply a portion of requirement by bringing down their prices to LI price in a situation where LI price is from someone other than a micro and small enterprise and such micro and small enterprises shall be allowed to supply at least 20 percent of total tendered value in case of more than one such MSEs the supply will be shared proportionately (to tendered quantity) further out of 20%, 4% (20% of 20%) shall be from MSEs owned by SC/ST entrepreneurs. This quota is to be transferred to other MSEs in case of nonavailability of MSEs owned by SC/ST enterprises.

"In case of tender item is non-split able or non-dividable etc. MSE quoting price within price band L1+15% may be awarded for full/complete supply of total tendered value to MSE, considering spirit of policy for enhancing the Govt. procurement from MSE."

Note:-

- This benefit as above to MSEs shall be available only for goods/services produced and provided by MSEs for which they are registered.
- MSEs seeking above exemptions and benefits should enclose an attested/self certified copy of valid Registration certificate giving details of such validity stores/services etc., failing which they run risk of their bid being passed over as*ineligible for the benefits applicable to MSEs.

- 15) Tenderers have to submit Unique Document Identification Number (UDIN) generated documents like Financial information (Turnover with loss/ profit), Net worth Certificate, TDS certificate for works from non Govt./non-PSU organization etc. as per NIT conditions duly certified by CA and having UDIN. The documents submitted by bidders without valid UDIN shall not be entertained.
- 16) Department of Promotion of Industry and Internal Trade (DPIIT), Ministry of Commerce and Industry, Government of India, issued Public Procurement (Preference to Make in India), Order 2017 vide OM No. P-45021/2/2017-PP(BE-II) dated 16.09.2020 is applicable.
- 17) Requirement of registration by the Bidder from a country sharing land border with India based on order No. F No. 6/18/2019-PPD dated 23/07/2020 of Government of India, Ministry of Finance, Department of Expenditure (Public procurement Division) with up to date amendments, regarding restriction under Rule 144(xi) of the General Financial Rules (GFR) 2017 shall be applicable. Bidder shall submit scanned copy of 'Undertaking' on Company's letter head in this regard. (Annexure- LBS).

AGM (Engg. Elect.)
CHIAL, Mohali
For and on Behalf of Chairman, CHIAL