



Life Insurance Corporation of India.
 KMDO-II Divisional Office.
 23A/44X, Diamond Harbour Road, "Jeevan Tara",
 Kolkata-700053.

Technical Bid

Reference No (For Ghatakpukur S.O. under KMDO-II)

(Note: The reference number to be filled up by the tenderers for the particular Premises offered and shall be quoted in price Bid also for easy and correct identification.)

Sr	Detail		Remarks
1	1	Name of the Lessor	
	2	a Address of the Lessor	
		b Phone No.	
		c Fax No.	
		d E-Mail id (it must be stated)	
		e Permanent Account Number (PAN)	
	3	a Name of the contact person duly authorized.	
		b Phone No.	
	4	a Constitution of vendor/firm (Proprietary/Partnership/Private/Pvt.Ltd./Public Ltd/PSU etc)	
		b PAN numbers of the Directors/Partners/Firms.	
2	Detail of the property:		
	1	Name of the Owner	
	2	Address:	
	3	Phone No.	
	4	Name of the building	
	5	Detail of encumbrances, if any?	
	6	Location and address of the property	
	7	Usage of the property (as approved by the Competent	

Sr	Detail		Remarks
	Authority).		
8	a	Residential	
	b	Commercial	
	c	ResidentialcumCommercial	
	d	Shoppingcentre	
9	Whether the proposal for Office premises in a multi-storied building.		
	a	Number of floor in the building.	
	b	At which floor, the office premises are offered.	
10	CTS No		
11	Survey No		
12	Ward NO		
13	Whether the plot is freehold or leasehold?		
	b	If leasehold, please mention the details of	
	i	Name of the Title Holder/Lessor	
	ii	Tenure of the land	
	iii	Residual lease period	
	iv	Annual lease rents and amount.	
	c	Whether the property is mortgaged? If yes mention the details.	
	i	Name of the Organization where the property is mortgaged.	
	ii	Address of the Organization with phone no.	
	iii	Amount of loan availed.	
	iv	Tenure of mortgage	
	v	Residual mortgage period	
	vi	EMI paid.	
14	Character/Type of locality		
	a	Residential	
	b	Commercial	
	c	CommercialcumResidential	

Sr	Detail	Remarks
	d Industrial	
	e Slum	
15	Area of the plot	
16	Size of the plot	
	a Frontage in meters	
	b Depth in meters	
17	Schedule of the plot i.e. boundaries of the plot on	
	a North	
	b East	
	c South	
	d West	
18	Whether the locality is free from Special hazards like fire/flood etc.	
19	Whether the locality has protection from adverse influence such as	
	a Encroachment.	
	b Industrial nuisance, smoke, noise etc.	
20	Please enclose copy of Property Card or Patta etc.	
21	Please also indicate distance from the nearest	
	i Railway (local) station	
	ii Bus Stand	
	iii Bank (Nearest)	
	iv Airport	
	v Hospital/Schools/Colleges/Universities.	
22	Year of construction. Enclose a attested copy of NOC or Occupancy certificate issued by the Municipal Authority or any other Government Bodies.	
23	a In case of old constructions, NOC from the Society may be enclosed	
	b Mention year of completion (as given in Completion Occupancy Certificate issued by the Authority).	
	c Indicate in whose name the conveyance deed is executed.	
24	Date on which Office premises can be handed over to LIC after finalization of the deal.	

Sr	Detail		Remarks
25	Built up area of the premises being offered now for office usages on lease basis. Please enclose copies of approved plans.		
26	What is the carpet area (for consideration purpose).		
3	Specifications		
1	Type of building (Residential/Semicommercial)?		
2	Type of structure (RCC/Steel framed/load bearing).		
3	Type of wall (Brick/Cement block). Mention thickness of external wall and internal partition wall.		
4	Detail of flooring (M.M. Tiles/Ceramic/Vitrified/Marble) or any other.		
5	Detail of door frames (Sal wood/Teak Wood/Hardwood/Aluminum) or any other.		
6	Detail of door shutters (Flush door/Teak wood/Aluminum/PVC) or any other.		
7	Detail of window frames (Sal wood/Teak Wood/Hardwood/Aluminum) or any other.		
8	Detail of window shutters (Teak wood/Aluminum/steel) or any other with security grills or without security grills.		
9	i	No of toilets in each floor.	
	ii	Detail of floors and dado in toilets.	
4	Whether Structural stability certificate enclosed (Certificate shall be from Licensed Structural Engineer of Municipal Corporation)		
5	Service		
1	If Lift facility is available, please give detail of Number of lifts, capacity, make and the year of installation.		
2	Please indicate source of water supply.		
3	Is bore well provided? If so what is the yield and depth of bore well.		
4	Capacity of the overhead tank feeding to the office premises under consideration for leasing.		
5	Please give detail of sewerage system and for storm water disposal.		
6	Please indicate whether the building is prone to flooding.		
6	Electricity		
1	i	What is the connected load to the building in KW /KVA?	
	ii	Type of electric connection.	Commercial/ Residential.
2	Please indicate the type of wiring used, Aluminum or copper?		

Sr	Detail	Remarks
3	Whether ELCB is provided	Yes/No
7	Common services	
1	Car parking	Reserved..... nos. Open..... nos.
2	Two wheeler parking	Reserved..... nos. Open..... nos.
3	Power/Electricity supply available.	Yes/No
4	24 Hrs. water/Overhead tanks available.	Yes/No
5	Generator for emergency. If yes mention capacity of the Generator.	Yes/No
6	Anti lightning device arrangement	Yes/No
7	Security arrangements, please give details.	
8	Other Information	
1	Whether any ready built flats / Office premises have been constructed and sold by the builder to any government and semi government institutions/Financial institutions? If so please give name and addresses of such clients.	
9	Details of Plan/Blue Prints/Sanctioned Plan	
1	Whether the plan of the property is sanctioned by the Competent Authority.	
2	If sanctioned, please enclose copy of approved Floor Plan/s, Sections, Elevations and Site Plan of the building.	
3	Name/s and Address Phone No. of the Architect/Engineer.	
4	Provision for proper arrangement of fire safety.	
10	1 Are the safety measures taken?	
2	If yes, give details of arrangement.	
3	Is No Objection certificate obtained/ Secured from fire control authorities.	
4	If yes, produce copies of proof/ certificates.	
11	List of Enclosures	

Signature of vendor with seal and date.

Date:.....

Place:.....