

PROPOSED CENTRE OF EXCELLENCE OF FIRE TESTING TRAINING AND RESEARCH LABORATORY AT IIT, PATNA				
SCHEDULE OF STAGE PAYMENT				
(For intermittent payments, Pro-rata payment will be released based on plinth area)				
Cost for Civil Component = 0.40 x {Tendered Amount} = 1				
SR. NO.	Stages of Payment		Cumulative % age	Breakup of % age of Cost "I"
1	Planning, Detailed Design & Approval from Statutory Bodies On approval of detailed design.			
	1.1	On approval of all Architectural Drawings from local bodies, detailed working drawing and approval from Client and Engineer in Charge.	1.00%	0.20%
	1.2	On approval of all Structural Drawings including proof checking by third party and approval from Engineer in Charge.		0.25%
	1.3	On approval of all Fire Fighting and Fire Equipement ,MEP Drawings including Proof Checking by third party.		0.10%
	1.4	Making sample Room, and approval of mock up and sample.		0.20%
	1.5	Submission of completion certificate of all drawing just like Architectural, Structural and MEP drawing		0.25%
2	Completion of Foundations including tie beams i.e. Excavation, Backfilling, Compaction, foundation (as per design approved), Tie Beam, Earth/ sand filling under flooring, Retaining wall		12.00%	
	2.1	Excavation of Foundation		1.00%
	2.2	Completion of Foundation.		6.00%
	2.3	Columns, plinth beams and walls up to plinth level and slab at ground floor level.		5.00%
3A	Completion of RCC framed structure up to top of the building.		18.00%	
	3.1	On Completion of Ground Floor Structure		8.25%
	3.2	On Completion of First Floor Structure		3.25%
	3.3	On Completion of 2nd Floor Structure		3.25%
	3.4	On completion of Terrace Tank, mumty, Machine room,parapet etc.		3.25%
3B	3B.1	Completion of Truss Roof	7.00%	7.00%
4	Completion of filler panel and finishing works i.e. masonry work, flooring, plastering, fixing of doors & windows, interior & exterior painting, internal water supply and sanitary installation etc.			
	4.1	RefactroyBuilding Material for Fire Teting Lab /Fly ash/ brick masonry work/partition work/glazing	9.00%	
	4.1.1	On Completion of Ground Floor		4.00%
	4.1.1	On Completion of 1 st and 2nd Floor		4.00%
	4.1.2	On completion of Terrace Tank, mumty ,parapet etc.		1.00%
	4.2	Plastering and cement based putty (internal and external)	8.50%	
	4.2.1	On Completion of Ground Floor		2.50%
	4.2.2	On Completion of 1st Floor		2.50%
	4.2.3	On Completion of 2nd Floor		2.50%
	4.2.4	On completion of Terrace Tank, mumty ,parapet etc.		1.00%
	4.3	All type of flooring, skirting, dado and window sills, jambs	8.00%	
	4.3.1	On Completion of Ground Floor		1.00%
	4.3.2	On Completion of 1st Floor		2.75%
	4.3.3	On Completion of 2nd Floor		2.75%
	4.3.4	On completion of Terrace Tank, mumty, parapet etc.		1.50%
	4.4	Supplying, fitting and fixing doors, window, glazing etc all complete job	6.00%	
	4.4.1	On Completion of Ground Floor		1.00%
	4.4.2	On Completion of 1st Floor		1.40%
	4.4.3	On Completion of 2nd Floor		1.40%
	4.4.4	On completion of Terrace Tank, mumty,parapet etc.		1.00%
	4.5	Fire check doors and fittings	6.00%	1.20%
	4.6	Completion of false ceiling, wall paneling and acoustics insulation		
	4.6.1	On Completion of Ground Floor		1.25%
	4.6.2	On Completion of 1st Floor		1.25%
	4.6.3	On Completion of 2nd Floor		0.50%
	4.6.4	On completion of Terrace Tank, mumty, Machine room,parapet etc.		3.00%
	4.7	Internal water supply works including fixtures & rain water pipes	5.50%	
	4.7.1	On Completion of Ground Floor		0.50%
	4.7.2	On Completion of 1st Floor		0.50%
	4.7.3	On Completion of 2nd Floor		0.50%
	4.7.4	On completion of Terrace Tank, mumty,parapet etc.		0.50%
	4.8	Internal sanitary installation & drainage works including fixtures		
	4.8.1	On Completion of Ground Floor		0.50%
	4.8.2	On Completion of 1st Floor		0.50%
	4.8.3	On Completion of 2nd Floor		0.50%
	4.8.4	On completion of Terrace Tank, mumty,parapet etc.		0.50%

	4.9	Completion of water proofing works		1.50%
	4.10	All miscellaneous works such as stainless-steel railing works and steel works., Jali, plinth protection, ramps, etc;	1.50%	1.50%
	4.11	Internal painting and finishing in all respect	4.00%	
	4.11.1	On Completion of Ground Floor		0.50%
	4.11.2	On Completion of 1st Floor		0.75%
	4.11.3	On Completion of 2nd Floor		0.75%
	4.11.4	On completion of Terrace Tank, mumty,parapet etc.		0.50%
	4.12	External painting and finishing in all respect		1.50%
5	Completion of supplying and installing all furniture's as per full satisfaction of Client Department and including, cleaning of site and removal of defects		2.50%	
	5.1	Drawing of furniture laying, making mockup of furniture and approval of mock up and sample.		0.25%
	5.2	Supplying & installation of Complete Furniture's in good condition & handing over.		2.00%
	5.3	All furniture as per full satisfaction of Client department and including cleaning of site and removal of defects.		0.25%
6	Completion of all other balance civil works including site development, landscape work, driveway work, testing and commissioning of services lines,		5.00%	5.00%
7	Handing over of buildings and successful closing of agreement.		1.00%	1.00%
	Submission of completion certificate of the building, all statutory post-construction clearances, licenses and as built up drawing.		5.00%	5.00%
			100.00%	100.00%

PAYMENT SCHEDULE				
(Electrical Works and E& M Services)				
(For intermittent payments, Pro-rata payment will be released based on plinth area)				
Cost for Electrical Component = 0.10 x {Tendered Amount} = J				
SR. NO.	Stages of Payment			Breakup % of J
1	Planning, Detailed Design & Approval from Statutory Bodies On approval of detailed design.		1.00%	
	1.1	On approval of all GFC Drawings from local bodies, detailed working drawing and approval from Client and Engineer in Charge.		0.25%
	1.2	On approval of all Shop Drawings including proof checking by third party and approval from Engineer in Charge.		0.25%
	1.3	Making sample Room, and approval of mock up and sample.		0.25%
	1.4	Submission of completion certificate of all drawing just like Architectural, Shop and drawing		0.25%
2	2.1	After supply & laying of MS conduits and accessories	60.00%	5.00%
	2.2	After fixing / installation of MS conduits and drawing of fish wire		5.00%
	2.3	After supply & laying of all wires of various sizes like 1.5, 4, 6, 10,16 sq. mm.		6.00%
	2.4	After supply & installation of accessories like switch, sockets, cover plate, GI box, Industrial power outlet and other related light point, power point accessories material etc		6.00%
	2.5	On drawing of all wires and fixing of all switch and sockets, box, RJ45, RJ11, TV point etc		6.00%
	2.6	On supply & insatallation of all power distribution materials like DBs , MCBs, RCCB, MCCB, etc		6.00%
	2.7	On supply & installation of materials like rising mains, building panel, earthing items, lightning conductor and all balance items of internal EI		6.00%
	2.8	On installation of all power distribution materials like rising mains, panel, DBs, MCBs, earthing, key card, video door bell, ACCL, etc		6.00%
	2.9	On supply & installation of luminaires, fans and any other balance fixtures required for internal electrification works		6.00%
	2.1	On testing and commissioning of all Internal EI items on pro rata basis		8.00%
3	3.1.1	SITC of DG Set	28.00%	2.00%
	3.1.2	SITC of Solar Photovoltaic Power Generation with support structure		2.00%
	3.1.3	SITC of LAN system		2.00%
	3.1.4	SITC of CCTV		2.00%
	3.1.5	Audio-Visual system		
	3.1.5.1	SITC Audiovisual systems Conference System - SITC Supplying, installation, testing and commissioning of Audio-Visual equipment		5.00%
	3.1.6	SITC of Split Acs		5.00%
	3.1.7	SITC of LED Compound/ High mast/ Pathway/ Landscape Lighting for the entire Campus		4.00%
	3.1.8.	Completion of all other balance electrical works including external electrical work and commissioning of services lines, cleaning of site and removal of defects		6.00%
4		Submission of completion plan/ key plan for the services, all statutory post- construction clearances, licenses and as built drawing, handing over of all services and successful closing of	5.00%	5.00%
5		Handing over of buildings and successful closing of agreement.	1.00%	1.00%
6		Submission of completion plan/ key plan for the services, all statutory post-construction clearances, licenses and as built drawing, handing over of all services and successful closing of agreement.	5.00%	5.00%
			100.00%	100.00%

PAYMENT SCHEDULE				
(SITC OF EQUIPEMENTS AND O&M FOR 5 YEARS)				
(For intermittent payments, Pro-rata payment will be released based on plinth area)				
Cost for Equipment Component and O& M = 0.50 x {Tendered Amount} = K				
Cost for Equipment Component = 0.90 x K = L				
Cost for Operation and Maintenance Component for 5 years = 0.10 x K = M				
SR. NO.	Stages of Payment			Breakup % of L
1	SITC of Fire Testing Equipment as per the approval form the client		100%	
	1.1	Receipt of Fire Equipment on Site		15%
	1.2	After Installation of Fire Equipemnts		50%
	1.3	After commisioning and approval from the client		30%
	1.4	Handing over of buildings and successful closing of agreement.		5%
			100.00%	100.00%
Operation and Maintenance for 5 Years				
SR. NO.	Stages of Payment			Breakup % of M
1	1.1	Maintenance for the 1st year	100%	20%
	1.2	Maintenance for the 2nd year		20%
	1.3	Maintenance for the 3rd year		20%
	1.4	Maintenance for the 4th year		20%
	1.5	Maintenance for the 5th year		20%
			100.00%	100.00%