



**KARNATAKA STATE INDUSTRIAL & INFRASTRUCTURE
DEVELOPMENT CORPORATION LIMITED (KSIIDC)**

Regd. Office: 4TH Floor, East Wing, "Khanija Bhavan"
No. 49, Race Course Road, Bengaluru - 560 001.

Ph : (080) 22258131-33, 22259432 Fax :(080) 22255740
E-mail: ksiidcz5@ksiidc.com

TENDER DOCUMENT

**For Insurance coverage of "Khanija Bhavan", R.C. Road,
Bengaluru – 560 001**

SEALED COVERS to be submitted on or before **3 PM on 7th of February 2020** to:

The Assistant General Manager
Karnataka State Industrial & Infrastructure
Development Corporation Limited
4th Floor, East Wing, "Khanija Bhavan"
No. 49, Race Course Road,
BENGALURU- 560 001.

Tender submitted by :



**KARNATAKA STATE INDUSTRIAL & INFRASTRUCTURE DEVELOPMENT
CORPORATION LIMITED (KSIIDC)**

Regd. Office: 4TH Floor, East Wing, "Khanija Bhavan"
No. 49, Race Course Road, Bengaluru- 560 001.

Ph : (080) 22258131-33, 22259432, Fax :(080) 22255740
E-mail: ksiidcz5@ksiidc.com

SHORT TERM TENDER NOTICE

No: KSIIDC/PM/INS/ 01 /2019-20

Dated: 24/01/2020

KSIIDC invites Competitive Quotations in sealed cover directly from the Insurance Companies (Licensed with Insurance Regulatory Development Authority) having its office at Bengaluru for insuring its Commercial/Office Complex located at "Khanija Bhavan", No.49, Race Course Road, Bengaluru-560 001.

The tender documents can be downloaded from the website <http://ksiidc.com> or personally collected from this office during office hours.

Sealed covers each super-scribed on the envelope as "**TENDER FOR INSURANCE OF KHANIJA BHAVAN**" and should be addressed to:

The Assistant General Manager (Property Management)

KSIIDC

4th Floor, East Wing, "Khanija Bhavan"

No. 49, Race Course Road, Bengaluru - 560 001.

and submitted ON OR BEFORE 3.00 p.m on 7th of February 2020. The sealed covers will be opened on the **same day at 4.00 p.m.** in the presence of the Bidders, who chose to be present.

KSIIDC reserves the right to accept or reject any tender without assigning any reason thereof or cancel the exercise without having to incur any cost to any party whomsoever.

Sd/-

Assistant General Manager (PM)



GENERAL INSTRUCTIONS AND NOTICE INVITING SHORT TERM TENDER

1. Karnataka State Industrial & Infrastructure Development Corporation Limited (KSIIDC), invites Competitive Quotations in sealed cover **directly from the Insurance Companies** (Licensed with Insurance Regulatory Development Authority) having its Branch/office at Bengaluru for insuring its Commercial/Office Complex located at “**Khanija Bhavan**”, No.49, Race Course Road, Bengaluru – 560 001.
2. The tender documents can be downloaded from the website <http://ksiidc.com> or personally collected from this Office on any working day during office hours.
3. Sealed Tenders should be addressed to The Assistant General Manager (PM), KSIIDC, 4th Floor, East Wing, “Khanija Bhavan”, No. 49, Race Course Road, Bengaluru - 560 001 and super-scribing the name of the tender on the top left hand corner of the cover. The Tenders should reach this office **not later than 3.00 PM on 7th of February 2020**.
4. No tender will be accepted after the above due date and time under any circumstances whatsoever. No pre-bid meeting shall be conducted. However, for doubts or queries if any, tenderer may contact Smt. S.N. Hamsaveni, Deputy Manager (No.94496 12148), KSIIDC or Shri Ananth Aithal, P&FM Manager (No.99722 39666), Khanija Bhavan to get clarification/s.
5. **The tenderer shall visit the premises and collect the details on equipments and also ascertain the type of occupants before quote.**
6. The details of sum to be insured has been furnished in Annexure – I.
7. The details of list of equipments covered under Machinery Break-down insurance have been furnished in Annexure – II & IIA
8. Details of Claimed Amount in Annexure – III.
9. Details of Occupants in Annexure – IV.
10. The Bidders shall submit offer as per prescribed form enclosed at Annexure, – V
11. Copy of Licence obtained from Insurance Regulatory Development Authority to be submitted.
12. The sealed covers will be opened on **7th February 2020 at 4.00 p.m.** in the presence of the bidders, who chose to be present.
13. KSIIDC reserves the right to accept or reject any tender without assigning any reason thereof or cancel the exercise without having to incur any cost to any party whomsoever.



Annexure - I

Khanija Bhavan**Details of Sum to be Insured Value 2020-21**

Period of Insurance : From 00:00 hrs of 14.02.2020 to To Midnight of 13.02.2021

Sl.No.	Description	Sum to be Insured Amt (Rs.)
1	Fire & Allied Perils, including Earth Quake	
a	Building (Approx.. 328045 sq.ft)	359736284.00
b	Electrical Items (MBD items)	75069321.00
c	Cost of Rain water Harvesting system	3784207.00
d	Cost of CCTV Surveillance System	2100000.00
	Total	440689812.00
2	Machinery Breakdown (MBD)	75069321.00
3	Fixed Plate Glass	9198549
4	Public Liability, including lift liabilities for 8 No. Lifts of 16 passanger capacity each. This section should cover for any major accident to any person within the premises for incidents during the period of insurance.	40000000
5	Terrorism	440689812
6	Baggage	10000

NOTE: The Net Premium Amount to be quoted should be inclusive of GST & all other taxes, as applicable

Details of Electrical & Mechanical Equipments - Khanija Bhavan

Sl. No.	Particular	Nos	Cost of each	Total cost	Sum Insured
1	750 KVA DG set and accessories consists of (4 Nos)				
a	Engines - 4 Nos @ 33 lakhs	4	3300000.00	13200000.00	
b	Alternator - 4 Nos @ 7 lakhs	4	700000.00	2800000.00	
c	ACB Panels	4	80000.00	320000.00	
d	Control Panel	4	378750.00	1515000.00	
e	LT Cables			1500000.00	
f	Battery Cells	8	27950.00	223600.00	
	Total of 1			19558600.00	19558600.00
2	Dry type transformer accessories consists of 2 Nos				
a	Transformer of 1600 KVA with 2500 amps capacity	2	1700000.00	3400000.00	
	Total of 2			3400000.00	3400000.00
3	Incoming & Outgoing feeder panel and Accessories consists of				
a	Vaccum circuit Breaker	4	300000.00	1200000.00	
b	Automatic Relay Circuits	4	75000.00	300000.00	
c	Inter Locking Panels	4	125000.00	500000.00	
	Total of 3			2000000.00	2000000.00
4	AMF Panels Accessories Consists of :				
a	Aircuits Breakers	6	75000.00	450000.00	
b	Interlocking Circuit Devices	8	325000.00	2600000.00	
c	Control panels				
d	Aircuits Breakers - L&T Make	2	266624.00	533248.00	
	Total of 4			3583248.00	3583248.00
5	M.V.Panels Accessories Consists of :				
a	Aircuits Breakers	9	93750.00	843750.00	
b	SFU Switches				
	250 amps	6	6000.00	36000.00	
	400 amps	4	8900.00	35600.00	
	630 amps	3	15300.00	45900.00	
c	Interlocking Circuits Devices	5	65000.00	325000.00	
d	Controls Panels				
	Total of 5			1286250.00	1286250.00
6	Capacitor Panel accessories				
a	25 KVAR capacitor	48	5906.00	283488.00	
b	ACB 1600 amps	2	85000.00	170000.00	
c	APFC Realy	2	16300.00	32600.00	
d	Contactora 400 amps	10	8900.00	89000.00	
e	SFU switches				
	400 amps	9	8900.00	80100.00	
	630 amps	1	15300.00	15300.00	
	Interlocking devices				
	Control Panel				
	Total of 6			670488.00	670488.00
7	Lift accessories Consist of 8 nos				
a	Electrical Panels & Control	8	750000.00	6000000.00	
b	Gear boxes with motors	8	625000.00	5000000.00	
c	Chain pully blocks with ropes				
d	Interlocking devices	8	750000.00	6000000.00	
e	Lift renovation			15000000.00	
	Total of 7			32000000.00	32000000.00

Sl. No.	Particular	Nos	Cost of each	Total cost	Sum Insured
8	Water pumps panels & accessories Consists of				
a	Electrical Panels & Control	9	5000.00	45000.00	
b	Safety devices				
c	Motors 10 hp	5	16250.00	81250.00	
	Motors 10 hp	2	29980.00	59960.00	
d	Borewell pumps	2	35000.00	70000.00	
	Total of 8			256210.00	256210.00
9	Fire pumps and accessories Consists of				
a	Motors of 12.5 HP @ + Pumps	1	45000	45000.00	
	Motors of 100 HP @ + Pumps	1	100000	100000.00	
	Motors of 90 HP @ + Pumps	1	95000	95000.00	
b	Electrical Panels & Control switches for 12.5 HP	1	15000	15000.00	
c	Diesel Engines for 90 HO motors & Control Panel + Pur	1	180000	180000.00	
d	Safety Control	1	60000	60000.00	
	Total of 9			495000.00	495000.00
10	RMU panel and accessories consists of				
a	Incoming VCB with panel (2)	2	675000	1350000.00	
	Outgoing VCB with panel (2)	2	675000	1350000.00	
	Total of 10			2700000.00	2700000.00
11	Sub - station to private zone area for RPRM,EPRM,LPRM				
	63 amps	72	2000	144000.00	
	125 amps	66	3230	213180.00	
	630 amps	11	15300	168300.00	
	LT Cables			3000000.00	
	Total of 11			3525480.00	3525480.00
12	Sub station to Govt.side area for RPRM,EPRM,LPRM,SFU				
a	63 amps	89	2000	178000.00	
b	125 amps	55	3230	177650.00	
c	200 amps	5	5063	25315.00	
d	400 amps	4	5063	20252.00	
	LT Cables			5092915.00	
	Total of 12			5494132.00	5494132.00
13	Electrical and Electrical item				
a	Boom Barrier	1	99913	99913.00	
	Total of 13			99913.00	99913.00
	Grand total (MBD)			75069321.00	75069321.00

Executive Director
KSIIDC, Bengaluru

Details of Electrical & Mechanical Equipments - Khanija Bhavan

Sl.No	Name of the Equipment	Nos	Make	Model	Capacity	SI NO	MF year	Cost of each	Total Amount
1	750 KVA DG set Engines of (4 Nos)	4							
a	DG #-1	1	Cummins	KTA-2300/G	750 KVA	25242428	1999	3300000	
	DG #-2	1	Cummins	KTA-2300/G	750 KVA	25243481	1999	3300000	
	DG #-3	1	Cummins	KTA-2300/G	750 KVA	25246552	1999	3300000	
	DG #-4	1	Cummins	KTA-2300/G	750 KVA	25246553	1999	3300000	13200000
b	Alternator - 4 Nos @ 7 lakhs	4							
	DG #-1	1	Kirlosker	4AB400/B2	750 KVA	9930114-09	1999	700000	
	DG #-2	1	Kirlosker	4AB400/B2	750 KVA	9930214-01	1999	700000	
	DG #-3	1	Stamford	HC634W2	750 KVA	99090267	1999	700000	
	DG #-4	1	Stamford	HC634W2	750 KVA	99090270	1999	700000	2800000
c	ACB Panels	4							
	DG #-1	1	Crompton Greeves	LH1250	1250 AMPS	9902137	1999	80000	
	DG #-2	1	Crompton Greeves	LH1250	1250 AMPS	9902138	1999	80000	
	DG #-3	1	Crompton Greeves	LH1250	1250 AMPS	9907152	1999	80000	
	DG #-4	1	Crompton Greeves	LH1250	1250 AMPS	9907171	1999	80000	320000
d	Control Panel	4	Abletech				1999	378750	1515000
e	LT Cables (Sum Insured)							1500000	1500000
f	Battery Cells	8							
	DG #-1	2	cummins	Pulsu Ultra light	160 AH 12 V	4G80900876 4G80900138	2018	27950	
	DG #-2	2	cummins	Pulsu Ultra light	160 AH 12 V	4E90900534 4E90900537	2019	27950	
	DG #-3	2	cummins	Pulsu Ultra light	160 AH 12 V	4G80900878 4G80900879	2018	27950	
	DG #-4	2	cummins	Pulsu Ultra light	160 AH 12 V	4E90900543 4E90900532	2019	27950	223600
	Total of 1								
2	Transformer of 1600 KVA with 2500 amps capacity	2							
	Transformer 1	1	Kirlosker	Dry type Cast Resin	1600 KVA	99C/ND007/2	1999	1700000	
	Transformer 2	1	Kirlosker	Dry type Cast Resin Transprmer	1600 KVA	99C/ND007/1	1999	1700000	
	Total of 2								3400000
3	Incoming & Outgoing feeder panel and Accessories consists of								
a	Vaccum circuit Breaker	4							
	Fedder no1 incomer	1	Kirlosker	ET-380	400 AMPS	ET-7176	1999	300000	
	Fedder no2 incomer	1	Kirlosker	ET-380	630 AMPS	ET-7195	1999	300000	
	Fedder No1 Out going	1	Kirlosker	ET-380	400 AMPS	ET-7177	1999	300000	
	Fedder No1 Out going	1	Kirlosker	ET-380	400 AMPS	ET-7175	1999	300000	1200000
b	Automatic Relay Circuits	4						75000	300000
c	Inter Locking Panels	4						125000	500000
4	AMF Panels Accessories Consists of :								
a	ACB (Aircircuits Breakers)	6							
	DG 2 Incomer	1	Crompton Greeves	LH1250	1250 AMPS	9906154	1999	75000	
	DG 1 Incomer	1	Crompton Greeves	LH1250	1250 AMPS	9906155	1999	75000	
	DG 3&4 Out going	1	Crompton Greeves	LH2500	2500 AMPS	9907149	1999	75000	
	DG 3 Incomer	1	Crompton Greeves	LH1250	1250 AMPS	9901750	1999	75000	
	DG 4 Incomer	1	Crompton Greeves	LH1250	1250 AMPS	9907151	1999	75000	
	AMF Pannel incomer 2	1	Crompton Greeves	LH2500	2500 AMPS	9907148	1999	75000	450000
b	Interlocking Circuit Devices	8						325000	2600000
c	Control panels								
d	Aircircuits Breakers - L&T Make	2						266624	533248
	AMF pannel incomer 1	1	L&T	UN2-25H	2500 AMPS	.920415241209 0150	2012		
	DG 1& 2 Out going	1	L&T	UN2-25H	2500 AMPS	.92041561208 W37	2009		

5	M.V.Panels Accessories Consists of :								
a	Aircircuits Breakers	9							
	Private Block RPRM	1	Crompton Greeves	LH2000DM1	2000 AMPS	Y105057		93750	
	DG 3&4/Trf 2 incomer	1	Crompton Greeves	LH2500DM14P	2500 AMPS	9903119		93750	
	Capaciter Bank No 2	1	Crompton Greeves	LH1600DM1	1600 AMPS	9902167		93750	
	Bus cupler	1	Crompton Greeves	LH2500DM14P	2500 AMPS	9903120		93750	
	Spare	1	Crompton Greeves	LH800DM1	800 AMPS	9904097		93750	
	DG 1&2 / Trf 2 incomer	1	Crompton Greeves	LH2500DM14P	2500 AMPS	9903121		93750	
	Govt block RPRM	1	Crompton Greeves	LH800DM1	800 AMPS	9904096		93750	
	Reliance	1	Crompton Greeves	LH800DM1	800 AMPS	9904058		93750	
	Capaciter Bank No 1	1	Crompton Greeves	LH1600DM14P	1600 AMPS	9002166		93750	843750
b	SFU Switches								
	250 amps	6	Crompton Greeves		250 AMPS			6000	36000
	400 amps	4	Crompton Greeves		400 AMPS			8900	35600
	630 amps	3	Crompton Greeves		630 AMPS			15300	45900
c	Interlocking Circuits Devices	5						65000	325000
d	Controls Panels								
6	Capacitor Panel accessories								
a	25 KVAR capacitor	48						5906	283488
b	ACB 1600 amps	2							
	Capaciter pannel 1	1	Crompton Greeves	LH1600DM1	1600 AMPS	9902068		85000	
	Capaciter pannel 2	1	Crompton Greeves	LH1600DM1	1600 AMPS	9902067		85000	170000
c	APFC Realay	1	EPCOS BR6000	44066R6012R23	500 KVR	19F3ADCR0049	2019	16300	16300
	APFC Realay	1	EPCOS BR6000	44066R6012R23	500 KVR	19F3ADCR0049	2019	16300	16300
d	Contactora 400 amps	10	Crompton Greeves					8900	89000
e	SFU switches								
	400 amps	9	Crompton Greeves		400 AMPS			8900	80100
	630 amps	1	Crompton Greeves		630 AMPS			15300	15300
	Interlocking devices								
	Control Panel								
	Total of 6								
7	Lift accessories Consist of 8 nos								
a	Electrical Panels & Control	8							
East side	Lift No 138340 (7578)	1	KONE	RESOLPE-500	1080 kg	10110046		750000	
East side	Lift No 138339 (7579)	1	KONE	RESOLPE-500	1080 kg	10110047		750000	
East side	Lift No 138338 (7580)	1	KONE	RESOLPE-500	1080 kg	10110034		750000	
West side	Lift No 138341 (7581)	1	KONE	RESOLPE-500	1080 kg	10110069		750000	
West side	Lift No 138399 (7582)	1	KONE	RESOLPE-500	1080 kg	10110029		750000	
West side	Lift No 138343 (7583)	1	KONE	RESOLPE-500	1080 kg	10110072		750000	
South side	Lift No 138344 (7584)	1	KONE	RESOLPE-500	1080 kg	10110030		750000	
South side	Lift No 138345 (7585)	1	KONE	RESOLPE-500	1080 kg	10110031		750000	6000000
b	Gear boxes with motors	8							
	Lift No 138340 (7578)	1	Bhartath Bejali	55RT45C	1080 kg	M9900960		625000	
	Lift No 138339 (7579)	1	Bhartath Bejali	55RT45C	1080 kg	M9900961		625000	
	Lift No 138338 (7580)	1	Bhartath Bejali	55RT45C	1080 kg	M9705175		625000	
	Lift No 138341 (7581)	1	Bhartath Bejali	55RT45C	1080 kg	M9900962		625000	
	Lift No 138399 (7582)	1	Bhartath Bejali	55RT45C	1080 kg	M9900965		625000	
	Lift No 138343 (7583)	1	Bhartath Bejali	55RT45C	1080 kg	M9900987		625000	
	Lift No 138344 (7584)	1	Bhartath Bejali	55RT45C	1080 kg	M9900959		625000	
c	Lift No 138345 (7585)	1	Bhartath Bejali	55RT45C	1080 kg	M9900963		625000	5000000
d	Interlocking devices	8						750000	6000000
e	Lift Renovation							15000000	15000000
	Total of 7								
8	Water pumps panels & accessories Consists of								
a	Electrical Panels & Control	9						5000	45000
b	Safety devices								
c	Motors 10 hp	7							
	Domestic Water pump	1	Kirloskar	KDS-106544	7.5 KW (10 HP)	ADC4400046		16250	
	Domestic Water pump	1	Kirloskar	KDS-106544	7.5 KW (10 HP)	A1980S0003T3	2018	29980	
	Domestic Water pump	1	Kirloskar	KDS-106544	7.5 KW (10 HP)	ADC4400033		16250	
	Domestic Water pump	1	Kirloskar	KDS-106544	7.5 KW (10 HP)	ADC4400045		16250	

Khanija Bhavan**DETAILS OF CLAIMED AMOUNT**

Sl. No.	Year	Insurance Company	Claimed Amount
1	2013-14	United India Insurance Co. Ltd.	44300
2	2014-15	Reliance General Insurance	11144
3	2015-16	Reliance General Insurance	Nil
4	2016-17	The New India Assurance Company Ltd.	Nil
5	2017-18	Shriram General Insurance Co. Ltd.	Nil
6	2018-19	HDFC ERGO Gen Ins	31,094
7	2019-20	United India Insurance Co. Ltd.	Nil

DETAILS OF OCCUPANT OF KHANIJA BHAVAN**EAST WING**

Floors	Occupants Name	Activity
Ground floor	Anti Corruption Bureau	Government Department
Ground floor	Globalcom IDC Ltd.	Data Center
1st floor	UEI Electronics Pvt.Ltd.	Software
2nd floor	Chief Electoral Officer Karnataka	Government Department
2nd floor	Trigent software Ltd.	Software & Man power supply
3rd floor	Karnataka Udyog Mitra.	Government Department
3rd floor	Director Arbitration Centre-Karnataka	Government Department
3rd floor	Invest Karnataka Forum	Government Department
4th floor	KSIIDC	Government Department
4th floor	KIADB	Government Department
5th floor	KIADB	Government Department
5th floor	VTPC & IKF	Government Department
WEST WING		Activity
Ground floor	Jungle Lodges and Resorts Ltd.	Government Department
1st floor	Trigent software Ltd.	Software & Man power supply
2nd floor	Dept. of Tourism.	Government Department
3rd floor	Mineral Enterprises Ltd.	Corporate Office
4th floor	KIADB	Government Department
5th floor	KIADB	Government Department
SOUTH WING		Activity
Ground floor	Dept of Industries and Commerce.	Government Department
1st floor	Dept of Industries and Commerce.	Government Department
1st floor	UEI Electronics Pvt.Ltd.	Software
2nd floor	Dept of Industries and Commerce.	Government Department
2nd floor	Dept.of Treasuries (NMC)	Government Department
3 rd floor	NGEF	Government Department
3rd floor	Unique Identification.	Government Department
4th floor	Dept of Mines and Geology.	Government Department
5th floor	Dept of Mines and Geology.	Government Department



Annexure - V

KHANIJA BHAVAN											
Prescribed format for submission of offer for insurance											
Name of Insurance Company :											
Period of Insurance : From 00:00 hrs of 14.02.2020 to To Midnight of 13.02.2021											
Sl. No.		Fire & Allied Perills including earth quake		Electrical & Mechanical Appliances (Machinery breakdown)	Fixed Plate Glass	Baggage	Public Liability Including Lift Public Liability	Terrorism	Total Premium Amount	GST	Net Premium (Including GST) in Rs.
		Building	Plant & Machinery								
1	2	3	4	5	6	7	8	9=3+4	10	11	12 =10+11
1	Sum Insured	35,97,36,284	8,09,53,528	7,50,69,321	91,98,549	10,000	4,00,00,000	44,06,89,812	-	-	-
2	Premium Rate as per IRA (%)										
3	Premium Amount										

SIGNATURE WITH SEAL