DELHI POLICE HOUSING CORPORATION LIMITED

(A Government of India Undertaking under Ministry of Home Affairs)

OFFICE OF THE EXECUTIVE ENGINEER, DPHCL

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TENDER DOCUMENT

NIT No. 69/DPHCL/ENGG/NIT/2026-27

(e-Tender — Percentage Rate Contract — Two-Bid System — CPWD Form-7)

NAME OF WORK

Carrying out Repair and Renovation Work of Police Station Narela Industrial Area (NIA), Outer North District, Delhi (Civil and Electrical Works)

Estimated Cost put to Tender	Rs**. 1,76,04,158**/- (Rupees One crore seventy-six lakh four thousand one hundred fifty-eight rupees and zero paisa only), inclusive of GST and all taxes
Earnest Money Deposit (EMD)	Rs. 3,52,083/- (Rupees Three lakh fifty-two thousand eighty-three rupees and zero paisa only) — 2% of Estimated Cost, in the prescribed form, in favour of "MD, DPHCL" payable at New Delhi
Performance Guarantee (PG)	5% of the higher of Tendered Amount and ECPT; APG for bids below 80% of ECPT. Instruments, validity and release: Section 4.10, Schedule F and Annexure-XIV; APG calculation: Section 2, Clause 12.
Security Deposit (SD)	2.5% (Two and a Half Percent) of the Tendered Value — deducted from Running Account Bills as per Clause 1A of GCC-CPWD 2023 read with Schedule 'F'
Time of Completion	150 (One Hundred Fifty) Days from the 7th day after the date of issue of the Letter of Acceptance (Date of Start), inclusive of monsoon and all holidays. Commencement prerequisites and any adjustment for delayed access shall be governed by Section 4, Clause 4.3.
Defect Liability Period (DLP)	12 (Twelve) Months from the date of certified completion
Bid Validity	120 (One Hundred Twenty) Days from the date of opening of the Technical Bid
Compensation for Delay (LD)	0.5% of the Tendered Value per week of delay or part thereof, subject to a maximum of 10% of the Tendered Value (Clause 2 of GCC-CPWD 2023 read with Schedule 'F')
Type of Contract	Percentage Rate Contract — CPWD Form-7, GCC 2023 (Construction Works), with expressly identified correction slips and approved DPHCL deviations (Section 4.2).
Nature of Site	Functioning Police Station — the premises shall remain operational round-the-clock throughout the execution period; work to be executed in phases under a security protocol (Annexure-D)

ISSUED BY

EXECUTIVE ENGINEER

Delhi Police Housing Corporation Ltd.

13th Floor, Tower-1, PHQ, Jai Singh Road, New Delhi-110001

(For & On behalf of MD/DPHCL)