



**INDIAN BANK**  
Corporate Office, Estate Department,  
254-260, Avvai Shanmugam Salai.  
Royapettah, Chennai, 600 014  
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**e-Tender for Integrated Facility Management Services (IFMS) at  
Indian Bank, Corporate Office building at  
Royapettah, Chennai-14.**

**PART-2  
FINANCIAL BID**

e-Tender Reference No.	<b>GeM BID NO: <a href="#">GEM/2025/B/6594490</a> Date: 21.08.2025</b>
e-Tender Issuance Date	<b>21.08.2025</b>
Last Date of request for Queries/ Clarifications	<b>01.09.2025, 5:00 PM</b>
Date and time of Pre-Bid Meeting	<b>02.09.2025, 4:00 PM</b>
Last Date for receipt of bids	<b>11.09.2025, 3:00 PM</b>
Date and time of opening of Technical bids	<b>11.09.2025, 3:30 PM</b>

*This part of the tender should be submitted in a separate attachment and financial bid shall be quoted in this form and no other form will be accepted. However, for any additional information etc., separate sheet may be attached if necessary)*

GeM Ref. No.: [GEM/2025/B/6594490](#)  
Date: 21.08.2025

BID Ref. No.: <a href="#">GEM/2025/B/6594490</a>	CO: Estate Department	Tender for IFMS at Indian Bank Corporate Office, Royapettah.
Date: 21.08.2025		

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**Table no.1: Total Monthly Amount for Integrated Facility Management Services (IFMS) (Charges per month)**

Sl.No.	Building/Area Details	Charges Man Power (Total 70 nos.)	Machinery Charges	Cleaning Chemicals & Equipment Charges	Other consumables (paper hand towel, hand soap etc.)	Other expenses	Total
1	Total Amount for Integrated facility Management Service of complete building as per scope of work.						
2	AMC Charges for Electrical Plant & Machineries (as per Technical Bid Part-D: Schedule of works, page no. 39-42 & Specification for Scope of AMC Services, page 45-49. <b>(Please refer Annexure-II of price bid regarding Bifurcation of each AMC and quote Total Per Month as per Sl. No. 11)</b>						
	<b>Grand Total</b>						

(Rupees \_\_\_\_\_ only)

Rates quoted above should be inclusive of all taxes and duties except GST. GST as applicable will be payable extra as per actual.

**Place :**

**Date:**

**Signature of tenderer with Company seal**

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### **Man Power Charges for Integrated Facility Management Service as per Current Minimum Wages**

**Annexure-I**

**(For Reference only and compliance of Min. wages, ESI, PF Bonus, as per Govt. norms)**

**(Charges per Month)**

Sl. No.	Type of Contractual Employees	Skill Category	Number of Contractual Employees (Total = 70) (A)	Minimum Wages (Basic + VDA) declared by GoI, Min of Labour w.e.f April 01, 2025. (B)	Minimum No. of duties in a month per employee (C)	Total wages per Month (D=BXC)	PF (12%) for monthly salary up-to Rs.15,000/- (E=DX12%)	ESI (3.25%) applicable if, monthly salary below Rs.21,000/- (F=DX3.25%)	Bonus (8.33%) applicable if, monthly salary below Rs.21,000/- (G=DX8.33%)	Total Amount in Rs. {H=Ax(D+E+F+G)}
1	Facility Manager - electrical with 'C' license (proof to be submitted to the bank)	Highly Skilled	1							
2	Supervisor (House Keeping)	Semi - Skilled	4							
3	Supervisor (Crèche Female)	Semi - Skilled	1							
4	Supervisor-Electrical with 'B' license (proof to be submitted to the bank)	Skilled	2							
5	IBMS Technician	Semi - Skilled	1							
6	House Keepers	Un-Skilled	45							

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7	Electricians (incl. two in the night shift)	Semi - Skilled	5							
8	Carpenter	Semi - Skilled	1							
9	AC mechanics / operators	Semi - Skilled	4							
10	Plumbers/ pump operators	Semi - Skilled	3							
11	Lift operator	Un-Skilled	1							
12	Generator operators	Semi - Skilled	2							
13	<b>Grand Total for 70 Manpower per Month</b>		70							

NOTE:

1. ESI not applicable if salary exceeds Rs. 21000.00 or any other amount specified by ESIC from time to time
2. PF subject to maximum ceiling of 13% of Rs. 15000.00 or any other amount specified by EPFO from time to time
3. Bonus not applicable if salary exceeds Rs. 21000.00 or any other amount updated by Bonus Act from time to time

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### Bifurcation of AMC Equipment details

Annexure-II

(Charges per Annum)

Sl.No.	Detail of AMC	Man power	Machinery	Cleaning Chemicals & Equipment	Other consumables	Other expenses	Total
1	Oil Filtration & Service for 1no. of 2000kVA Voltage Regulator and Dry type Transformer service and Checking done once in a year.						
2	HT Panel VCBs Service & LT Panel ACB and Single Panel etc., service works to be done (Quarterly).						
3	ALL HT & LT Panels / TX part/ DG panel relays testing and maintenance activities etc once in a year.						
4	RMG Maintenance in co-ordination with TANGEDCO as required.						
5	All Electrical Panel viz., 415V Panel/ Distribution board / APFC panel / Air-Conditioner panel / Ups panel / all sub distribution boards etc.,						

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Sl.No.	Detail of AMC	Man power	Machinery	Cleaning Chemicals & Equipment	Other consumables	Other expenses	Total
6	Maintenance of 2Nos of Active Harmonic Filter / testing for its proper functioning through authorized device personal.						
7	Maintenance of all Earth pits of equipment/ lightening arrestors etc. / panels / transformers / AVR DG set etc, measurement of earth pit resistivity periodically and maintaining records.						
8	Maintenance of Roof Top Solar Panels / Inverters.						
9	Maintenance of Lightening Arrestors once in a year.						
10	<b>Total Per Annum</b>						
11	<b>Total Per Month</b>						

**NOTE:**

- All required safety PPE / tools & tackles should be provided by the contractor.
- Necessary permission shall be obtained from Bank before carrying out the work.

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- Cost of spares will be borne by the bank. No additional labour charges will be paid for the above works and deemed to have been included under this scope of Contract/Work and should be quoted accordingly under AMC Charges. All AMC records after completion of AMC has to be submitted to the Bank thereafter the contractor may claim the AMC amount.
- Tenderer/Bidders are advised to follow the instructions provided in the 'Instruction to bidder specified in Part-I of this Tender document for e-submission of the bids online through Government e-Marketplace Website: <https://gem.gov.in> before proceeding with the tender;
- All documents as per tender requirement shall be uploaded online through Government e-Marketplace Website: <https://gem.gov.in> and further no documents will be accepted offline;
- Bidders not submitting any of the required documents online will be summarily rejected;
- Both technical and financial bids are to be submitted concurrently on the Government e-Marketplace;
- Prospective bidders are accordingly advised to go through the instructions provided at Government e-Marketplace Portal;
- **The Lowest Bidder will be selected based on Grand Total Monthly Amount quoted as per Table No.1, Page no.3.**
- **The monthly payment will be released on submitting the proof of Salary paid to employees, ESI, PF, Bonus etc.**
- **The AMC Charges will be fixed per month as per Annexure-II. The same may be claimed on monthly basis after completing the work as per Scope of AMC mentioned in Technical Bid.**
- **If any of the above items Annexure-II (Sl.No.1 thru 9) AMCs are not under taken due to unforeseen condition, such amount claimed will be deducted from the monthly bill submitted by the agency, for not performing the AMC services.**