



THE WORLD SPA APARTMENT OWNERS ASSOCIATION
Sector 30 / 41 Gurgaon

REQUEST FOR PROPOSAL

Surface Car Parking

(Area – 12000 sft)

Issue Date: 10 Aug 2026

1. INTRODUCTION

Through this Request for Proposals (RFP), The World Spa Apartment Owners Association (TWSAOA) solicits proposals for Surface Car parking at The World Spa East and West located at Sector 30 & 41 in Gurgaon, Haryana.

2. TIME SCHEDULE

The indicative time schedule is described below; however, this is subject to change at the sole discretion of TWSAOA.

Issue of RFP	10 Aug 2026
Vendor Queries (please email at estatemanager@worldspagurgaon.com)& Responses Only email communications with estatemanager@worldspagurgaon.com shall be considered official communication from TWSAOA	Queries: Up to 3pm 13 August 2026 Responses: By 6pm 14 August 2026
Vendor Site Visit	Up to 14 August 2026
Receipt of Proposals, separate sealed envelopes:(a) Technical Proposal & (b) Commercial Proposal Addressed to, and handed-over in-person to: <i>The Estate Manager, TWSAOA (Mr Harpreet Singh, 8130295601)</i>	Up to 3pm, 18 August 2026
Opening of Technical Proposals [West Community Centre]	5pm, 18 August 2026
Meetings with Vendors for understanding, clarifications, presentations (if any) for evaluation of Technical Proposal	19-20 August 2026
Shortlisting of 3 or more Vendors based on Technical Proposal	By 21 August 2026
Opening of Commercial Proposal of shortlisted Vendors	22 August 2026
Commercial Negotiations	22 August 2026
Final confirmation and Contract execution	By 24 August 2026 (Draft Contract enclosed)

3. PROPOSAL EVALUATION

3.1 **Eligibility Criteria:** All of the following criteria are mandatorily required to be submitted:

Years In Business (Minimum 5 yrs)	Years in Pavers Portfolio (Minimum 5 yrs)	Large Projects Undertaken (>25,000 sq ft)	Company's Turnover (Minimum 2 Cr)
Response (in yrs):	Response (in yrs):	Response: 1. 2. 3. 4. 5.	Response (in Cr):

Preference to:

Key Clients (At least 5 Large Clients with Names)	Projects Undertaken (>25,000 sq ft area with names)	*Warranty period (Minimum yrs)
Response: 1. 2. 3. 4. 5.	Response: 1. 2. 3. 4. 5.	

- **Warranty:**
 - The minimum warranty expectation is 2 years.
 - Kindly quote rates which are for the warranty period of 2 years minimum.
 - In case you are not able to quote a warranty of 2 years kindly specify, the maximum number of years your warranty will stand for.

3.2 **Evaluation, Shortlisting and Negotiation**

3.2.1 Technical & Commercial Proposals to be submitted in separate sealed envelopes (hard copy). TWSAOA to evaluate Technical Proposals on a holistic manner, inter-alia, including (but not limited to) the Eligibility Criteria listed above. If required, Vendor/s may be contacted for seeking clarifications if any on their respective Technical Proposal. In Technical proposal the bidder shall submit:

- Complete methodology.
- Product catalogue.
- Technical specifications.
- Quality Assurance Plan.
- Inspection & Test Plan (ITP).

3.2.2 Project Schedule shall indicate:

- Mobilization period.
- Daily working hours.
- Number of shifts
- Section-wise completion schedule.
- Total project completion period.

The vendor shall ensure minimum inconvenience to residents and uninterrupted parking management through phased execution.

3.2.3 Material Specification:

The bidder shall clearly specify:

- Brand
- Manufacturer
- Product Name
- Total thickness
- Expected life
- Slip resistance
- Abrasion resistance
- Compressive strength

Material data sheets shall be enclosed.

3.2.4 **3** Vendors shall be shortlisted based on evaluation of Technical Proposals, and Commercial bids will be opened only of the vendors who pass the technical criteria.

3.2.5 Commercial negotiation may be undertaken with the shortlisted vendors.

3.2.6 Final choice of the vendor to be based on combination of Technical/Qualitative aspects and Negotiated Commercials. It is clarified that choosing the vendor based on lowest price is not necessary. TWSAOA is not liable to provide any explanation or costs to any (successful or unsuccessful) vendor on the basis adopted internally by TWSAOA for choosing the successful vendor.

4. SCOPE

The successful bidder shall be responsible for the complete execution of surface parking in the areas in front of the towers on the outer driveway on a turnkey basis. The scope includes supply of all materials, labour, tools, machinery, supervision, quality control, testing, protection of completed works and defect rectification during the warranty period.

The detailed scope shall include, but not be limited to, the following:

4.1 Site Survey and Assessment

- Conduct a detailed inspection of all surface parkings.
- Measure and verify the total floor area.

4.2 Scope of Work:

A. Surface Parking:

- Removing of existing Concrete grass crete / curbstone and Round Chamber in Parking Area.
- Disposal of excavated or dismantled debris outside the premises
- Providing and laying readymade machine-made interlocking concrete paver blocks of size 150 × 300 × 60 mm over prepared subgrade with M35 grade concrete, including surface leveling, dressing and Compaction with plate, laying of stone dust bedding, proper alignment, joint filling with fine sand/stone dust and complete as per specifications. Colors as dark grey for car parking area and yellow, beige for markings (as per sample made for sites).
- Providing and installing new precast RCC circular / square / rectangle chambers of any size manufactured with M40 grade concrete, including preparation of base with proper leveling and compaction to match finished paver level. The chamber top shall be adjusted precisely in line with surrounding paver surface to ensure uniform finish and proper drainage. The work includes fixing of heavy-duty frame and cover, proper alignment, cement mortar grouting, joint sealing, and making good the surrounding area after installation. All works shall be executed as per relevant CPWD/DSR specifications, complete in all respects.
- Providing and fixing precast concrete curb stones of size 300 × 300 × 150 mm, set in M30 cement concrete base (1 Cement: 3 stone dust), including, leveling, alignment, jointing and curing, complete as per specifications. Sample to be approved.
- Painting curb stone surface by cleaning, removing dust, laitance and loose material, and applying one coat of approved primer followed by two or more coats of exterior grade synthetic enamel paint in alternate black and white pattern, of approved shade and finish, complete including all materials, labor, tools, as per specifications and direction of Engineer-in-charge.

B. Surface Parking areas' concrete U Drain with cover installation:

- Removing of existing paver block adjoining Parking Area.
- Disposal of excavated or dismantled debris outside the premises.
- Providing and laying moulded concrete U drain of size 300×250×1000 mm with slotted cover of M30 subgrade in proper line and level, including necessary excavation, bedding preparation, and alignment. Connecting the drain to existing/main manhole, ensuring adequate slope for smooth flow of water. All works to be carried out as directed by Engineer-in-charge

4.3 Phased Execution

The work shall be carried out in a phased manner to ensure minimal inconvenience to residents.

The vendor shall:

- Prepare a phase-wise execution plan.
- Coordinate with the Estate Management team.
- Ensure proper barricading.

4.4 Housekeeping and Waste Disposal

The vendor shall maintain high standards of housekeeping throughout the project. This shall include:

- Daily removal of debris.
- Disposal of waste materials at approved locations.
- Cleaning of work areas after each shift.
- Proper storage of materials.
- Prevention of dust accumulation in occupied areas.

4.5 Quality Assurance

The vendor shall establish a comprehensive Quality Assurance and Quality Control (QA/QC) system.

The QA/QC programme shall include:

- Inspection of finished surfaces.
- Rectification of defects before handover.

TWSAOA reserves the right to inspect the works at any stage and reject work that does not conform to the approved specifications.

4.6 Safety Requirements:

The vendor shall comply with all applicable statutory safety regulations and shall be solely responsible for the safety of personnel and property during execution. The vendor shall provide:

- Safety helmets.
- Reflective jackets.
- Safety shoes.
- Gloves.
- Eye protection.
- Respiratory protection where required.
- Warning signs.
- First-aid arrangements.

4.7 Testing and Handover:

Upon completion of the work, the vendor shall:

- Conduct a joint inspection with the TWSAOA Estate Management Team.
- Rectify all defects identified during inspection.
- Submit manufacturer's warranty certificates.
- Submit quality reports.
- Submit material test certificates.
- Hand over the completed work in clean and ready-to-use condition.

4.8 Defect Liability and Warranty

The vendor shall remain responsible for any defects arising during the warranty period, including:

- Workmanship.
- Premature wear & tear of the product.

All such defects shall be rectified promptly at no additional cost to TWSAOA within the stipulated response period.

FINANCIAL BID

Please find enclosed Annexure 2. The attached format and Financial Bid need to be filled with specified T&Cs.

BOQ SURFACE CAR PARKING CONCRETE GRASS CRETE REPLACEMENT (EAST & WEST)					
S. NO.	ITEM DESCRIPTION	U.O.M	Approx QTY	UNIT PRICE	TOTAL PRICE
1	Removing of existing Concrete grass crete / curbstone and Round Chamber in Parking Area.	sqm	1215		
2	Disposal of excavated or dismantled debris outside the premises	Trolley	20		
3	Providing and laying readymade machine-made interlocking concrete paver blocks of size 150 × 300 × 60 mm over prepared subgrade with M35 grade concrete, including surface leveling, dressing and Compaction with plate, laying of stone dust bedding, proper alignment, joint filling with fine sand/stone dust and complete as per specifications. Colors as dark grey for car parking area and yellow, beige for markings (as per sample made for sites).	sqm	1088		
4	Providing and installing new precast RCC circular / square / rectangle chambers of any size manufactured with M40 grade concrete, including preparation of base with proper leveling and compaction to match finished paver level. The chamber top shall be adjusted precisely in line with surrounding paver surface to ensure uniform finish and proper drainage. The work includes fixing of heavy-duty frame and cover, proper alignment, cement mortar grouting, joint sealing, and making good the surrounding area after installation. All works shall be executed as per relevant CPWD/DSR specifications, complete in all respects.	nos	64		
5	Providing and fixing precast concrete curb stones of size 300 × 300 × 150 mm, set in M30 cement concrete base (1 Cement: 3 stone dust), including, leveling, alignment, jointing and curing, complete as per specifications. Sample to be approved.	Rmt	459		
6	Painting curb stone surface by cleaning, removing dust, laitance and loose material, and applying one coat of approved primer followed by two or more coats of exterior grade synthetic enamel paint in alternate black and white pattern, of approved shade and finish, complete including all materials, labor, tools, as per specifications and direction of Engineer-in-charge.rge.	Rmt	459		
7	Total Amount				
8	GST				
9	Sum Total				

BOQ SURFACE CAR PARKING - U DRAIN (East & West)					
S. NO.	ITEM DESCRIPTION	U.O.M	Approx QTY	UNIT PRICE	TOTAL PRICE
1	Removing of existing paver block adjoining Parking Area.	Rmt	550		
2	Disposal of excavated or dismantled debris outside the premises	Trolley	10		
3	Providing and laying moulded concrete U drain of size 300×250×1000 mm with slotted cover of M30 subgrade in proper line and level, including necessary excavation, bedding preparation, and alignment. Connecting the drain to existing/main manhole, ensuring adequate slope for smooth flow of water. All works to be carried out as directed by Engineer-in-charge	Rmt	550		
7	Total Amount				
8	GST				
9	Sum Total				

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