



**ODISHA CO-OPERATIVE HOUSING CORPORATION LTD.,
BHUBANESWAR**

JANPATH, UNIT-III, BHUBANESWAR – 751001

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www.housingcorporation.in GSTIN: - 21AAAAO0219L2ZZ

No. 1059 /P&E

Date. 21.07.2025

Tender Document

Engineering, Procurement, and Construction (EPC) Contract

Supply, Installation, Testing, and Commissioning of Fire Fighting
System

For

Dhauhi Heights Apartment Complex,
Tamando, Bhubaneswar.

Tender Reference No.: OCHC/ DH PROJECT/01/2025

Issue Date: 21.07.2025

Website: www.housingcorporation.in

Issuedby:

Odisha Cooperative Housing Corporation Ltd.

Janpath, Unit-III, Bhubaneswar, Odisha – 751001.

Email: ochcbbsr@gmail.com

Phone: +91-674-2391234 /7008694077

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1 TenderCallNotice

1.1 Detailed Tender Call Notice

Odisha Cooperative Housing Corporation Ltd.(OCHC) Bhubaneswar, Odisha.

Tender Reference No.:

Odisha Cooperative Housing Corporation Ltd.(OCHC) invites sealed tenders in Engineering, Procurement, and Construction (EPC) mode from experienced and authorized agencies for the Supply, Installation, Testing, and Commissioning of a Firefighting System for Dhauli Heights Apartment Complex, located at Tamando, Bhubaneswar, Odisha. The building comprises Basement+Ground+4 floors with a total built-up area of approximately 72,000sq.ft, housing 56 residential flats and basement parking. The firefighting system must comply with the Odisha Fire Prevention and Fire Safety Rules, 2017, and National Building Code (NBC) 2016. The selected tenderer shall obtain a recommendation letter and final certification from the competent authority of the Odisha Fire Service.

Intending tenderers must conduct a mandatory on-site inspection at Dhauli Heights, Tamando, Bhubaneswar, to assess the scope and value of work prior to bid submission .A site visit certificate, signed by the OCHC Project In Charge, must be included in the technical bid. Tender documents can be downloaded from www.housingcorporation.in from July 22, 2025, 10:00 AM to July31, 2025, 5:00 PM. A non-refundable tender fee of Rs. 11,800 and Earnest Money Deposit (EMD) of INR 1, 00,000/- are required. Bids shall be submitted in two parts (Technical and Financial) in sealed envelopes to OCHC, Janpath, Unit-III, Bhubaneswar, Odisha - 751001, by August 1, 2025, 5:00 PM. The lowest bid from technically qualified agencies will be selected, subject to verification.

For queries, contact OCHC at Email: ochc.bbsr@gmail.com or Phone: +91-674-2391234/7008694077. Pre-bid meeting is scheduled for July25, 2025,11:00 AM at OCHC Office. Bid opening will occur on August 2, 2025, 11:00 AM.

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General Manager

1.2 Abridged Tender Notice for Newspaper

Odisha Cooperative Housing Corporation Ltd. (OCHC)

Tender No.:

OCHC invites EPC tenders from authorized agencies for supply, installation, testing, and commissioning of a firefighting system at Dhauli Heights, Tamando, Bhubaneswar(72,000 sq.ft, 56 flats). System must meet Odisha Fire Service norms with certification. Mandatory site visit required. Tender documents available on www.housingcorporation.in (July22–July31, 2025). Submission deadline: August1, 2025, 5:00PM.

Contact: OCHC, Bhubaneswar, +91-674-2391234/7008694077.

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Instructions to Bidders

1.3 General Information

1. Tendering Authority: Odisha Cooperative Housing Corporation Ltd.(OCHC), Bhubaneswar.
2. Project: Supply, Installation, Testing, and Commissioning of Firefighting System for Dhauli Heights Apartment Complex, Tamando, Bhubaneswar.
3. Tender Mode: Engineering, Procurement, and Construction (EPC).
4. Tender Reference No.:
5. Eligibility: Agencies with valid authorization from Odisha Fire Service or equivalent authority or Registered under MSME, with proven experience in similar projects.

1.4 Scope of Work

This scope includes, but is not limited to:

- Preparation and submission of fire fighting system design and drawings as part of the technical bid, ensuring alignment with Odisha Fire Prevention and Fire Safety Rules 2017 and National Building Code (NBC) 2016, to facilitate obtaining a recommendation letter from the Odisha Fire Service.
- Obtaining a recommendation letter from the competent authority of the Odisha Fire Service for the proposed system design and drawings post-award, to facilitate the occupancy certificate process with Bhubaneswar Development Authority.
- Modification of design and drawings, if required, to comply with the recommendation letter from the Odisha Fire Service, at no additional cost to OCHC, before proceeding with procurement and installation.
- Design, supply, installation, testing and commissioning of a fire fighting system

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conforming to Odisha Fire Service norms and the recommendation letter.

- Obtaining final inspection and certification from the competent authority of the Odisha Fire Service post-installation.
- Provision of fire pumps, sprinklers, hydrants, alarms, and associated piping and control systems suitable for a Basement+ Ground + 4 storey building with 56 flats and basement parking (total built-up area:72,000 sq.ft.).
- Ensuring compliance with National Building Code (NBC) 2016 and Odisha Fire Prevention and Fire Safety Rules, 2017.
- Providing operation and maintenance manual and training to OCHC staff.

1.5 Eligibility Criteria

- Experience: Minimum 3years of experience in executing firefighting system projects in multi- storied buildings (minimum 3projects of similar scale).
- Authorization: Valid license/accreditation from Odisha Fire Service or equivalent authority or Registered under MSME.
- Financial Capability: Average annual turnover of at least Rs.5.00crores in the last 2 financial years (2023-24, 2024-25).
- Technical Capability: In-house or partnered design and engineering team with expertise in firefighting systems.
- Mandatory Site Visit: Bidders must conduct an on-site inspection at Dhauli Heights, Tamando, Bhubaneswar, and submit a site visit certificate signed by the OCHC Project In Charge.

1.6 TenderSchedule

Activity	DateandTime
Tender Document Availability	July22,2025, 10:00AM to July31,2025, 5:00PM
Pre-Bid Meeting	July25,2025, 11:00AM at OCHC Office
Last Date for Submission Bid	August1,2025,5:00PM
Opening	August2,2025,11:00AM

1.7 Submission of Bids

- Bids shall be submitted in two parts: Technical Bid and Financial Bid, in sealed envelopes marked "Technical Bid for "and "Financial Bid for".
- Submission Address: Odisha cooperative Housing Corporation Ltd, Janpath, Unit-III,Bhubaneswar,Odisha-751001.
- Bids must be submitted physically. Online submissions are not permitted.
- Tender Fee: INR 11,800(non-refundable), payable via Demand Draft in favor of "Odisha Cooperative Housing Corporation Ltd." Payable at Bhubaneswar.
- Earnest Money Deposit (EMD): INR 1,00,000, payable via Demand Draft or Bank Guarantee. EMD of unsuccessful bidders shall be refunded and EMD of successful bidders shall be converted to performance guarantee.

1.8 EvaluationCriteria

- Bids will be evaluated based on technical compliance and financial competitiveness.
- Technical Compliance: Evaluation will assess the quality and suitability of the proposed fire fighting system design and drawing submitted in the technical bid, ensuring alignment with Odisha Fire Prevention and Fire Safety Rules, 2017, National Building Code(NBC) 2016 and relevant IS codes (e.g. IS 15105 for sprinklers, IS 884 for hydrants .The design should demonstrate the bidder's capability to obtain a recommendation

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letter from the Odisha Fire Service post-award. Additional factors include the bidder's experience, technical capability, and compliance with eligibility criteria.

- Financial Competitiveness: The lowest financial bid from technically qualified bidders will be selected subject to verification.
- OCHC reserves the right to reject any or all bids without assigning reasons.

2 General Conditions of Contract

1. Contract Period: 3months from the date of award, including design, obtaining recommendation letter, installation, testing, and certification.

2. Performance Guarantee: 3% of contract value, to be submitted within 15 days of award.

3. PaymentTerms:

- 10% on approval of design and drawings and obtaining recommendation letter from Odisha Fire Service.
- 30% on supply of equipment.
- 20% on installation of equipment.
- 30% on successful testing and commissioning.
- 10% on obtaining fire safety certification and handover.

4. Liquidated Damages: 0.5% of contract value per week of delay, up to a maximum of 5%.

5. Defect Liability Period:12-months from the dateof commissioning.

3 Technical Specifications

- System Components:
 - Main fire pump(electric and diesel-driven)with jockey pump.
 - Automatic sprinkler system for all floors and common areas.
 - Fire hydrants and hose reels as per Odisha Fire Service norms.
 - Fire alarm system with smoke detector and control panel.
 - Piping, valves, and fittings conforming to IS standards.
- Standards: Compliance with Odisha Fire Prevention and Fire Safety Rules, 2017, NBC2016, and relevant IS codes(e.g., IS15105 for sprinklers, IS884 for hydrants).
- Design and Recommendation Letter:-
 - The contractor shall prepare and submit detailed firefighting system design and drawings as part of the technical bid, ensuring alignment with Odisha Fire Service norms to facilitate obtaining a recommendation letter post-award.
 - Post-award, the contractor shall obtain a recommendation letter from the competent authority of the Odisha Fire Service for the proposed design and drawings, ensuring compliance with fire safety norms and facilitating the occupancy certificate process.
 - If the design and drawings do not conform to the recommendation letter, the contractor shall revise them at no additional cost to OCHC until approval is obtained from the Odisha Fire Service, before proceeding with procurement and installation.
- Testing: Hydraulic and functional tests to be conducted in the presence of OCHC representatives.
- Certification: Mandatory inspection and certification by Odisha Fire Service.

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4 Bid Submission Formats

4.1 Technical Bid Format

- Company profile and registration details.
- Proof of experience (completion certificates of similar projects).
- Valid license/ accreditation from Odisha Fire Service or certificate of Registration under MSME.
- Financial statements for the last 2 years.
- Site visit certificate signed by OCHC Project in Charge.
- Technical proposal, including detailed fire fighting system design and drawings aligned with Odisha Fire Prevention and Fire Safety Rules 2017 and NBC 2016,suitable for obtaining recommendation letter from the Odisha Fire Service post-award.

4.2 Financial Bid Format:

Financial Bid for Fire Fighting System at Dhauli Heights

Description	Amount(INR)
Design and Engineering (including obtaining recommendation letter)	
Supply of Equipment and Materials	
Installation and Commissioning Testing and Certification	
Total(ExcludingGST)	
GST (as applicable) Total(IncludingGST)	

5 Annexures

5.1 Annexure I: Site Details

- Location: Dhauli Heights Apartment Complex, Tamando, Bhubaneswar, Odisha, on NH-16, approximately 6km from Khandagiri.
- Building Details: Basement+Ground+4 floors, 56 flats, basement parking, total built-up area approximately 72,000 sq.ft.
- Site Visit: Mandatory, to be coordinated with OCHC Project In Charge
- (Contact: +91-674-2391234/7008694077).

5.2 Annexure II: Check list for Bidders

- Tender Fee Demand Draft
- EMD Demand Draft/Bank Guarantee
- Technical Bid Documents (including design and drawings for recommendation letter)
- Financial Bid In Sealed Envelope
- Site Visit Certificate

5.3 Annexure III: Contact Details

- Address: Odisha Cooperative Housing Corporation Ltd., Janpath, Unit-III, Bhubaneswar, Odisha - 751001.
- Email: ochcbbsr@gmail.com
- Phone: +91-674-2391234/7008694077

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