



भारतीय विज्ञान शिक्षा एवं अनुसंधान संस्थान, पुणे

**INDIAN INSTITUTE OF SCIENCE EDUCATION AND RESEARCH**

An Autonomous Institution, Ministry of Human Resource Development, Govt. of India

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Website: [www.iiserpune.ac.in](http://www.iiserpune.ac.in)

**Notice Inviting Tender**  
**for**  
**Leasing out suitable space for Installation of Telecom Infrastructure**

**Tender No: IISER/PUR/1091/17**

**Date: 06.10.2017**

The Indian Institute of Science Education and Research Pune is a premier institute dedicated to research and teaching in the basic sciences. It was established by the Ministry of Human Resource Development under direct administrative control of its department of Higher Education. In 2012, it was declared as an Institute of National Importance by an Act of Parliament.

IISER Pune has a single campus is spread over 100 Acres (Approx.) of land and for seamless usage of Mobile/Data services (2G,3G & 4G) in the campus, it is intended to establish cellular mobile phone cell site(s) (of at least 4 leading telecom operators) at a single location in the campus. Offers are invited from interested and experienced agencies having minimum 5 years' experience in the relevant field and providing similar facilities.

Approximate intended users (within campus): **2,000 – 2,500**

Area of the campus: **100 Acres** Approximately

Geographical Co-ordinates:

**Lat: 18.543620 degrees**

**Long: 73.806057 degrees**

<b>Sr. No</b>	<b>Particulars</b>	<b>Date</b>	<b>Time</b>
1	Pre-Bid meeting	<b>11-10-2017</b>	<b>15:00 Hrs</b>
2	Last Date for Submission of Bids	<b>26-10-2017</b>	<b>15:00 Hrs</b>
3	Date of Opening of Technical Bids	<b>26-10-2017</b>	<b>15:30 Hrs</b>

**Two Bid System:**

The two bid system should be followed for this tender. In this system the bidder must submit his offer in two separate sealed envelopes. Both the technical bid and commercial bid envelopes should be securely sealed and stamped separately and clearly marked as “Envelope No.1 – Technical Bid” and “Envelope No.2 – Commercial Bid” respectively. Both the sealed envelopes



should be placed in a third larger envelope. The main envelope which will contain both the bids should be super scribed with our tender enquiry **IISER/PUR/1091/17** due on and to be submitted to the address given below so as to reach on or before 3.00 PM on **26-10-2017**.

The Assistant Registrar (S&P),  
Indian Institute of Science Education and Research (IISER)  
Dr. Homi Bhabha Road,  
Pashan,  
Pune – 411 008, India

The envelopes must be super-scribed with the following information:

- Tender Reference Number
- Due Date
- Name of the Vendor

Envelope No. 1 : Shall contain “Technical Bid”

1. The technical offer should not contain any price information.
2. Duly filled and signed annexures A, B and C supported with required documents mentioned thereupon.
3. A Demand Draft of Rs. 1,000/- in favour of **Director, IISER Pune** towards processing fees.

Envelope 2: “Commercial Bid” shall contain:

1. Duly filled and signed annexure D.

Date of opening the Technical Bids.

Technical Bids will be opened on – **26-10-2017** at 03.30 PM at:

Purchase Section

Indian Institute of Science Education and Research (IISER)  
Dr. Homi Bhabha Road,  
Pashan, Pune – 411 008, India

The Technical bids will be opened in the presence of the bidders on the specified time and date. Bidders /Agents who have responded to the tender only will be allowed to be present. The technical bids will be evaluated to shortlist the eligible bidders. The commercial bids of only the short listed bidders shall be considered for further processing. bidders whose technical offer is found acceptable and meeting the eligibility requirements as specified in this tender will be informed about the date and time of the opening of the commercial bid.

Note:

- (i) Please do not insert ‘Commercial Bid’ (prices quoted) in the technical bid envelope. If the price quoted is submitted with technical bid the tender will be rejected.
- (ii) Incomplete bids will be summarily rejected.
- (iii) No camera mobiles / mobiles are allowed during tender opening.

### **General terms and conditions:**

1. Conditional requirement of any nature shall not be allowed and such bids shall be summarily rejected.
2. Decision of the Director IISER Pune will be the final and binding on all parties. Any disputes or claims made by service provider will be summarily rejected.
3. The proposed lease period will be **15 years** and rent will be reviewed after every **three** years.
4. No compensation, advance or deposit amount shall be paid by IISER Pune to the service provider for the said work.
5. IISER Pune reserves the right to reject any application for any reason, without any liability. The decision of IISER Pune will be final and binding in this regard.
6. The rent payment shall be made through cheque drawn in favor of “Director, IISER Pune” or ECS to the designated bank account on or before 15<sup>th</sup> day of every calendar month.
7. Any tax liability arising due to proposed mobile tower if any, will be borne by the service provider. Required approvals for the proposed infrastructure (tower) by law shall be obtained by the service provider. Strict maintenances of the radiation norms to be followed as engraved by the regulating authority.
8. IISER Pune may terminate the service agreement for any reason at any time during the term of this agreement by delivering not less than 60 days prior written notice of such termination to the company.
9. A minimum of 4 leading telecom service providers should be hosted which should start their services within 4 (Four) months of the erection of the proposed tower. Leading telecom service provider in this context means the top 7 telecom provider ranked on the basis of number of active mobile customers (as per TRAI report). **Failing to achieve the same may invite premature termination of the lease agreement.**
10. IISER Pune shall is not liable to provide any material or help for commissioning, up keeping or maintenance of the proposed installation.
11. Metered electrical power supply will be provided by IISER Pune, if requested by the service provider only at commercial rates (revised by Maharashtra state electricity Distribution Company from time to time).



The monthly consumption should be essentially settled in concurrence with the billing cycle of Maharashtra state electricity Distribution Company. The cost of the extending the power circuit shall be borne by the provider.

12. UPS / DG sets for power backup shall be the responsibility of the service provider. The DG sets should be housed in sound proof enclosures adjacent to proposed site. The necessary permission and clearance for its installation and operation must be sought by the service provider from the authorities having jurisdiction upon.
13. Any supervision and security arrangement if needed has to be provided by the service provider. The relevant details of the person deployed have to be submitted to IISER Pune which includes copies of Company's Identity card of the employee with any Govt. issued ID card.
14. All Base Transceiver Stations (BTSS) are to be safe-limits compliant and Copy of certification to this effect submitted to respective Telecom Enforcement Resource and Monitoring (TERM) Cells of DoT on launch, whenever a change occurs and also on a biennial basis is to be submitted to IISER Pune.
15. IISER Pune, if so wishes to, can engage a neutral agency for carrying out detailed test procedure standardized by Telecom Engineering Centre (TEC) for measurement of EMF radiation. Any violation of the laid standard may attract penalty equated to **double the monthly rental** of the leased site to the Infrastructure service provider. Repeated violations **(exceeding a total of three times during the service contract period)** will lead to premature termination of the service agreement. IISER Pune will not be liable for payment of any claims and compensation in this matter.
16. Service Provider's employees and labour deployed on site:
  - I. The Service Provider shall comply with the provisions of all labour legislations including:
    - a) Minimum Wages Act, Rules & amendments, The Payment of Wages Act., Liability under Company Act. As applicable.
    - b) Workmen Compensation Act. & Apprentices Act 1961.
    - c) Contract Labour (Regulation and Abolition) Act, 1970 and Central Rules 1971.
    - d) Any other Act or enactment relating thereto and rules framed thereunder from time to time.
  - II. No Labour below the age of eighteen years and who is not an Indian national shall be employed on the Work.



III. Any Labour supplied by the Service Provider to be engaged on the Work on day-work basis either wholly or partly under the order of IISER Pune shall be deemed to be a person employed by the Service Provider.

IV. The Service Provider shall fulfill all requirements of the Employee laws, as applicable, towards his employees or labours, hired for the Contract and keep all the required records ready for inspection by concerned public authorities concerned at any time as necessary. Service Provider's shall also ensure the compliance of any guidelines issued regarding labour welfare from time to time.

V. Service Provider Employees or Labour at site are to restrict themselves to the designated area.

VI. The site is strictly a no smoking zone.

VII. The Service Provider shall be fully responsible for the acts or failure to act, and omissions of the Service Provider's employees, suppliers, labour and material men.

VIII. The Service Provider's shall indemnify IISER Pune against any claim of legal action arising out of the said Act due to the failure of non-compliance of the provisions of the said Act and the proven penalty or any other amount levied by the authorities.

**CERTIFICATE FOR SITE INSPECTION**

Certified that we..... (Name of tenderer) have visited the site on dated..... and assessed the nature and amount of work involved before submitting our offer. We will be able to complete the works within the stipulated time and also certified that we will be able to supply the material / executing the work as per specification to suit the site conditions.

**Address of site:** - Indian Institute of Science Education and Research (IISER)  
Dr. Homi Bhabha Road,  
Pashan, Pune 411 008  
Maharashtra State

**Signature of tenderer with Seal & Date**

**Bidder Information Sheet**

<b>S. No.</b>	<b>Details of relevant Information</b>	<b>Information to be provided by the Bidder.</b>
1.	Name of the Company with address and website details	
2.	Date of Establishment of Company	
3.	Legal Status of Firm [Whether Sole Proprietary-ship / Cooperative / Partnership Firm / Company (under Company Act) / Society (under Societies Registration Act)/ Central PSU / State PSU or so?]	
4.	Telecom Infrastructure Company's Registration. No. & Date: Copy of registration certificate to be Enclosed.	
5.	Registration Certificate No. & Date issued by Ministry of Communication & IT department of telecommunication, Government of India for installation telecom service provider/infrastructure provider (Copy of registration certificate to be Enclosed).	
6.	GST Number and PAN Number of the company (Copy of each to be enclosed).	
7.	Name of authorized representative of Company, along with Address, Tel. No., Fax No. & email address.	

Signature of Bidder: .....

Signatory's Name: .....

Designation: .....

Address: .....

**Note: Please attach copy of relevant documents failing to which the bid shall stand rejected.**

**Technical details of the offer**

<b>S. No.</b>	<b>Details of relevant Information</b>	<b>Information to be provided by the Bidder.</b>
1.	Average estimated electrical load to support the tower infrastructure.	
2.	Space Required (In Sq. Meter) with location in IISER Pune campus for optimal coverage as per the site survey recommendation	
3.	Time required for completing the Installation	
4.	Details of any documents required from IISER Pune	
5.	Details of Telecom service provider to be accommodated in the proposed site such as (please mention the radio coverage type i.e. 2G,3G, 4G against each entry) a) Vodafone b) Airtel c) Idea d) Reliance e) BSNL f) Aircel g) Tata indicom, etc. A minimum of 4 telecom service providers should start the services within 4 months of the erection of the tower.	

Signature of Bidder: .....

Signatory's Name: .....

Designation: .....

Address: .....



**Commercial details of the offer**

<b>S. No.</b>	<b>Details of relevant Information</b>	<b>Information to be provided by the Bidder.</b>
<b>1</b>	Monthly Rent of tower infrastructure offered to be payable to IISER Pune per site (in Rs.)	
<b>2</b>	Increment % over base value of monthly rent mentioned at S. No.1 (every three years)	

**Note:**

1. Per site monthly rental quoted should be exclusive of any mandatory deduction in accordance the Tax provisions.
2. The commercial evaluation will be done based upon the net receivables against the Sr. No. 1 for the entire period of the proposed contract duration of 15 years.

Signature of Bidder: .....

Signatory's Name: .....

Designation: .....

Address: .....