



**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 "Rajajinagar IT Park", Industrial Estate,
Rajajinagar, Bengaluru – 560 010**

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

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

Tender submitted by :



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 "**Rajajinagar IT Park**", Plot Nos.1,2,3 & 4, Industrial Estate, Rajajinagar, Bengaluru – 560 010.
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, KSIIDC (No.9449612148) or Shri Chayakumar, P&FM Manager (No.96868 08606), Rajajinagar IT Park 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.



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SHORT TERM TENDER NOTICE

No: KSIIDC/PM/INS/ 02 /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 "Rajainagar IT Park", Plot Nos.1,2,3 & 4, Industrial Estate, Rajajinagar, Bengaluru-560 010.

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 RAJAJINAGAR IT PARK**" 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)



		Annexure - I
IT PARK RAJAJINAGAR		
Details of Sum to be Insured Value 2020-21		
Period of Insurance : From 00:00 hrs of 19.02.2020 to To Midnight of 18.02.2021		
Sl.No.	Description	Sum to be Insured Amt (Rs.)
1	Fire & Allied Perils, including Earth Quake	
a	Building (Approx.. 170000 sq.ft)	28,00,98,000.00
b	Electrical Items (MBD items)	4,40,60,518.00
c	Cost of Rain water Harvesting system	37,11,235.00
d	Cost of CCTV Surveillance System	11,08,083.00
	Total	32,89,77,836.00
2	Machinery Breakdown (MBD)	4,40,60,518.00
3	Fixed Plate Glass	3,53,97,000.00
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.	2,00,00,000.00
5	Terrorism	32,89,77,836.00
6	Baggage	10,000.00

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

Details of Electrical & Mechanical Equipments - IT PARK

Sl.No.	Particular	Nos	Cost of each	Total cost	Sum Insured
1	Dry type transformer accessories consists of 2 Nos	2	1700000	3400000	3600000
a	RTCC Panel - 1	2	50000	100000	
b	OLTC - 1	2	50000	100000	
2	Hydrant Jockey Motor				
a	Hydrant Jockey Motor	1	35000	35000	
b	Hydrant Jockey Pump	1	15000	15000	
c	Hydrant Main Motor	1	70000	70000	
d	Hydrant Main Motor Pump	1	30000	30000	
e	Hydrant Engine	1	140000	140000	
f	Hydrant Engine Pump	1	60000	60000	
g	Sprinkler Jockey Motor	1	35000	35000	
h	Sprinkler Jockey Pump	1	15000	15000	
i	Sprinkler Main Motor	1	70000	70000	
j	Sprinkler Main Motor Pump	1	30000	30000	
k	Sprinkler Engine	1	160000	160000	
l	Sprinkler Engine Pump	1	40000	40000	
m	HT Panel	1	202500	202500	
n	MSB Panel	1	137888	137888	
o	APFC Panel	2	200000	400000	
p	Battery Charger	1	50000	50000	
q	AMF Panel	1	40000	40000	
r	Domestic pump 1 & 2	2	8000	16000	
s	Drinking Water Pump	2	8000	16000	
t	Rain Water pumps 2 Nos.	4	5000	20000	
	Total			1582388	1582388
	Grand Total (1 & 2)				5182388
3	ACB Panel				
a	Dg control panel	1	550000	550000	
b	Dg control panel	1	400000	400000	
c	Dg control panel	1	600000	600000	
d	Dg control panel	1	550000	550000	
e	Main LT Pannel	15	400000	6000000	
f	Main LT Pannel	5	550000	2750000	
g	Main LT Pannel	3	200000	600000	
h	Main LT Pannel	1	50000	50000	
i	Main LT Pannel	1	250000	250000	
					11750000
4	VCB DETAILS				
a	RMU	4	675000	2700000	
b	H T Panel	3	675000	2025000	
					4725000
5	Other Equipments				
a	Cummins DG Sets 750 KVA	2	2958565	5917130	
b	Johnson Lifts	5	3280000	16400000	
c	250 DP (Universal amplifier set)	1	50000	50000	
d	Split AC unit (Voltas) 2tr	1	36000	36000	
					22403130
	GRAND TOTAL (MBD)				44060518

Annexure- II (A)

The details of list of equipments covered under Machinery Break-down insurance have been furnished

SI No.	Name of the Equipment	Specifications					Qty	Cost
		Make	Rating	Voltage	Type	Product code		
1	Transformer # 1	Kirloskar	1600 Kva	11Kv/415V	Dry type		1 No	
2	Transformer # 2	Kirloskar	1600 Kva	11Kv/415V	Dry type		1 No	
3	RTCC Panel - 1	PES System	N/A				1 No	
4	RTCC Panel - 2	PES System	N/A				1 No	
5	OLTC - 1	OLG	1600 Kva		Dry type		1 No	
6	OLTC - 2	OLG	1600 Kva		Dry type		1 No	3600000
5	Hydrant Jockey Motor	Kirloskar Elec.Co.	11KW/15HP	415 V	Inductoin Motor	N/A	1 No	
6	Hydrant Jockey Pump	Kirloskar brothers Ltd	10.8mcube/hour		CPHM 25-26A	N/A	1 No	50000
7	Hydrant Main Motor	Kirloskar Elec.Co.	75KW/100HP	415 V	Inductoin Motor	N/A	1 No	
6	Hydrant Main Motor Pump	Kirloskar brothers Ltd	171mcube/hour		CE 80/26	N/A	1 No	100000
7	Hydrant Engine	Kirloskar	98KW/133HP		6R1080T	N/A	1 No	
8	Hydrant Engine Pump	Kirloskar brothers Ltd	171mcube/hour		CPHM 125/40	N/A	1 No	200000
7	Sprinkler Jockey Motor	Kirloskar Elec.Co.	11KW/15HP		Inductoin Motor	N/A	1 No	
8	Sprinkler Jockey Pump	Kirloskar brothers Ltd	10.8mcube/hour		CPHM25-26A	N/A	1 No	50000
9	Sprinkler Main Motor	Kirloskar Elec.Co.	75 KW/100HP		Inductoin Motor	N/A	1 No	
8	Sprinkler Main Motor Pump	Kirloskar brothers Ltd	171mcube/hour		CE 80/26	N/A	1 No	100000
9	Sprinkler Engine	Kirloskar	98KW/133HP		6R1080T	N/A	1 No	
10	Sprinkler Engine Pump	Kirloskar brothers Ltd	171mcube/hour		CPHM 125/40	N/A	1 No	200000
9	HT Panel	MV Switch Gear	630 A	11 KV	A 1262 D	N/A	1 No	202500
10	MSB Panel	Brilliant Controls & Engineers		415V	N/A	N/A	1 No	
11	APFC Panel	L & T (Larson & Taubro Ltd)			N/A	N/A	2 Nos	537888
10	Battery Charger	Abhaya Electricals	110 V DC		N/A	N/A	1 No	50000
11	AMF Panel	Powerica Ltd			AMF / GCU	N/A	1 No	40000
12	Domestic pump 1 & 2	Kirloskar Electric Co.	7.5 HP	415 V			2 Nos	16000
11	Drinking Water Pump	Kirloskar Electric Co.	7.5 HP	415 V			2 Nos	16000
12	Rain Water pumps 2 Nos.	Kirloskar Electric Co.	5 HP	415 V			4 nos	20000
Total								5182388

All Equipments are located in Basement 2 & Near Main Gate

ACB DETAILS - LT ROOM							
Name of the Equipment	MAKE	ACB RATING	FEEDER	ACB MODEL	ACB MODEL	QTY	Cost
Dg control panel	L & T	2500A	DG#1 Main	IEC60947/2	IEC6094	1	550000
Dg control panel	L & T	1250A	DG#1 Auto Svn	IEC60947/2	IEC6094 7/2	1	400000
Dg control panel	L & T	5000A	Main Bus	IEC60947/2	IEC6094 7/2	1	600000
Dg control panel	L & T	2500A	DG#2 Main	IEC60947/2	IEC6094	1	550000
Dg control panel	L & T	1250A	DG#2 Auto	IEC60947/2	IEC6094	1	400000
Main LT Pannel	L & T	2500A	DG - 1 I/C	IEC60947/2	IEC6094	1	550000
Main LT Pannel	L & T	2500A	EB - 1 I/C	IEC60947/2	IEC6094	1	550000
Main LT Pannel	L & T	800A	TO Bloom Energy	IEC60947/2	IEC6094 7/2	1	200000
Main LT Pannel	L & T	1250A	UPS	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1250A	Spare	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1600A	LT Raising Main - 2	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1600A	Capacitor	IEC60947/2	IEC6094	1	400000
Main LT Pannel	L & T	2500A	EB BUS	IEC60947/2	IEC6094	1	550000
Main LT Pannel	L & T	2500A	DG - 2 I/C	IEC60947/2	IEC6094	1	550000
Main LT Pannel	L & T	2500A	EB - 2 I/C	IEC60947/2	IEC6094 7/2	1	550000
Main LT Pannel	L & T	1600A	TO Capacitor	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1600A	TO Lighting & RP Main	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1250A	ACB Spare	IEC60947/2	IEC6094	1	400000
Main LT Pannel	L & T	1250A	UPS	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	800A	ACB Spare	IEC60947/2	IEC6094	1	200000
Main LT Pannel	L & T	1600A	Capacitor	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1600A	Capacitor	IEC60947/2	IEC6094	1	400000
Main LT Pannel	L & T	1600A	LT Raising Main - 1	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1600A	LT Raising Main - 2	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	1250A	UPS	IEC60947/2	IEC6094	1	400000
Main LT Pannel	L & T	1250A	UPS	IEC60947/2	IEC6094 7/2	1	400000
Main LT Pannel	L & T	800A	SUB SB1	IEC60947/2	IEC6094 7/2	1	200000
Main LT Pannel	L & T	63A*50No.	MCCB			1	250000
Main LT & Floors	L & T	250A*10	SFU			1	50000
11750000							

VCB DETAILS								
SI No.	Name of the Equipment	Specifications					Qty	Cost
		Make	Rating	Voltage	Serial No.	Product code		
1	RMU	MEI	630 A				1	675000
2	RMU	MEI	630 A				1	675000
3	RMU	MEI	630 A				1	675000
4	RMU	MEI	630 A				1	675000
5	H T Panel	Kirloskar Electricals Ltd.	630 A		06031/110	06031/11	1	675000
6	H T Panel	Kirloskar Electricals Ltd.	630 A		06031/111	06031/11 1	1	675000
7	H T Panel	Kirloskar Electricals Ltd.	630 A		06031/109	06031/10	1	675000
4725000								

SI No	Name of the Equipment	Qty	Cost	Sum Insured
1	Cummins DG Sets 750 KVA	2	5917130	5917130
2	Johnson Lifts	5	16400000	16400000
3	250 DP (Universal amplifier set	1	50000	50000
4	Split AC unit (Voltas) 2tr	1	36000	36000
Total			22403130	22403130

IT PARK RAJAJINAGAR**DETAILS OF CLAIMED AMOUNT**

Sl. No.	Year	Insurance Company	Claimed Amount
1	2012-13	United India Insurance Company Limited	Nil
2	2013-14	The New India Insurance Company Limited	Nil
3	2014-15	United India insurance Company Limited	10196
4	2015-16	Reliance General Inusrance Company Limited	Nil
5	2016-17	The New India Insurance Company Limited	Nil
6	2017-18	IFFCO-TOKIO General Insurance Company Limited	Nil
7	2018-19	HDFC ERGO Genaral Insurance Co mpany	241319
8	2019-20	United India Insurance Co. Ltd.	Nil

DETAILS OF OCCUPANT OF IT PARK
SOUTH WING

Floors	Occupants Name	Activity
Ground floor	Bloom Energy (South West Block,)	R&D for Power generation productg
1st floor	Bloom Energy (South East Block,)	R&D for Power generation productg
1st floor	Directorate of Municipal Administration (South West Block)	Governemtn Department
2nd floor	Sidvin Core-Tech (I) Pvt Ltd	Engineering Solution to Oil Industries
3rd floor	Bloom Energy	Government Department
4th floor,	Sidvin Outotech India Pvt Ltd	Engineering Solution to Oil Industries
5th floor	Unisys	Software Co
6th floor	Unisys	Software Co
7th floor	Bloom Energy	R&D for Power generation productg
NORTH WING		
1st floor	Bloom Energy	R&D for Power generation productg
Ground floor	Micronova Network Solutions Pvt Ltd.	Network Solutions
1st floor	Directorate of Municipal Administration	Governemtn Department
2nd floor	ABB Global Industries & Services Pvt Ltd	Global Data center
3 rd floor	Bloom Energy	R&D for Power generation productg
4th floor	Bloom Energy	R&D for Power generation productg
5th Floor	Bangalore Electric Supply Company Ltd.	Governemtn Department
5th Floor	Karntaka Health Promotion Trust (North East Block,)	NGO
6TH Floor	Directorate of Municipal Administration	Governemtn Department
7th floor	Bloom Energy North Block,	Government Department
7th floor	Sidvin Core-Tech (I) Pvt Ltd	Engineering Solution to Oil Industries
Basement-1		
Basement-1	Bloom Energy	R&D for Power generation productg



Annexure - V

IT PARK RAJAJINAGAR											
Prescribed format for submission of offer for insurance											
Name of Insurance Company :											
Period of Insurance : From 00:00 hrs of 19.02.2020 to To Midnight of 18.02.2021											
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	28,00,98,000	4,88,79,836	4,40,60,518	35397000	10,000	2,00,00,000	32,89,77,836	-	-	-
2	Premium Rate as per IRA (%)										
3	Premium Amount										

SIGNATURE WITH SEAL