

TENDER NOTICE

(Invitation of Tender for lobby revamp of tower , Amrapali Sapphire Phase 2)

Last Date & Time for Submission: 17-05-2026, by 11:00 AM.

Tender Opening Date & Time: 17-05-2026, at 11:30 AM.

Submission Address: Maintenance Office, Amrapali Sapphire Phase 2, Sector-45, Noida.

Amrapali Sapphire Phase 2, Invites sealed tenders from eligible and experienced vendors for the for the lobby revamp for society as detailed below.

TERMS AND CONDITIONS:

1. Tenders must be submitted in a **sealed envelope** clearly marked “**Tender for lobby revamp Amrapali Sapphire Phase 2.**”
2. The bid must include detailed specifications, brand, warranty, and delivery timeline.
3. For any clarification, please contact the Maintenance Office : 0120-4245444 during working hours.

SCOPE OF WORK:

Name of Work :- Improvement of Porch and Tower Lobby of all towers of Amrapali Sapphire Phase-2, NOIDA.

Sl. No	Brief Discription of Items	Quantity	Unit	Rate	Amount	Remark
1	Demolishing brick work manually/ by mechanical means including stacking of serviceable material and disposal of unserviceable material within 50 metres lead as per direction of AOA In cement Mortar	10	Cum.			

Providing and fixing tiled false ceiling of specified materials of size 595x595 mm in true horizontal level, suspended on interlocking metal grid of hot dipped galvanized steel sections (galvanized @ 120 grams/sqm, both side inclusive) consisting of main "T" runner with suitably spaced joints to get required length and of size 24x38 mm made from 0.30 mm thick (minimum) sheet, spaced at 1200 mm center to center and cross "T" of size 24x25 mm made of 0.30 mm thick (minimum) sheet, 1200 mm long spaced between main "T" at 600 mm center to center to form a grid of 1200x600 mm and secondary cross "T" of length 600 mm and size 24x25 mm made of 0.30 mm thick (minimum) sheet to be interlocked at middle of the 1200x600 mm panel to form grids of 600x600 mm and wall angle of size 24x24x0.3 mm and laying false ceiling tiles of approved texture in the grid including, required cutting/making, opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc. Main "T" runners to be suspended from ceiling using GI slotted cleats of size 27 x 37 x 25 x1.6 mm fixed to ceiling with 12.5 mm dia and 50 mm long dash fasteners, 4 mm GI adjustable rods with galvanized butterfly level clips of size 85 x 30 x 0.8 mm spaced at 1200 mm center to center along main T, bottom exposed width of 24 mm of all T-sections shall be pre-painted with polyester paint, all complete for all heights as per specifications, drawings and as directed by AOA.

	<p>a) Providing and fixing tiled false ceiling of specified materials of size 595x595 mm in true horizontal level, suspended on interlocking metal grid of hot dipped galvanized steel sections (galvanized @ 120 grams/sqm, both side inclusive) consisting of main "T" runner with suitably spaced joints to get required length and of size 24x38 mm made from 0.30 mm thick (minimum) sheet, spaced at 1200 mm center to center and cross "T" of size 24x25 mm made of 0.30 mm thick (minimum) sheet, 1200 mm long spaced between main "T" at 600 mm center to center to form a grid of 1200x600 mm and secondary cross "T" of length 600 mm and size 24x25 mm made of 0.30 mm thick (minimum) sheet to be interlocked at middle of the 1200x600 mm panel to form grids of 600x600 mm and wall angle of size 24x24x0.3 mm and laying false ceiling tiles of approved texture in the grid including, required cutting/making, opening for services like diffusers, grills, light fittings, fixtures, smoke detectors etc. Main "T" runners to be suspended from ceiling using GI slotted cleats of size 27 x 37 x 25 x1.6 mm fixed to ceiling with 12.5 mm dia and 50 mm long dash fasteners, 4 mm GI adjustable rods with galvanized butterfly level clips of size 85 x 30 x 0.8 mm spaced at 1200 mm center to center along main T, bottom exposed width of 24 mm of all T-sections shall be pre-painted with polyester paint, all complete for all heights as per specifications, drawings and as directed by AOA.</p>	150	Sqm.		
3	12 mm cement plaster of mix : 1:4 (1 cement: 4 coarse sand)	700	Sqm.		
4	Removing dry or oil bound distemper, water proofing cement paint and the like by scrapping, sand papering and preparing the surface smooth including necessary repairs to scratches etc. complete.	5000	Sqm.		
5	Finishing walls with textured exterior paint of required shade : New work (Two or more coats applied @ 3.28 ltr/10 sqm) over and including priming coat of exterior primer applied @ 2.20kg/10 sqm	2100	Sqm.		
6	Providing and applying white cement based putty of average thickness 1 mm, of approved brand and manufacturer, over the plastered wall surface to prepare the surface even and smooth complete.	2800	Sqm.		

7	Finishing walls with ready mixed Premium acrylic emulsion paint (Company Depot Tinted) having VOC less than 50 gm/litre and UV resistance as per IS 15489:2004, Alkali & fungal resistance, dirt resistance exterior paint of required shade with silicon additives. New work (Two or more coats applied @ 1.43 litre/ 10 sqm over and including priming coat of exterior primer applied @ 0.90 litre/10 sqm.	2800	Sqm.			
8	Providing and fixing Ist quality ceramic glazed wall tiles conforming to IS: 15622 (thickness to be specified by the manufacturer), of approved make, in all colours, shades except burgundy, bottle green, black of any size as approved by Engineer-in-Charge, in skirting, risers of steps and dados, over 12 mm thick bed of cement mortar 1:3 (1 cement : 3 coarse sand) and jointing with grey cement slurry @ 3.3kg per sqm, including pointing in white cement mixed with pigment of matching shade complete.	300	Sqm.			
9	Dismantling tile work on wall laid in cement mortar including stacking material within 50 metres lead.	300	Sqm.			
10	Providing and fixing factory made 18 mm thick single extruded WPC (Wood Polymer Composite) solid plain white colour board Jali, CNC (Computer numeric control) routed of approved design by Engineer-in -charge which are machine cut for duct/shaft covering, partitions and facades comprising of virgin polymer of K value 58-60 (Suspension Grade), calcium carbonate and natural fibers (wood powder/ rice husk/wheat husk) and non toxic additives(maximum toxicity index of 12 for 100 gms) having minimum density of 650 kg/cum and screw withdrawal strength of 1800 N (Face) minimum compressive strength 50 N/mm ² , modulus of elasticity 850 N/mm ² and resistance to spread of flame of Class A category with properties of being termite/borer proof, water/moisture proof and fire retardant and fixing on M.S (mild steel) frame made of 25 x 25 x 1.5 mm square hollow box section including applying a priming coat of approved steel primer, placed at grid made at 1.0 x 1.0 m or as per requirement at site with necessary stainless steel fasteners and SS screws etc., all complete as per direction of AOA.	15	Sqm.			
11	Installation, Testing, Commissioning of wall bracket/ceiling fittings of all sizes and shapes containing upto two GLS/CFL/LED lamps per fitting, complete with all accessories including connections etc. as required.	225	Each			

12	Providing, Installation, Testing, Commissioning of chandelier of required size and shape containing five GLS/CFL/LED lamps complete with all accessories including connections etc. as required.	2	Each		
			TOTAL		

Terms & Condition

- 1) The work shall be carried out as per specification mentioned or mentioned in item description.
- 2) Rates quoted shall be of all inclusive and nothing extra shall be paid to the agency.
- 3) Payment shall be paid for the work executed at site of work after verification of bill submitted by the agency.
- 4) Time allowed for the execution of work is 60 days.

SPECIFICATIONS

Dismantling shall be done in a systematic manner. All materials which are likely to be damaged by dropping from a height or by demolishing roofs, masonry etc. shall be carefully taken care first. Chisels and cutters may be used carefully as directed. The dismantled articles shall be removed manually or otherwise, lowered to the ground (and not thrown) and then properly stacked as directed by the AOA. Any serviceable material, obtained during dismantling or demolition, shall be separated out and stacked properly as directed by the AOA within a lead of 50 meters. All unserviceable materials, rubbish etc. shall be disposed off at authorized locations by urban local bodies as directed by the AOA. **MEASUREMENTS** All work shall be measured net in the decimal system, as fixed in its place, subject to the following limits, unless otherwise stated hereinafter. (a) Dimensions shall be measured correct to a cm. (b) Cubical contents shall be worked out to the nearest 0.01 cum.

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Frame The frame work shall consist of anodized aluminium T sections for main runners /cross runners of size specified in the item with anodic coating of 15 micron and perimeter wall angle of anodized aluminium section of size specified by the Engineer-in-charge with anodic coating of 15 micron fixed to the wall with M.S. screws 50 mm long and PVC raw plugs. The frame work shall be executed in a manner so as to form a grid of 600 mm x 600 mm as specified in the item. The frame work shall be suspended from ceiling by level adjusting hangers made of 6 mm dia. M.S. rods fixed to slab by means of MS ceiling cleats. The ceiling cleats shall be fixed to the slab by means of mechanical dash fasteners 6 mm dia and 50 mm long. MS hangers and ceiling cleats shall be painted with a coat of yellow zinc chromate primer and two coats of synthetic enamel paint. **Ceiling Tiles** Ceiling tiles shall be of 12 mm plain/semi perforated or with design BWP type phenol formaldehyde synthetic resin bonded particle board conforming to IS 3087 of required size. Tiles shall be finished with a coat of aluminium primer on both side and edges and two coats of synthetic enamel paint of approved quality and shade on exposed faces of the tiles. **Fixing of Ceiling Tiles** The ceiling tiles shall be placed over the aluminium frame and fixed to the frame with help of 25 mm long CP brass screws with minimum 2 screws on each side of the grid. The CP brass screws shall be counter sunk star head screws. **Measurements** Length & breadth of the finished ceiling shall be measured correct to a centimetre. The area shall be calculated in square metre correct to two decimal places. No deduction shall be made for making openings for electrical, air conditioning, fire fighting fixtures nor shall extra payment be made either for extra materials or labour involved in making such openings.

2.RatesThe rate shall include the cost of all the materials and labour involved in all the operation described above including scaffolding etc. Aluminium frame work mentioned in para 12.19.1 will be paid for separately unless otherwise stipulated in the description of the items.

Preparation of Surface The joints shall be raked out properly. Dust and loose mortar shall be brushed out. Efflorescence if any shall be removed by brushing and scrapping. The surface shall then be thoroughly washed with water, cleaned and kept wet before plastering is commenced. In case of concrete surface if a chemical retarder has been applied to the form work, the surface shall be roughened by wire brushing and all the resulting dust and loose particles cleaned off and care shall be taken that none of the retarders is left on the surface. Mortar The mortar of the specified mix using the type of sand described in the item shall be used. For external work and under coat work, the fine aggregate shall conform to grading IV. For finishing coat work the fine aggregate conforming to grading zone V shall be used. Application of Plaster Ceiling plaster shall be completed before commencement of wall Plastering shall be started from the top and worked down towards the floor. All putlog holes All corners, arrises, angles and junctions shall be truly vertical or horizontal as the case may be and shall be carefully finished. Rounding or chamfering corners, arrises, provision of grooves at junctions etc. where required shall be done without any extra payment. Such rounding, chamfering or grooving shall be carried out with proper templates or battens to the sizes required. shall be properly filled in advance of the plastering as the scaffolding is being taken down. To ensure even thickness and a true surface, plaster about 15 × 15 cm shall be first applied, horizontally and vertically, at not more than 2 metres intervals over the entire surface to serve as gauges. The surfaces of these gauged areas shall be truly in the plane of the finished plaster surface. The mortar shall then be laid on the wall, between the gauges with trowel. The mortar shall be applied in a uniform surface slightly more than the specified thickness. This shall be brought to a true surface, by working a wooden straight edge reaching across the gauges, with small upward and side ways movements at a time. Finally the surface shall be finished off true with trowel or wooden float according as a smooth or a sandy granular texture is required. Excessive troweling or over working the float shall be avoided When suspending work at the end of the day, the plaster shall be left, cut clean to line both horizontally and vertically. When recommencing the plastering, the edge of the old work shall be scrapped cleaned and wetted with cement slurry before plaster is applied to the adjacent areas, to enable the two to properly join together. Plastering work shall be closed at the end of the day on the body of wall and not nearer than 15 cm to any corners or arrises. It shall not be closed on the body of the features such as plasters, bands and cornices, nor at the corners of arrises. Horizontal joints in plaster work shall not also occur on parapet tops and copings as these invariably lead to leakages. The plastering and finishing shall be completed within half an hour of adding water to the dry mortar. No portion of the surface shall be left out initially to be patched up later on. The plastering and finishing shall be completed within half an hour of adding water to the dry mortar. **Thickness** Where the thickness required as per description of the item is 20 mm the average thickness of the plaster shall not be less than 20 mm whether the wall treated is of brick or stone. In the case of brick work, the minimum thickness over any portion of the surface shall be not less than 15 mm while in case of stone work the minimum thickness over the bushings shall be not less than 12 mm. Curing Curing shall be started as soon as the plaster has hardened sufficiently not to be damaged when watered. The plaster shall be kept wet for a period of at least 7 days. During this period, it shall be suitably protected from all damages at the contractor's expense by such means as the AOA may approve. The dates on which the plastering is done shall be legibly marked on the various sections plastered so that curing for the specified period thereafter can be watched. **Finish** The plaster shall be finished to a true and plumb surface and to the proper degree of smoothness as required. The work shall be tested frequently as the work proceeds with a true straight edge not less than 2.5 m long and with plumb bobs. All horizontal lines and surfaces shall be tested with a level and all jambs and corners with a plumb bob as the work proceeds.

Precaution Any cracks which appear in the surface and all portions which sound hollow when tapped, or are found to be soft or otherwise defective, shall be cut out in rectangular shape and redone as directed by the AOA .

(ii To prevent surface cracks appearing between junctions of column/beam and walls, 150 mm wide chicken wire mesh should be fixed with U nails 150 mm centre to centre

before plastering the junction. The plastering of walls and beam/column in one vertical plane should be carried out in one go. For providing and fixing chicken wire mesh with U nails payment shall be made separately.

Measurements Length and breadth shall be measured correct to a cm and its area shall be calculated in square metres correct to two places of decimal.

Rate

The rate shall include the cost of all labour and materials involved in all the operations described above.

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Material The paint shall be (Textured exterior paint/Acrylic smooth exterior paint/premium acrylic smooth exterior paint/100% premium acrylic emulsion paint) of approved brand and manufacture. This paint shall be brought to the site of work by the contractor in its original containers in sealed condition. The material shall be brought in at a time in adequate quantities to suffice for the whole work or at least a fortnight's work. The materials shall be kept in the joint custody of the contractor and the AOA. The empty containers shall not be removed from the site of work till the relevant item of work has been completed and permission obtained from the AOA. Preparation of Surface

For new work, the surface shall be thoroughly cleaned off all mortar dropping, dirt dust, algae, fungus or moth, grease and other foreign matter of brushing and washing, pitting in plaster shall make good, surface imperfections such as cracks, holes etc. should be repaired using white cement. The prepared surface shall have received the approval of the AOA after inspection before painting is commenced.

Application

Base coat of water proofing cement paint Before pouring into smaller containers for use, the paint shall be stirred thoroughly in its All specifications in respect of base coat of water proofing cement paint shall be as per direction of AOA. Before pouring into smaller containers for use, the paint shall be stirred thoroughly in its container, when applying also the paint shall be continuously stirred in the smaller containers so that its consistency is kept uniform. Dilution ratio of paint with potable water can be altered taking into consideration the nature of surface climate and as per recommended dilution given by manufacturer. In all cases, the manufacturer's instructions & directions of the AOA shall be followed meticulously. The lids of paint drums shall be kept tightly closed when not in use as by exposure to atmosphere the paint may thicken and also be kept safe from dust. Paint shall be applied with a brush on the cleaned and smooth surface. Horizontal strokes shall be given, First and vertical strokes shall be applied immediately afterwards. This entire operation will constitute one coat. The surface shall be finished as uniformly as possible leaving no brush marks.

Measurements The length and breadth shall be measured correct to a cm. The area

shall be calculated in sqm (correct to two places of decimal), except otherwise stated.

Rate

Rates shall include cost of all labour and materials involved in all the operations described above.

3

For new work the surface shall be thoroughly cleaned of dust, old white or colour wash by washing and scrubbing. The surface shall then be allowed to dry for at least 48 hours. It shall then be sand papered to give a smooth and even surface. Any unevenness shall be made good by applying white cement based putty mixed with water on the entire surface including filling up the undulations and then sand papering the same after it is dry. The surface shall be cleaned of all grease, dirt etc. Pitting in plaster shall be made good with plaster of paris mixed with the colour to be used. The surface shall then be rubbed down again with a fine grade sand paper and made smooth. Measurements The length and breadth shall be measured correct to a cm. The area shall be calculated in sqm (correct to two places of decimal), except otherwise stated. Rate

Rates shall include cost of all labour and materials involved in all the operations described above.

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The tiles shall be of approved make and shall generally conform to IS 15622. The tiles shall be pressed ceramic covered by a glaze thoroughly matured and fitted to the body. The tiles shall be sound, true to shape, flat and free from flaws and other manufacturing defects affecting their utility. The top surface of the tiles shall be glazed. The underside of the tiles shall not have glaze on more than 5% of the area in order that the tile may adhere properly to the base. The edges of the tiles shall be free from glaze, however, any glaze if unavoidable shall be permissible on only upto 50 per cent of the surface area of edges. The glaze shall be free from welts, chips, craze, specks, crawlings or other imperfections detracting from the appearance when viewed from a

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distance of one metre. The glaze shall be either glossy or matt as specified. The glaze shall be white in colour except in the case of coloured tiles when colours shall be specified by the Engineer-in-Charge. There may be more than one colour on a tile. Dimensions and Tolerances Glazed pressed ceramic tiles shall be made square or rectangular in sizes give the modular sizes. The tiles shall conform to IS 15622 for dimensional tolerance, physical and chemical properties. Half tiles for use as full tiles shall have dimensions which shall be such as to make the half tiles when jointed together (with 1 mm joint) match with dimensions of full tiles. Tiles may be manufactured in sizes other than those specified. above. The thickness of the tiles shall be 5 mm or 6 mm or as specified. The dimensions of fittings associated with the glazed tiles namely cover base, round edge tile, angles corner cups, ridge and legs, cronices and capping beads shall be of the shape and dimensions as required and the thickness of fittings shall be the same as the thickness of tiles given above.

Preparation of SurfacesThe joints shall be raked out to a depth of at least 15 mm in masonry walls. In case of concrete walls, the surface shall be hacked and roughened with wire brushes. The surface shall be cleaned thoroughly, washed with water and kept wet before skirting is commenced. Laying 12 mm thick plaster of cement mortar 1:3 (1 cement : 3 coarse sand) mix of as specified shall be applied and allowed to harden. The plaster shall be roughened with wire brushes or by scratching diagonal at closed intervals. The tiles should be soaked in water, washed clean, and a coat of cement slurry applied liberally at the back of tiles and set in the bedding mortar. The tiles shall be tamped and corrected to proper plane and lines. The tiles shall be set in the required pattern and jointed. The joints shall be as fine as possible. Top of skirting or dado shall be truly horizontal and joints truly vertical except where otherwise indicated. Odd size/cut size of tile shall be adjusted at bottom to take care of slope of the

flooring. Skirting and dado shall rest on the top of the flooring. Where full size tiles cannot be fixed these shall be cut (sawn) to the required size and their edges rubbed smooth. Skirting /dado shall not project from the finished "surface of wall" by more than the tile thickness, undulations if any shall be adjusted in wall.

Curing and Finishing

The joints shall be cleaned off the grey cement grout with wire/coir brush or trowel to a depth of 2 mm to 3 mm and all dust and loose mortar removed. Joints shall then be flush pointed with white cement added with pigments if required to match the colour of tiles. The work shall then be kept wet for 7 days. After curing, the surface shall be washed and finished clean. The finished work shall not sound hollow when tapped with a wooden mallet.

Measurements Length shall be measured correct to a cm. Height shall be measured correct to a cm in the case of dado and 5 mm in the case of riser and skirting. The area shall be calculated in square metre, correct to two places of decimal. Length and height shall be measured along the finished face of the skirting or dado including curves where specials such as coves, internal and external angles and beads are used. Where cornices are used the area of dado shall be measured excluding the cornices.Nothing extra will be paid for cutting (sawn) the tiles to sizes.Areas where coloured tiles or different types of decorative tiles are used will be measured separately to be paid extra over and above the normal rate for white tiles.

Rates

The rate shall include the cost of all material and labour involved in all the operations described above, for tiles of sizes upto 0.14 sqm. unless otherwise specified in the description of the item.

TERMS AND CONDITIONS:

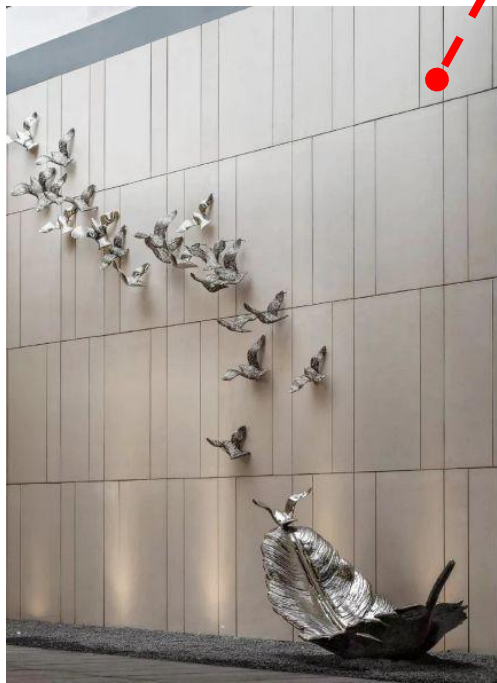
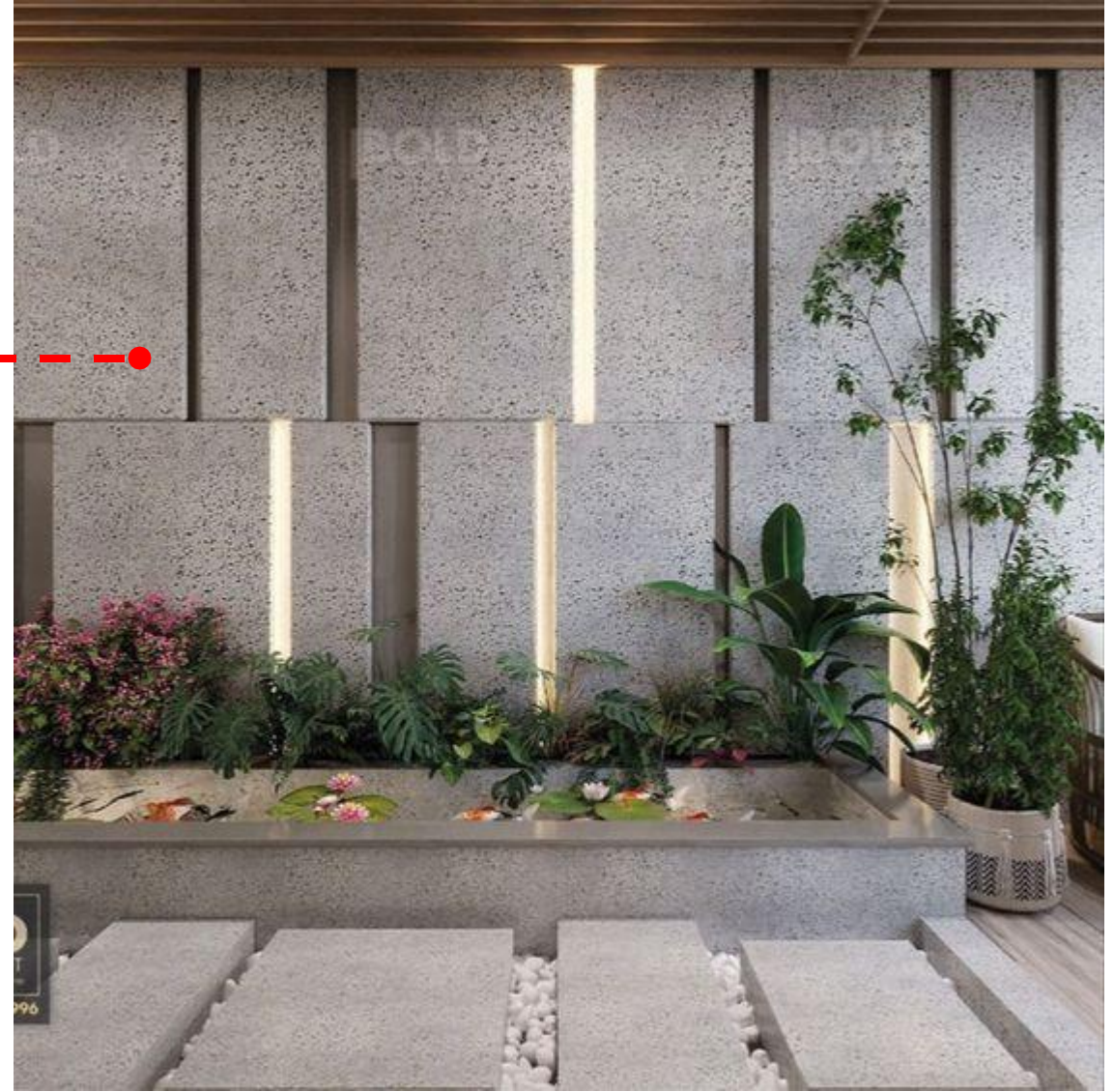
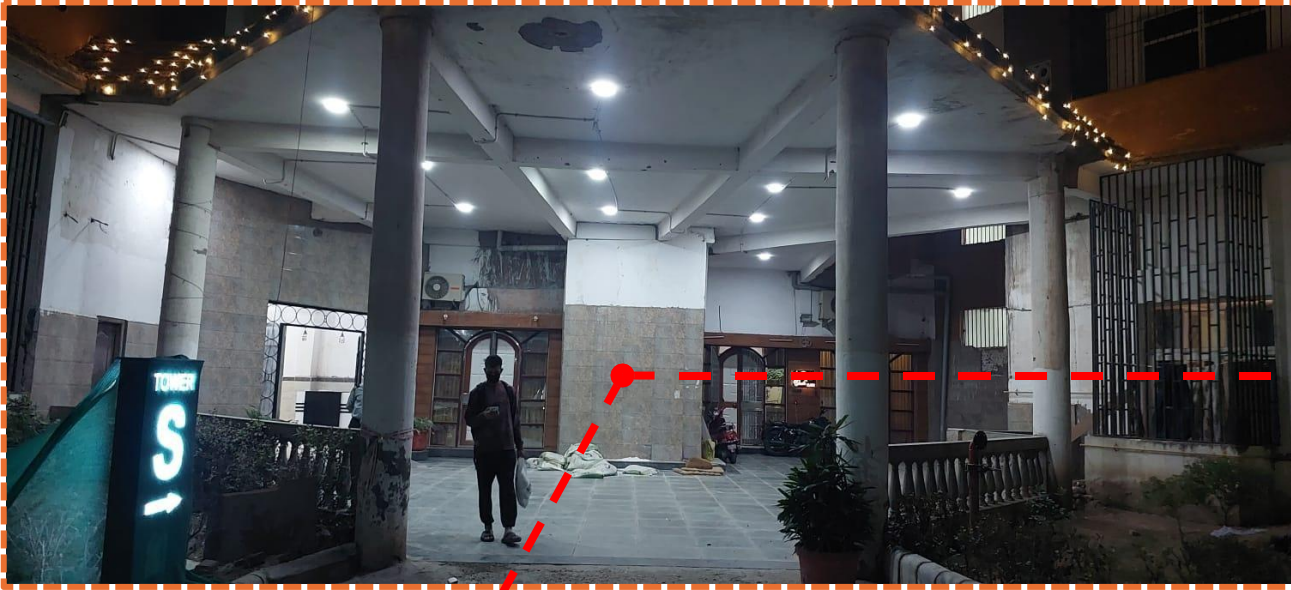
4. Tenders must be submitted in a **sealed envelope** clearly marked “**Tender for lobby revamp Amrapali Sapphire Phase 2.**”
5. The bid must include detailed specifications, brand, warranty, and delivery timeline.
6. For any clarification, please contact the Maintenance Office : 0120-4245444 during working hours.

**Amrapali Sapphire Phase 2
Apartment Owners Association**

Bidder

Finishes Presentation

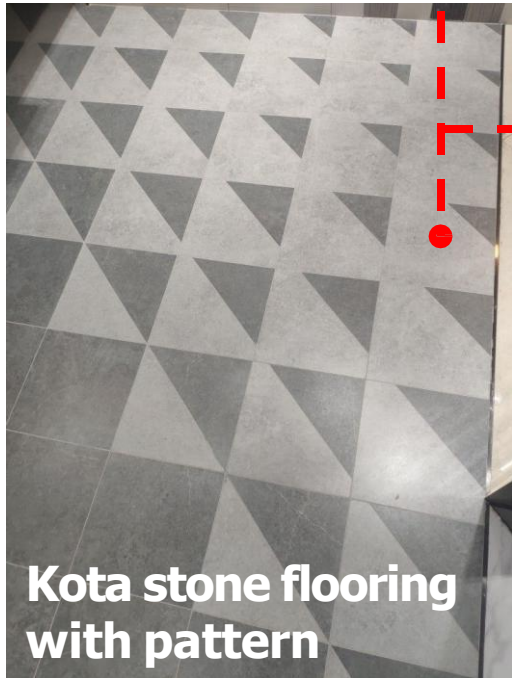
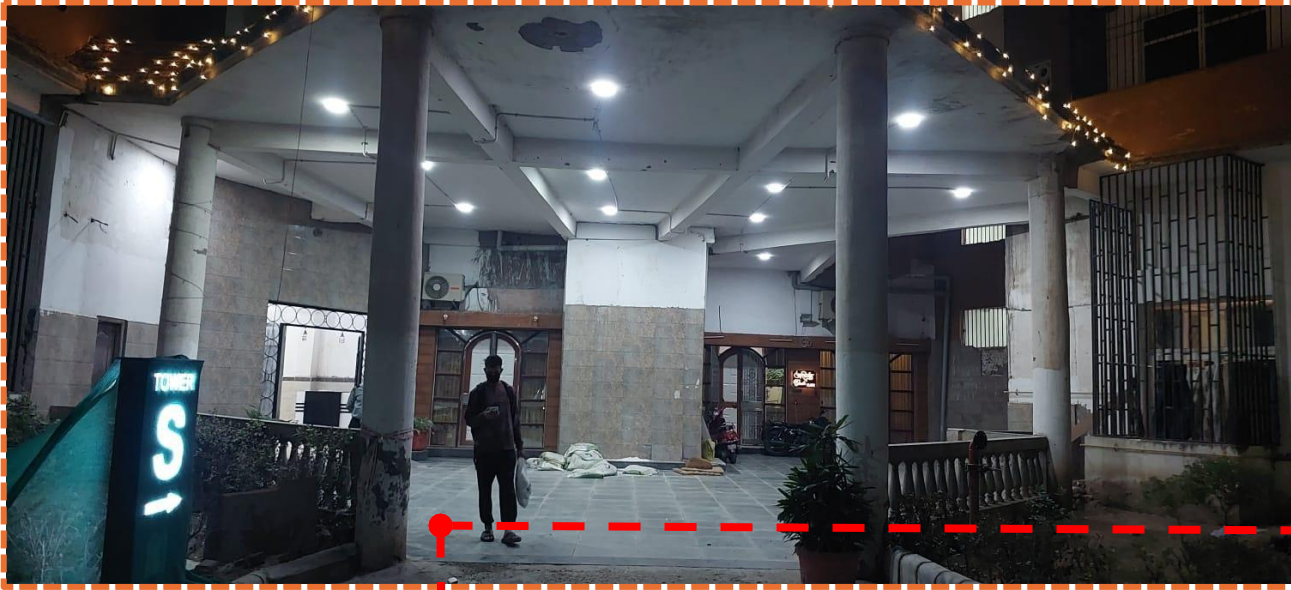
Entrance Wall feature/design



Simplest feature wall for emphasis can be made with tile or stone in same pattern

Can add some small feature décor items or wall sculpture.

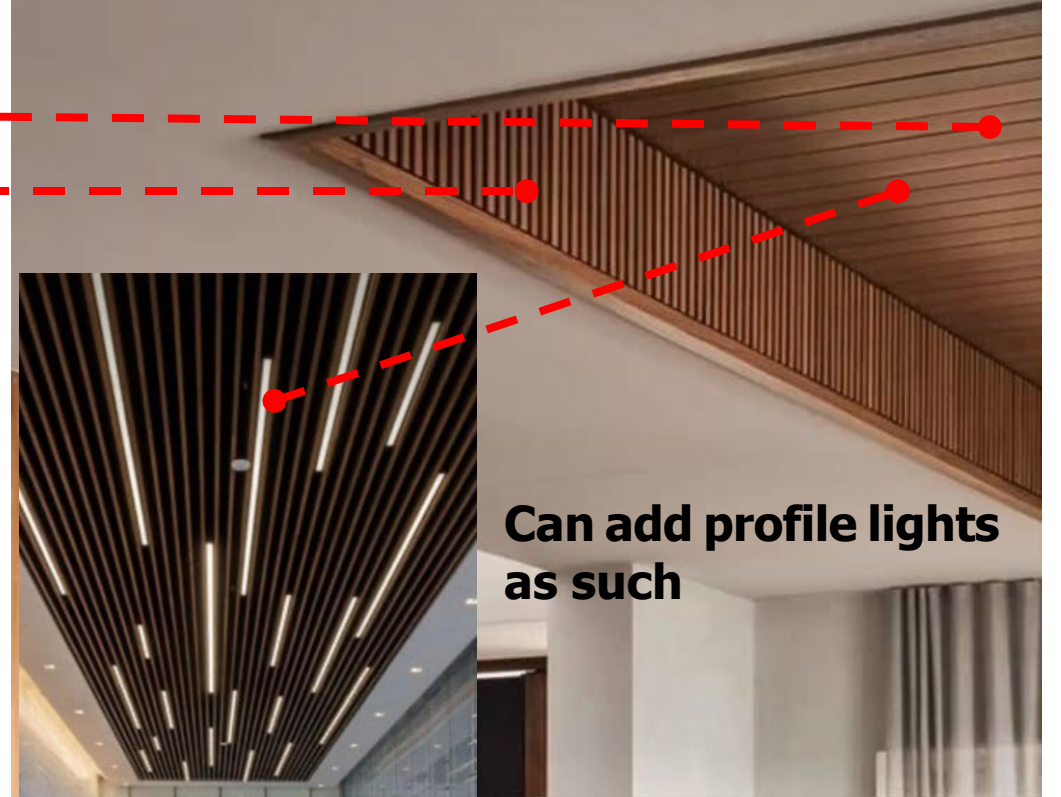
Entrance Flooring



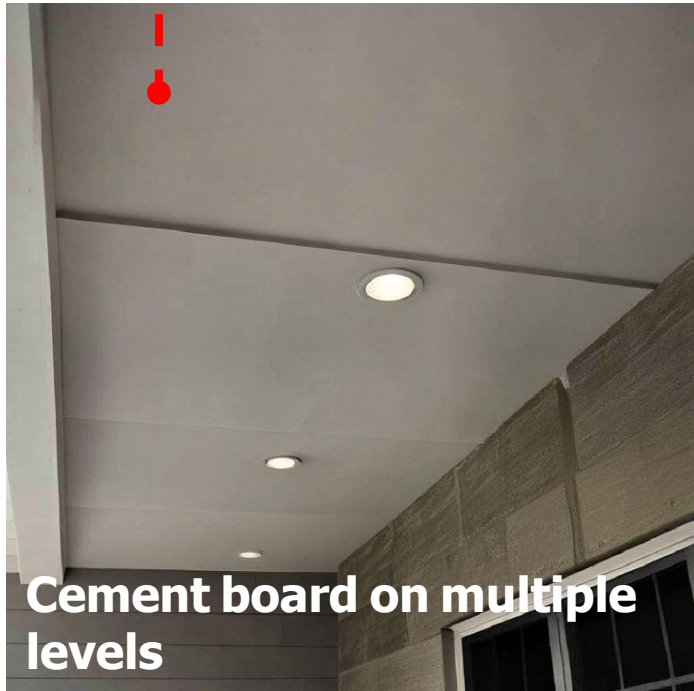
Entrance Ceiling



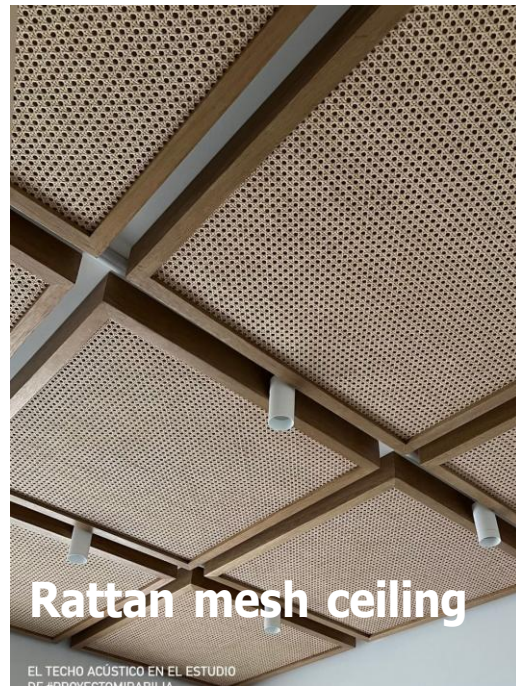
Charcoal louvers with lime plaster on ceiling & louvers on beam verticals



Can add profile lights as such



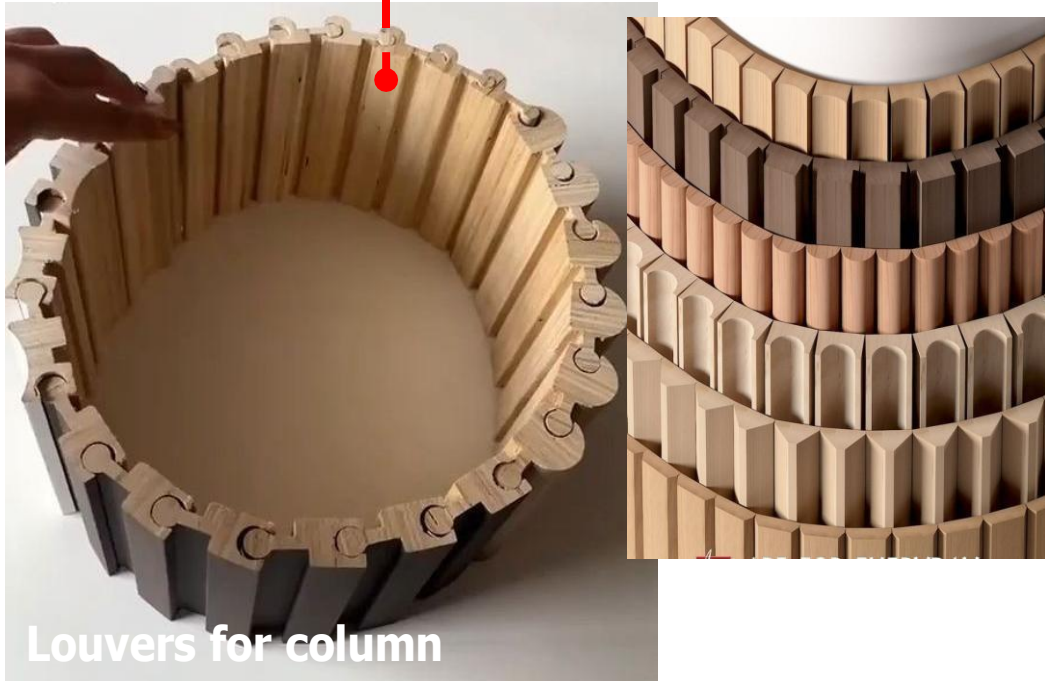
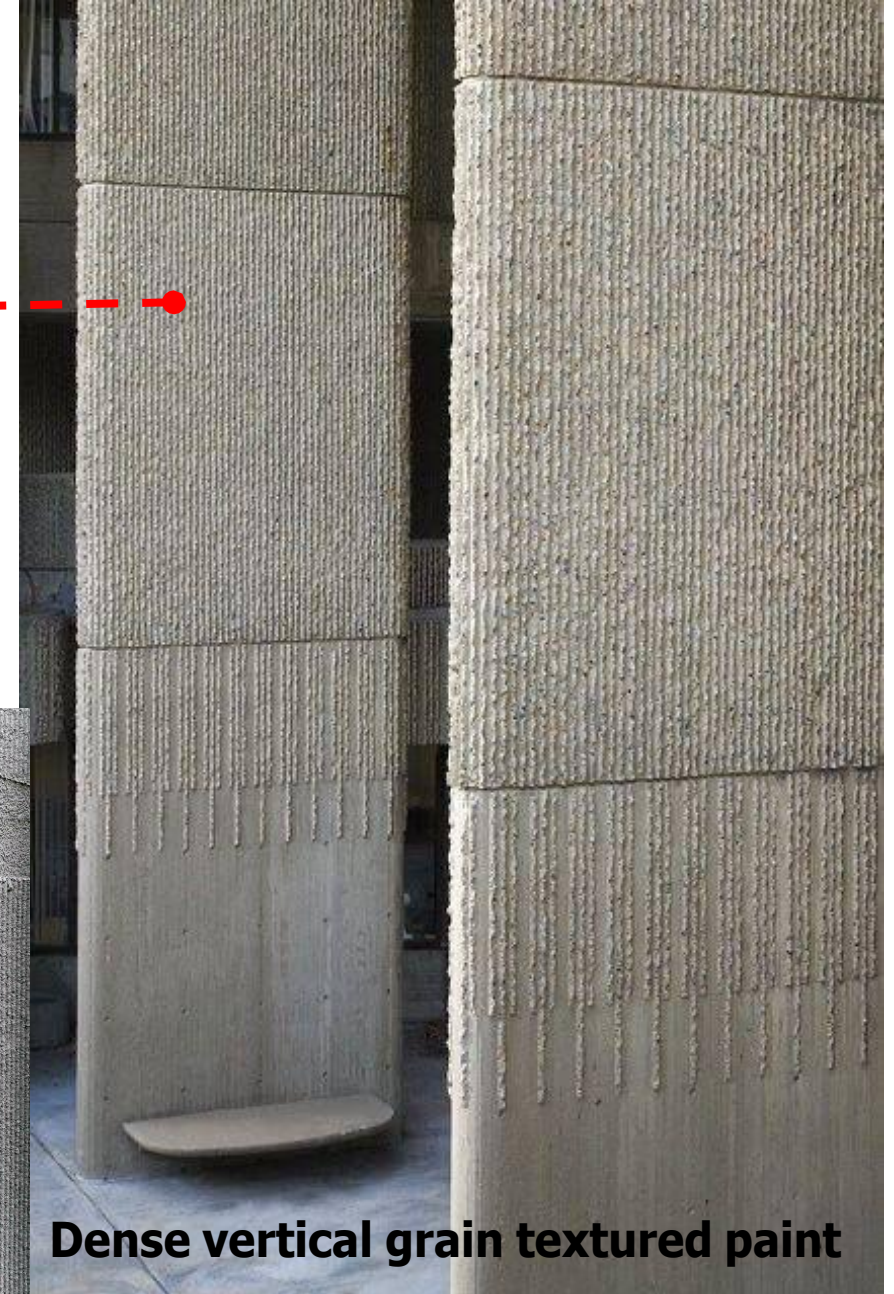
Cement board on multiple levels



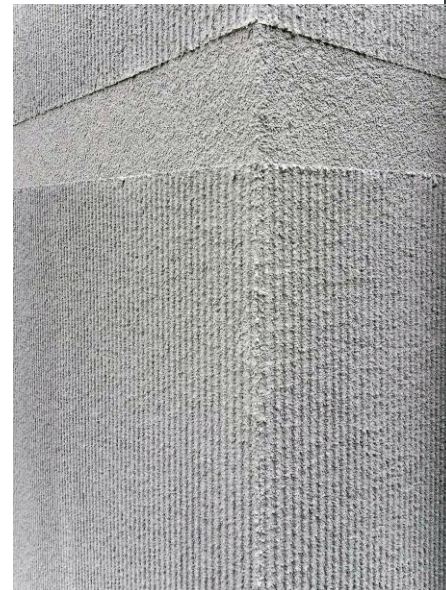
Rattan mesh ceiling

EL TECHO ACÚSTICO EN EL ESTUDIO DE PROYECTOMIRABILIA

Entrance Column

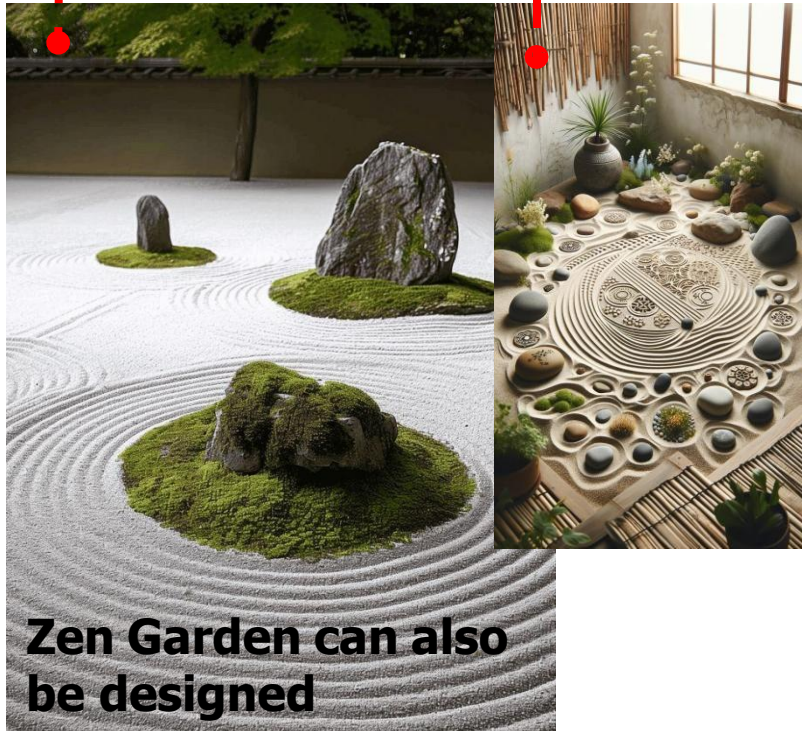
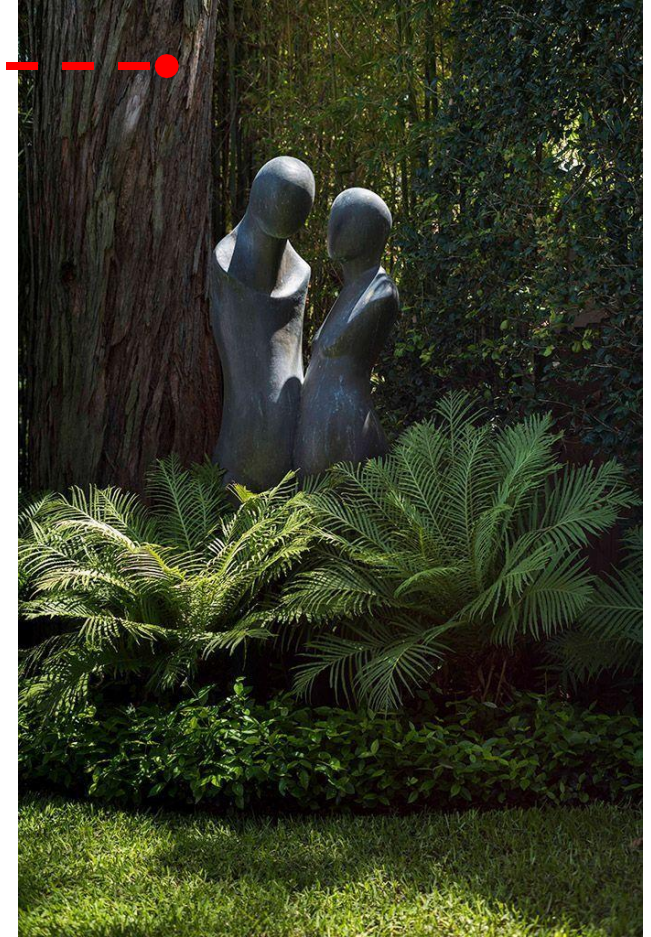


Louvers for column



Dense vertical grain textured paint

Outside Sculpture Area



Zen Garden can also be designed



Simply choose sculpture based on light and shadow.

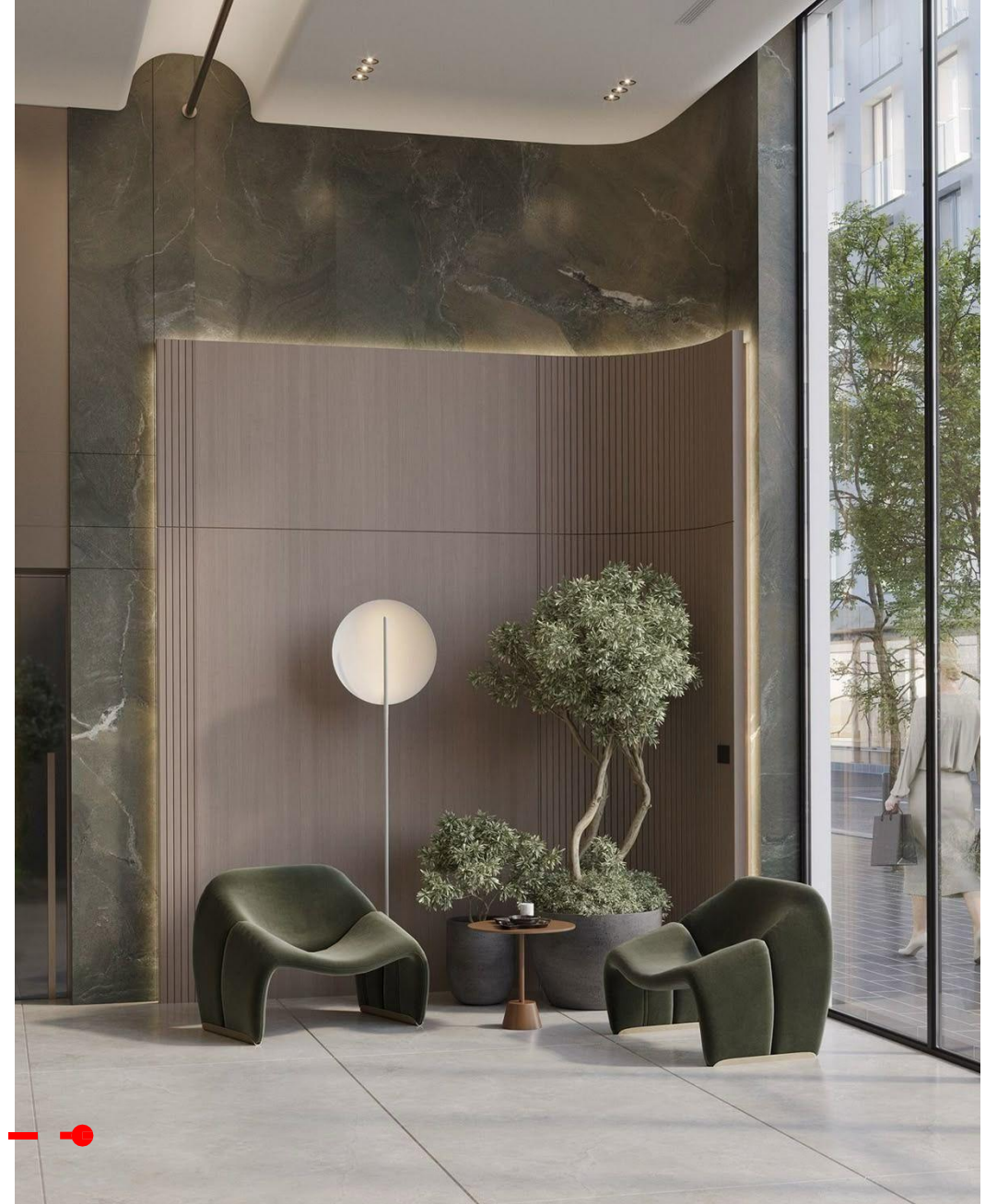
Thoughtful choice of sculpture

Metal Finish

Outside Sitting Area



Vibe for the space remains the same, we can fabricate the similar in metal, as it can be used outside which can be long term with planters



Outside Sitting Area



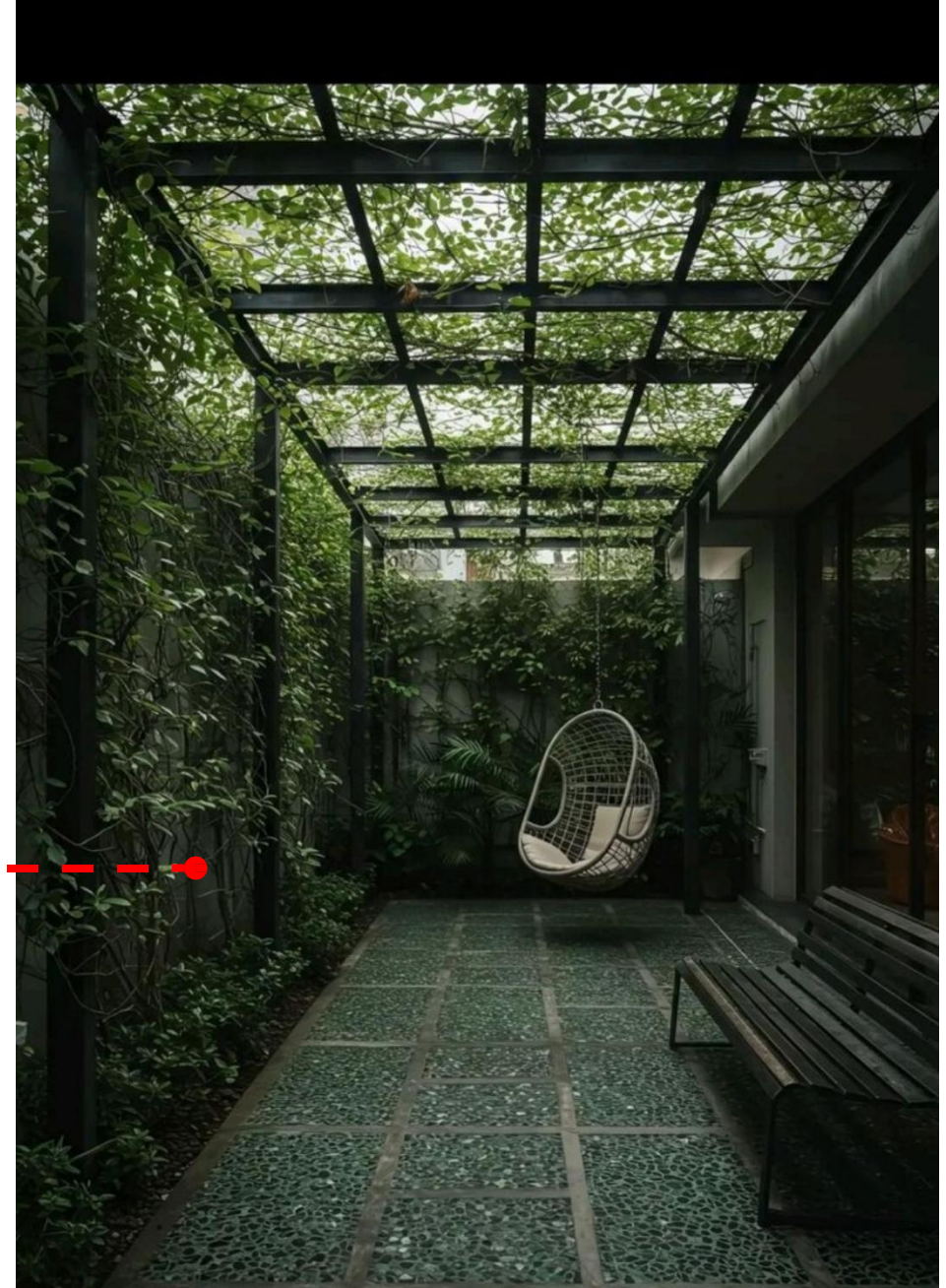
Also can highlight the zone with similar paint on floor + back + ceiling



Outside Sitting Area



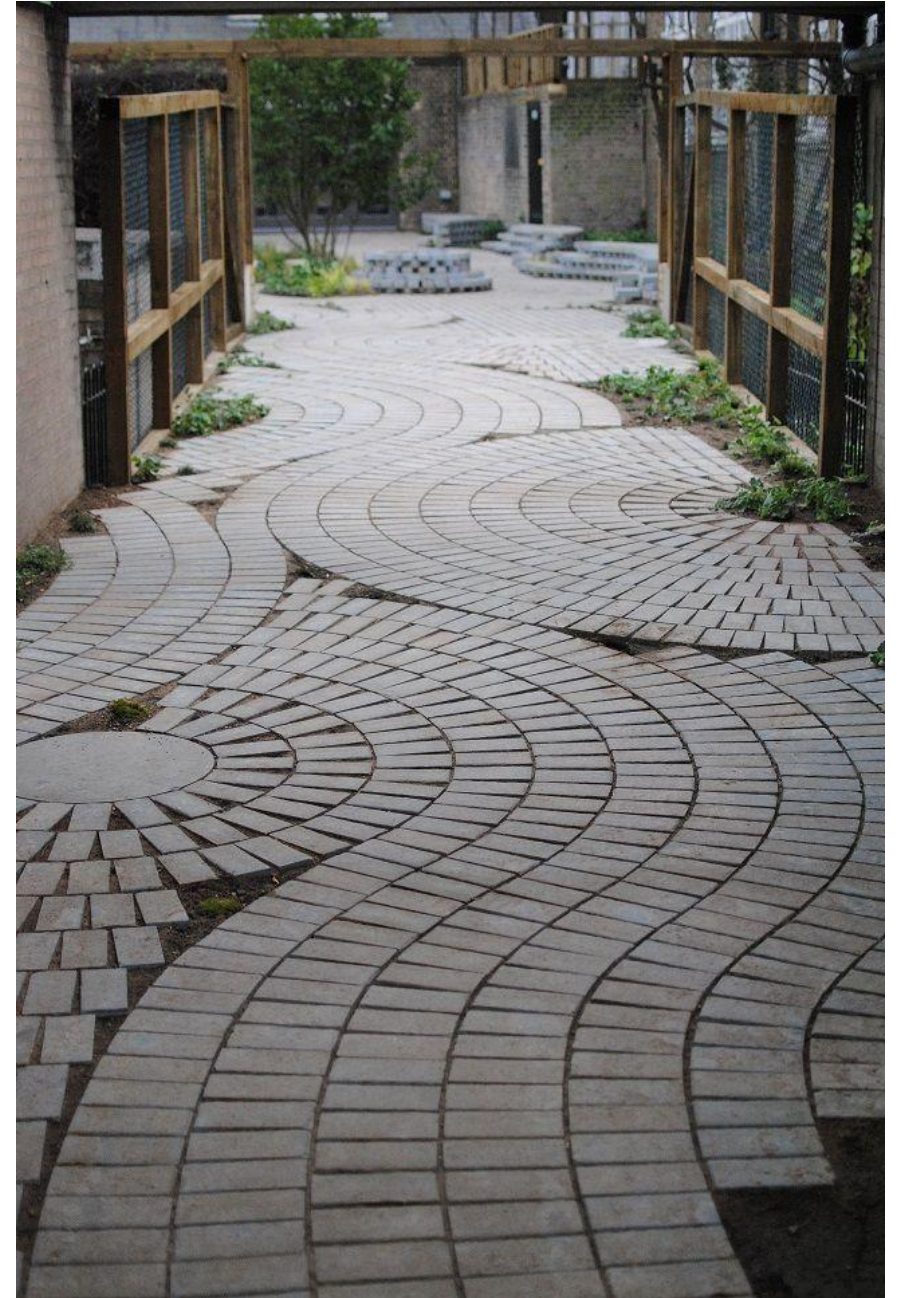
Otherwise adding green will give it cozy feeling with swing sittings and loose furniture



Outside Sitting Area - Lobby



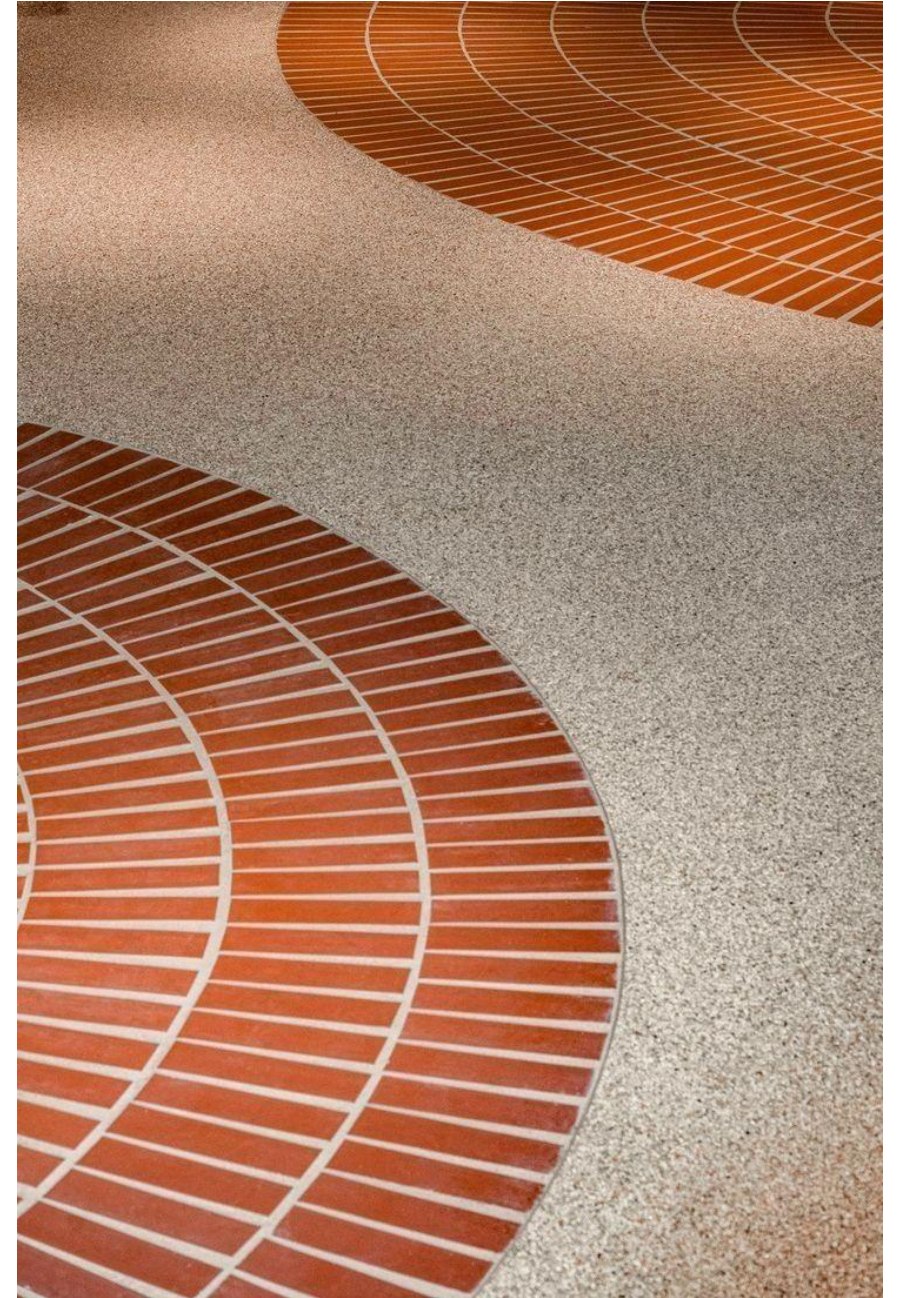
Fly ash brick patterned flooring



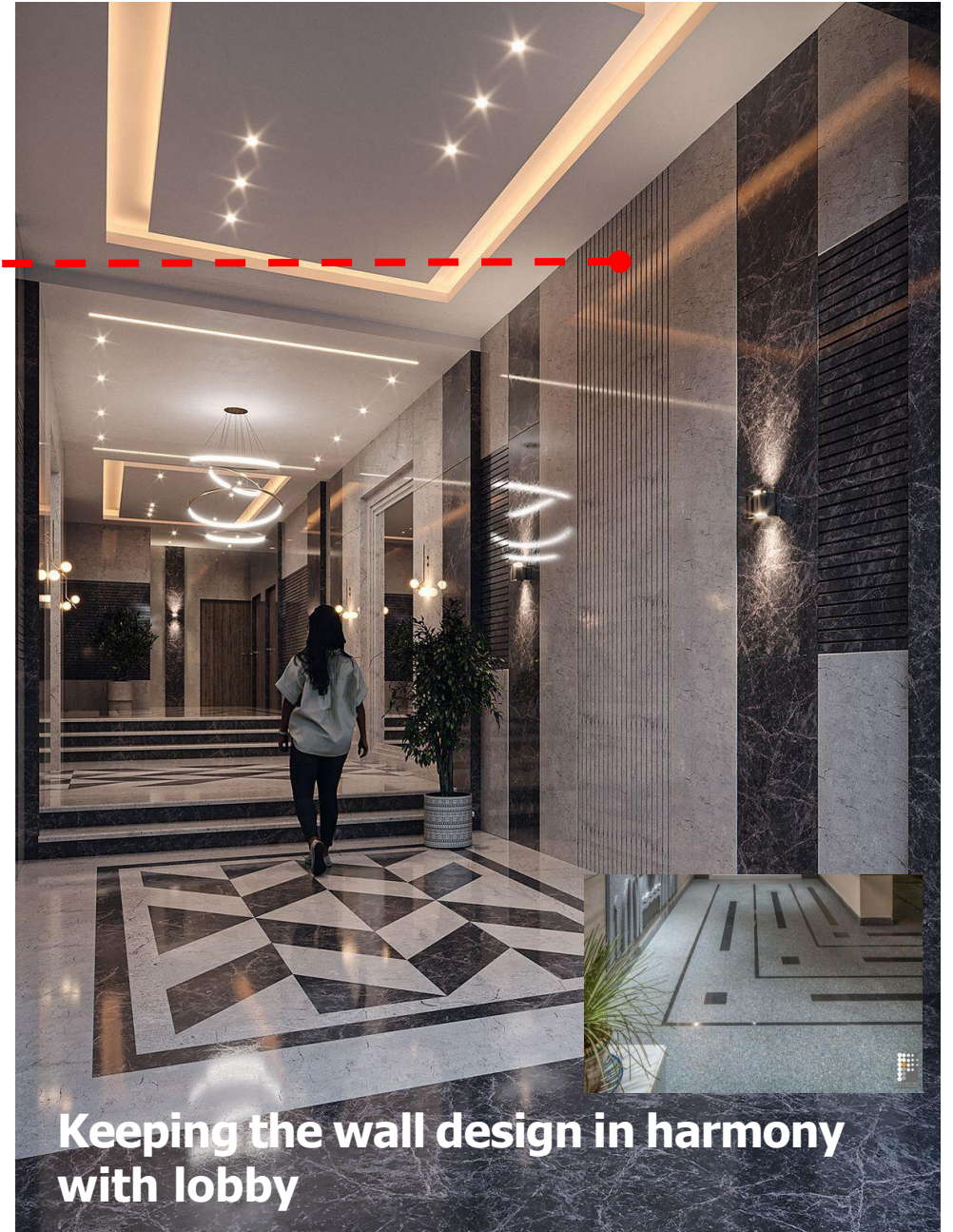
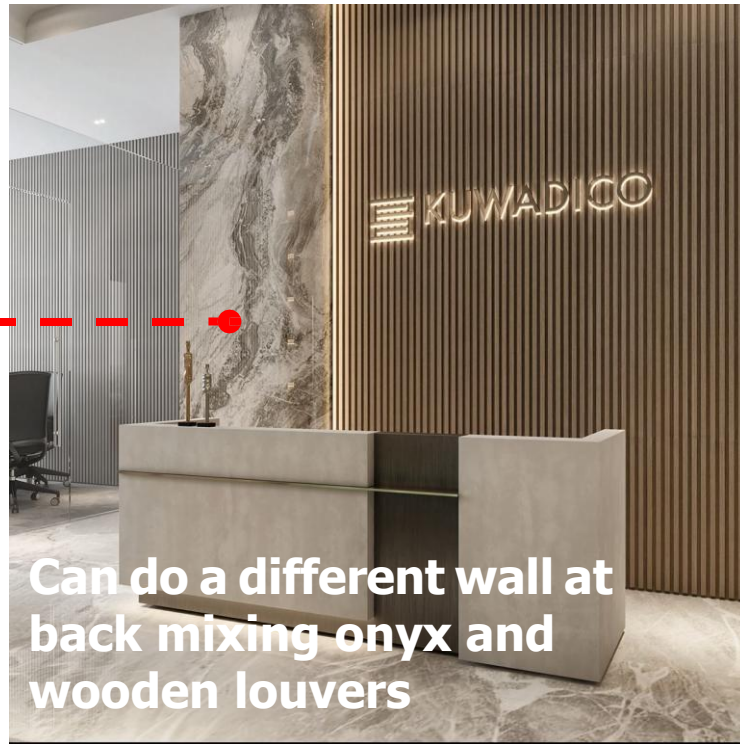
Outside Sitting Area - Lobby



Brick + Concrete flooring



Waiting Foyer

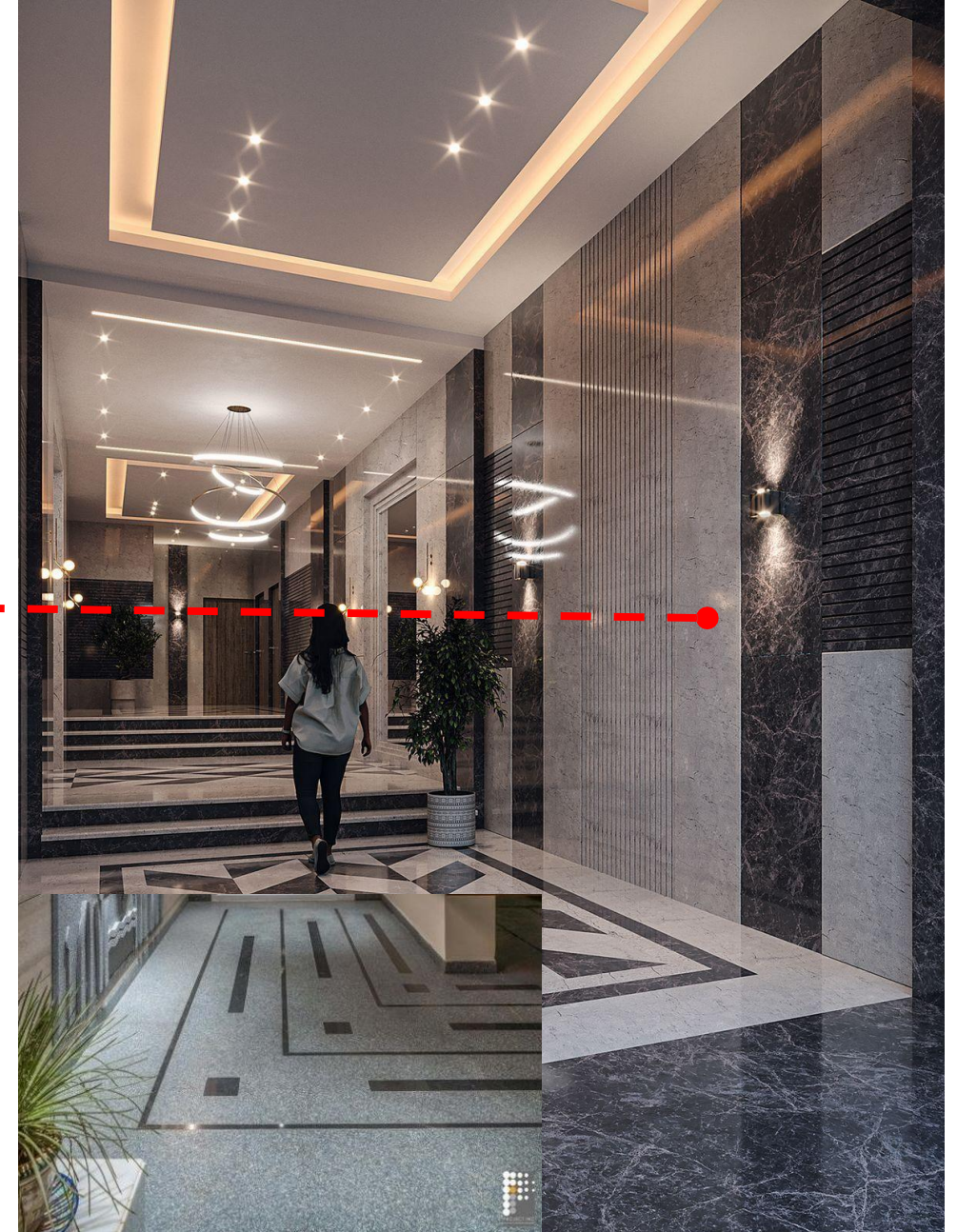


Lift lobby & Corridor - Walls



Mixing multiple tiles and stones in pattern upto 8'

Flooring pattern

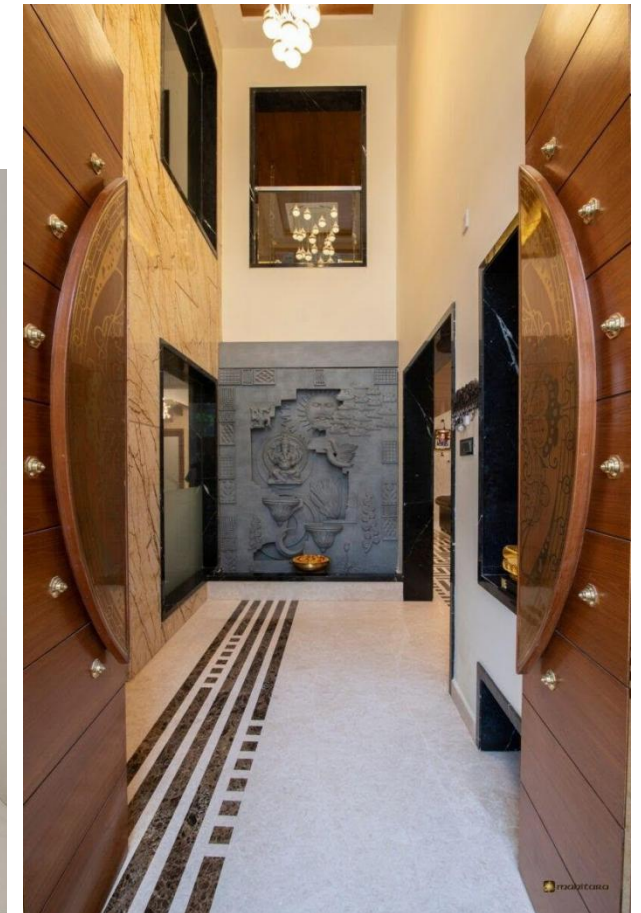


Lift lobby & Corridor -Flooring



Asymmetrical flooring pattern mixing with granite + tile

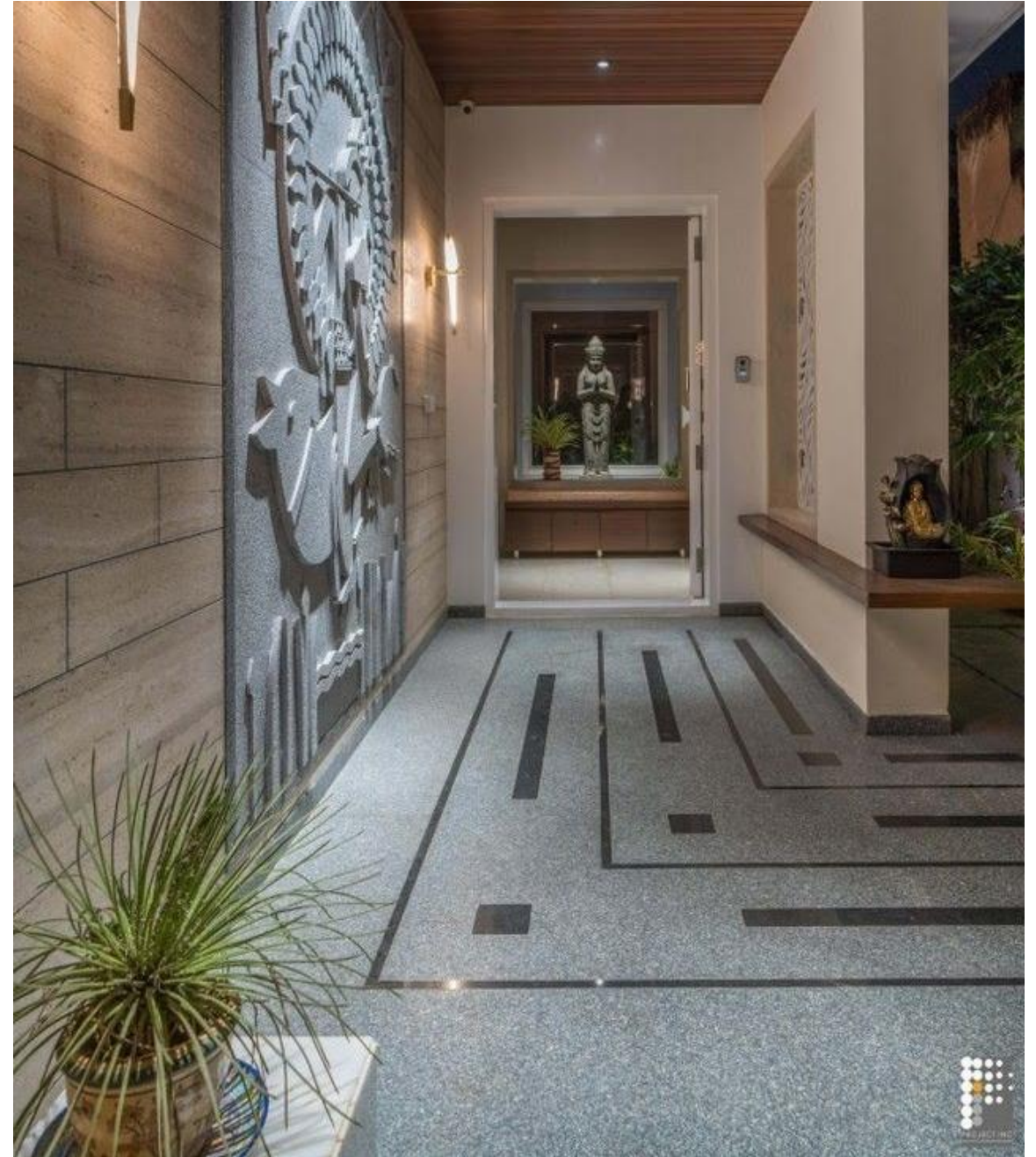
Can hide pipe using such design



Lift lobby & Corridor -Flooring



For economical flooring we can mix granite as/theme



Lift lobby & Corridor - Ceiling



Idea here is to match both ceiling outlines and flooring outlines



Finish material for floor can be granite & tile. For ceiling I recommend gypsum board.

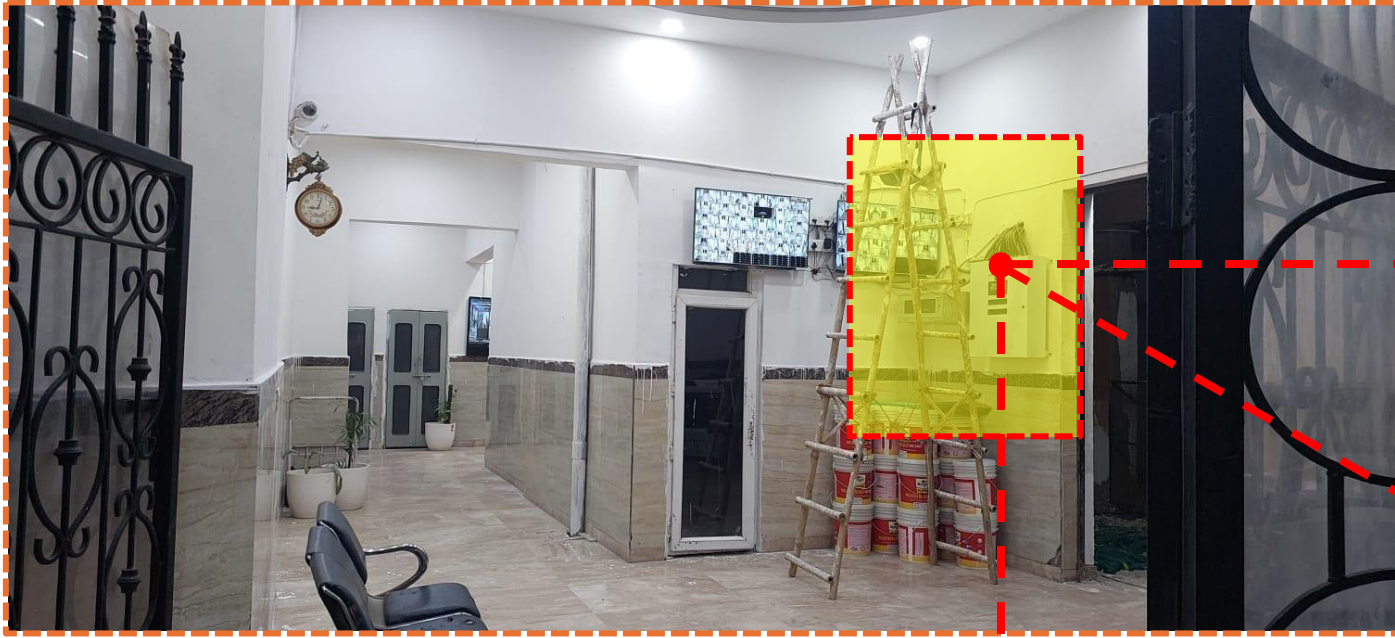
Fire Door/Other Doors



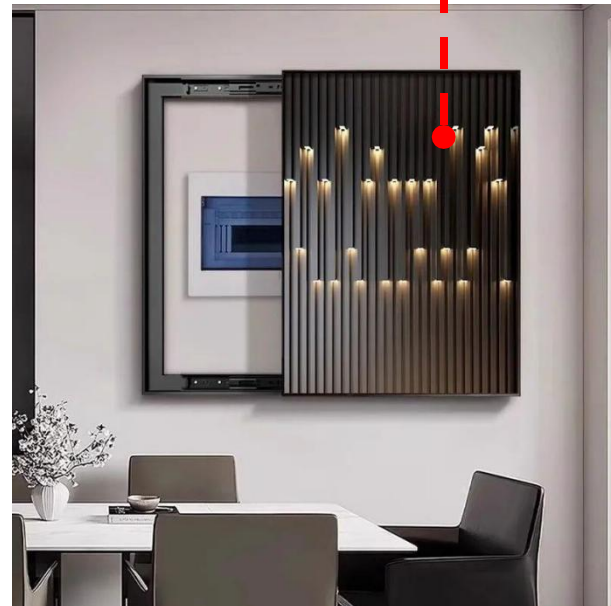
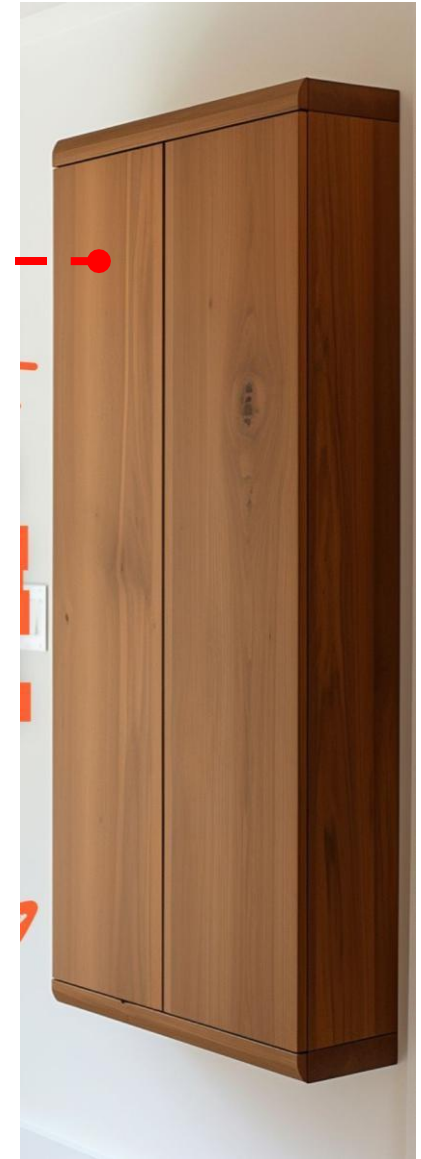
Bold pastel paint for doors matching to our theme.



Fire Door/Other Doors



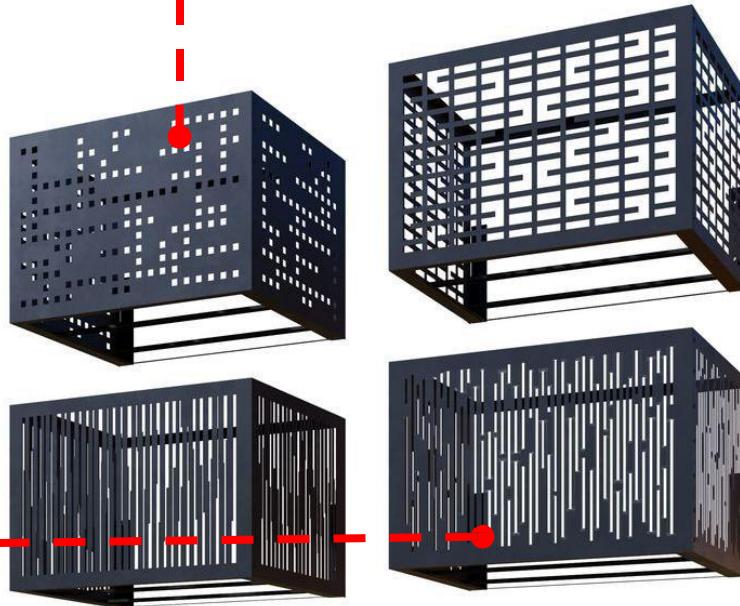
We'll try to conceal wall items inside.



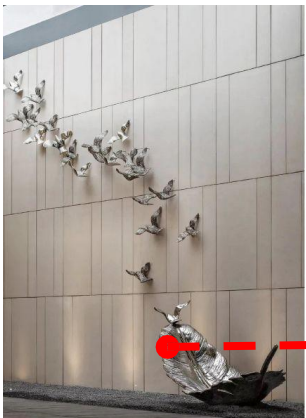
AC & Door



Similar fabrication to cover outdoor unit matching to our wall finish treatment

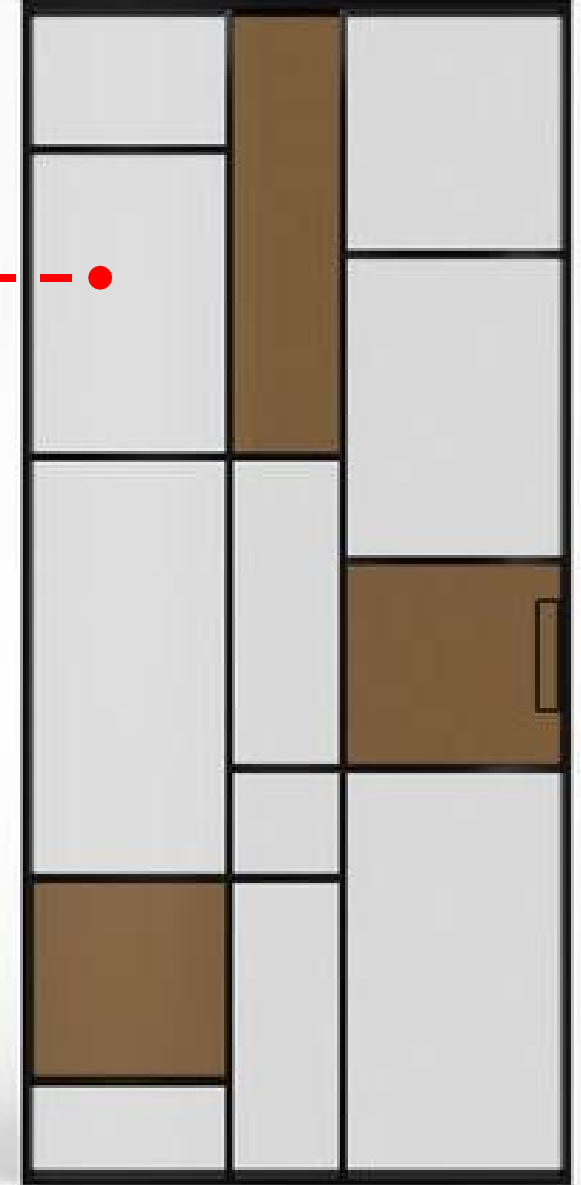


Refer slide 2

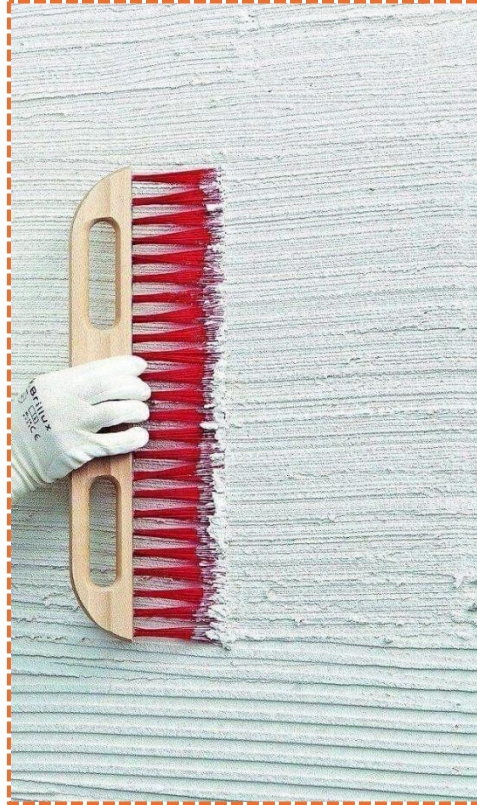
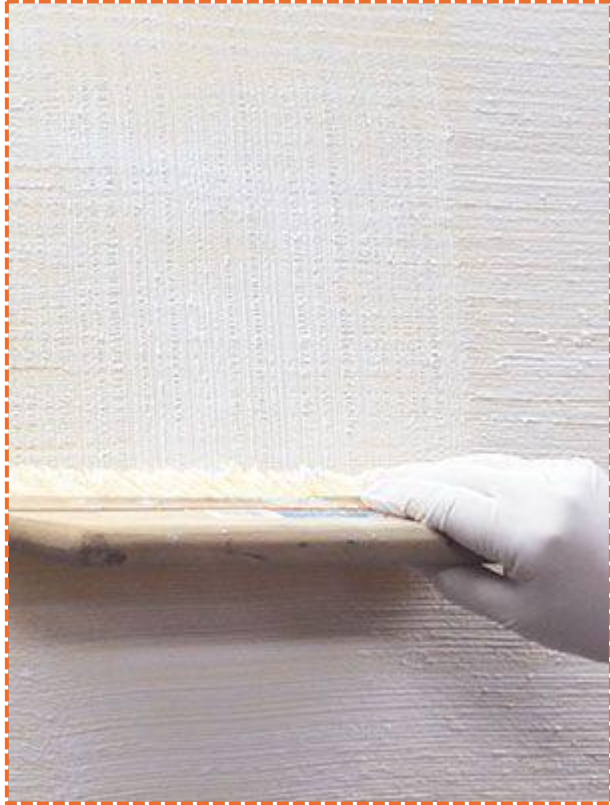


Door partition we'll match to flooring or wall to be in harmony

Refer slide 2



Common areas Outdoors + Indoors



For some areas both indoor and outdoor walls and column we'll use linen texture paint with vertical grains, as it minimizes visible dust deposits. Dust is less likely to cling to narrow, upright ridges compared to flat or horizontal surfaces

Will match the colour with existing shades or as/finalised colour with new theme

Thank You!