



Institute of Teaching and Research in Ayurveda

(Institute of National Importance, Ministry of Ayush,
Government of India)

Opp. B - Division Police Station, Gurudwara Road,
Jamnagar - 361008 (<https://itra.ac.in>)

Notice Inviting Tender

For selection of CPSU for engagement as a Project Management Consultant (PMC) Agency for "Construction of Hostel Building at ITRA, Jamnagar, Gujarat.

| Sr. | Tender ID No. | Location |
|-----|-------------------|----------------|
| 01 | 01_ITRA_CPSU_2026 | ITRA, Jamnagar |

Tenders are invited from CPSU for engagement of Project Management Consultant (PMC) for execution of the Project, "Construction of Hostel Building at ITRA, Jamnagar, Gujarat" as per terms & Conditions of the respective Tender documents of ITRA uploaded on CPP portals as well as ITRA's website.

All Interested and eligible CPSU may submit their Bid for said project as per tender documents i.e. on or before 20/07/2026, 17.00

Details for applying for tender and terms & conditions may be Downloaded from ITRA's website www.itra.edu.in and CPP portal <https://eprocure.gov.in/eprocure/app>.

Any addendum/corrigendum shall be posted on the ITRA's Website & CPP Portal.

(DIRECTOR, ITRA)

Institute of Teaching and Research in Ayurveda (ITRA)

Under

Ministry of Ayush, Government of India

Opposite City B Police Station, Gurudwara Road

Jamnagar, Gujarat-361008

Notice Inviting Tender (NIT) For Selection of a CPSU for Engagement as a 'Project Management Consultant' (PMC)

for the Project

"Construction of Hostel Building for Institute of Teaching and Research in Ayurveda (ITRA) at Jamnagar"

Important Dates Information Sheet

| Event | Particulars |
|--|---|
| Date of publication of Notice Inviting Tender | 18/06/2026 |
| Date and time for Pre bid Conference | 02/07/2026, 12.00 |
| Last date and time for Bid submission | 20/07/2026, 17.00 |
| Date & Time of Opening of Technical Bids | 21/07/2026, 17.00 |
| Date for Presentation | Will be intimated to Qualified Bidders |
| Date for opening of Financial Bids | Will be intimated to Qualified Bidders |
| Mode of submission of bids | Through online e-procurement, CPP Portal <i>(The Technical Bid is also required to be submitted in physical mode as specified in this tender document)</i> |
| Place of Submission of physical copy of NIT | Office of the Director, 1 st Floor, Institute building, Institute of Teaching and Research in Ayurveda, Opposite City B Police station, Gurudwara road, Jamnagar, Gujarat - 361008 |
| Contact Person | The Director 1 st Floor, Institute building, Institute of Teaching and Research in Ayurveda, Opposite City B Police station, Gurudwara road, Jamnagar, Gujarat - 361008 |

Institute of Teaching and Research in Ayurveda (ITRA)
Ministry of Ayush

NIT for engagement of Project Management Consultant (PMC) for execution of the Project
“Construction of Hostel buildings for Institute of Teaching and Research in Ayurveda
(ITRA) at Jamnagar”

1. Overview

1.1 Definitions

- i. **“Project”** means the “Construction of Hostel buildings for Institute of Teaching and Research in Ayurveda (ITRA) at Jamnagar”.
- ii. **“Employer”** means the Institute of Teaching and Research in Ayurveda under the Ministry of Ayush, Govt. of India.
- iii. **“Contract”** means the Contract signed by the Parties and all its attached documents.
- iv. **“Project Specific information”** means such part of the Instruction to bidders used to reflect specific project and assignment conditions.
- v. **“Day”** means calendar day.
- vi. **“Government”** means Government of India.
- vii. **“Personnel”** means professionals and support staff provided by the bidder or by any implementing agency and assigned to perform the Services or any part thereof.
- viii. **“Bid”** means the Technical Bid and the Financial Bid.
- ix. **“Assignment / Job”** means the work to be performed by the selected bidder pursuant to the award of this tender.
- x. **“PSU”** means a Central PSU which is eligible to bid for the Assignment/job.
- xi. **“Project Management Consultant” or “PMC”** means the selected PSU to whom this tender is awarded.
- xii. **“Successful Bidder”** means the bidder PSU, selected for the award of the tender.
- xiii. **“Implementing Agency”** means any agency(ies), contractor or entity to whom the work of construction / procurement is awarded by the Project Management Consultant(PMC).
- xiv. **“Terms of Reference” (TOR)** means the details included in the NIT specifically in Para 2 or otherwise as well as in the contract which explain the objectives, scope of Assignment/ Job, activities and tasks to be performed by the PMC, respective responsibilities of the Employer and the Project Management Consultant(PMC) and expected results and deliverables of the Assignment/ job.
- xv. **“General Financial Rules”** means the General Financial Rules(GFR) notified by the Ministry of Finance, Government of India, as updated from time to time.

1.2 Introduction: Director, ITRA under Ministry of Ayush, Government of India, for and on behalf of President of India, invites bids from eligible Central Public Sector Undertakings for engagement as Project Management Consultant (PMC) for execution of the Project “Construction of Hostel buildings for Institute of Teaching and Research in Ayurveda (ITRA) at Jamnagar”.

Brief scope of the aforesaid Project will be as below:

The ITRA has planned “Construction of Hostel buildings for ITRA at Jamnagar” as above, to accommodate students of ITRA. The ITRA will be built on green building concepts, with Eco-friendly and disabled friendly designs. The construction of the buildings shall provide multi storey (G+12 – for both Boys and Girls hostel) buildings with firefighting systems, power backup facilities, lifts, CCTV camera systems etc. The hostel building will accommodate 542 Boys students and 386 Girls students – Total 928 students. Dedicated parking space as 40% of consumed FSI is provided in marginal space (except front margin) around the proposed building. The building will be Griha 3 rating and enable overall saving of energy in operational usage of the building.

The following are the planned buildings and structures and broad specifications and approximate built up area in sq. m, which may vary depending upon the total area available. Facility-wise built up area will need to be firmed up in consultation with ITRA.

Summary of Building :

| S. No. | Facility | Built up Area (Sqm) | No. of Rooms | |
|--------------|--------------|---------------------|------------------|------------------|
| | | | Single occupancy | Double occupancy |
| 1. | Boys Hostel | 16841.98 | 164 | 189 |
| 2. | Girls Hostel | 13532.99 | 176 | 105 |
| Total | | 30374.97 | 340 | 294 |

The tentative cost of the Project along with facility-wise cost break up is attached as **Appendix A**.

2.0 Terms of Reference and Scope of Services under this tender:

2.1 Terms of Reference: Terms of reference of the selected PSU as Project Management Consultant(PMC)will broadly cover rendering of Project Management services for Pre-construction; Construction and Post-construction stages in reference to the Project mentioned in the Para 1.2 above. The services will essentially include the following, amongst others:-

- I. Preparation of Detailed Project Report(DPR)and Detailed Estimates for establishment for the Project.
- II. Finalization of the tendering process involving the entire process from the stage of preparation of tender document for selection of the implementing agency(ies) (contractor) to the appointment of the Implementing Agency(ies) for the execution of the Project.
- III. Monitoring, supervision and facilitation of the implementation of the Project, including fulfillment of all statutory and legal requirements.
- IV. Submitting report of progress of the project from time to time to the ITRA/ Ministry of AYUSH.
- V. Handing over/taking over of the created physical infrastructure to the Employer after compliance of all statutory requirements necessary for the commissioning of the infrastructure.
- VI. Submitting project closure report.

2.2 Detailed scope of Services

The broad nature of the consultancy services to be provided is given in the following paras. Further technical details of the services to be provided by the PMC are given in **Appendix-B**.

A. Detailed Architectural Design and Engineering Consultancy services

- a) The Project Management Consultant(PMC) shall be responsible for Survey and Soil investigation including p-level and contour maps with proper bore holes for evaluation of bearing capacity and nature of soil at the site proposed for Construction of Hostel buildings for ITRA.
- b) The Project Management Consultant(PMC) shall provide the designing services including preparation of detailed drawings depicting interior layouts and schematics with all specifications viz., Architectural, Electrical, for various areas required to undertake the construction of the project. This will essentially include the following field/services any/all of which may be required for the execution of the project:
 - i. Preparation of the concept plan in consultation with the ITRA, Ministry of Ayush and preparation of Detailed Project Report.
 - ii. Architecture Planning and Design.
 - iii. Structural Design.
 - iv. Planning/ Designing of Electrical systems including power distribution and complete internal and external lighting, fire detection and alarm systems, intercom system, acoustic and public address system, closed circuit television, channel music and other electrical/ electrical control

and display systems including metering facilities, generators, U.P.S stabilized power conditioners, Air conditioning, Lifts etc.

- v. Planning/ Designing of Sanitary, Water supply and sewage, plumbing and firefighting system including fire protection, STP, ETP, etc.
 - vi. Signage Graphic and landscaping, roads, rigid/flexible pavements and drainage etc.
 - vii. Any or all services not specifically mentioned herein but required for the proper and successful completion of the project in accordance with specifications of Bureau of Indian standards and in accordance with the specification of National Accreditation Board for Hospitals & Healthcare, including services required for procurement and installation of furniture, hard and soft furnishing, Water Treatment/ Purification System, solar water heating system, medical gases etc., as are covered in the scope of the project.
- c) The Project Management Consultant(PMC) shall prepare preliminary designs, cost estimates, tender drawings, detailed cost estimates, NIT documents, drawings depicting interior layouts and schematics with all specifications, viz., Architectural, Electrical, etc., for various areas, as may be required to undertake the construction of the project.
- d) The Project Management Consultant(PMC) shall prepare drawings including all necessary Architectural and engineering details, to suitable scale, to enable the Implementing agency(ies) (contractors) to prepare shop drawings, bar bending schedules, etc. and all such other details of works as are required for execution of the Project, and modify the same if, so decided by any authorized officer of the ITRA, Ministry of Ayush. Thereafter, the Project Management Consultant(PMC) shall be responsible for ensuring construction generally as per the approved drawings and make minor modifications/improvements in design, if required, as per the actual requirements at site.
- e) The Project Management Consultant(PMC) shall ensure that all drawings/ designs are prepared in accordance with the relevant bye-laws of local Authority, Indian Electricity Rules and Indian Standard specification, as amended up to date or as per sound engineering practice and shall be responsible to ensure the structural stability and efficiency/adequacy of various other services and utilities.
- f) The Project Management Consultant(PMC) shall obtain necessary Statutory Approvals/ Permission/ Clearances/ Certificates on the designs, plans and architectural/engineering details of the project from the concerned Local Bodies & Statutory Authorities like District Authorities, Municipal Corporation, Panchayati Raj Institutions, Town Planning Board, Electricity Board/ Fire Department, State/ Central Pollution Control Boards, Stale/ Central Environmental Authorities, Forrest

and Wild-life authorities etc. (for e.g. removal of trees, re-locating utilities; rehabilitation and resettlement of persons affected by the work; traffic control; mining of earth and stone; interfering protected monuments, environmental/ forest/ wild-life clearances; and shifting of religious shrines etc.) to start the work. The Employer shall be responsible for providing all assistance to Project Management Consultant(PMC) in this process. However, responsibility to get clearance/ approvals from the local authorities will rest with Project Management Consultant(PMC).

- g) Works shall not be awarded by 'Project Management Consultant' to contractors till all statutory approvals/ certificates/ permissions required for taking up the work, are in place.

B. Project Management Services

Execution of Works

- a) The Project Management Consultant(PMC) shall undertake the Complete Project management including supervision of the construction work, as well as, the work for Procurement of Furniture and Medical equipments, for execution of the project.
- b) As soon as the work is allocated, 'Project Management Consultant' shall prepare and submit to the Employer an Integrated Programme Chart for the execution of work showing clearly all activities from the start of work to completion with details of manpower and other input information required for the fulfilment of the timelines given therein. The Programme Chart should fully align with the completion timelines stipulated in this tender. 'Project Management Consultant' will intimate the Employer, Project Team, both on - site and off-site, starting from Chief Engineer to Junior Engineer associated with execution of the work. The Programme Chart should inter-alia include descriptive note explaining sequence of the various activities, CPM Network Milestones etc. This will form Base Line Programme and the subsequent progress of the work shall be reviewed with reference to this during periodic Progress Review Meeting preferably monthly. Any increase in time period from the Base Line Value shall be construed as Time Overrun.
- c) 'Project Management Consultant' shall be responsible for providing Physical Progress Reports to the Employer in the form of CPM (Critical Path Method) Network on monthly basis for reviewing of the progress of the work vis - a vis Base Line Programme and taking all necessary remedial actions, after taking into account Employer's observations made in respect of quality and progress of the work during the monthly/ periodic Project Review Meetings. To ensure timely completion of work as per mutually agreed time-schedule/ milestones and within agreed Cost.
- d) 'Project Management Consultant' shall also be responsible for providing to the Employer the Financial Progress Reports of the project and up to date Expenditure

incurred on the work on monthly basis along with Certificate of Utilization of Fund against Fund earlier released to 'Project Management Consultant' by the Employer.

- e) 'Project Management Consultant' shall be responsible for total Project Management including day-to-day supervision of works, maintenance of all project records and executing the works as per prescribed guidelines, their own Works Manual, Codes, Books of Specifications etc., and also in accordance with relevant and extant provisions of General Financial Rules (GFR).
- f) The 'Project Management Consultant'(PMC) shall be responsible for certifying and making payment of Bills/ monthly running bills of the Contractors/ Agencies engaged by them and make available Final Statement of Accounts in Standard Format to the Employer and also provide copies of Final Bills for all Contract Packages and other expenditure incurred related to Project Construction after the Completion of the Work. In addition, should the Employer ask for any other details from the 'Project Management Consultant'(PMC) regarding Utilization of Fund at any stage, Detailed Estimates, Technical Sanctions, Award of Works, Running Bills etc., the same shall be provided by Project Management Consultant(PMC) readily.
- g) The 'Project Management Consultant'(PMC) shall be responsible for imposing Liquidated Damages or for taking any other action in terms of Contract against the Implementing Agency(ies) (construction/ procurement agency) in case the Implementing agency is failing to perform satisfactorily with respect to timely completion of work or in respect of the quality and other conditions stipulated in the tender document/ contract.
- h) The 'Project Management Consultant'(PMC) shall undertake settlement of all contractual disputes with the Contractors/Suppliers, including arbitration, if any, as well as attend meetings/ hearings in connection with any dispute or payment of awards of Arbitration.
- i) The 'Project Management Consultant'(PMC) will discharge any other responsibility that may be entrusted to it by the Employer / Ministry of Ayush with respect to the Project.
- j) The 'Project Management Consultant'(PMC) shall be wholly, solely and fully responsible for timely completion of the work, and for the quality of the work as per tender specifications and also for the structural safety of the physical infrastructure under construction/ built by way of execution of the work, during and after completion of the work.
- k) The scope of the Assignment shall not be limited to comprehensive architecture design but shall also include getting various statutory clearances for the project, awarding tender for the construction, contract execution, monitoring and supervision of construction work, usage of standard software for project management as per CPWD manual, ensuring successful completion and commissioning of the project.

The scope of the assignment also involves geo-technical investigations, surveys, approvals, third party certifications, interaction with the statutory authorities etc.

The detailing under the scope of project will be finalized by the PMC further in consultation with the Employer.

Release of Funds, Payment of Bills

- l)** The Employer shall release Initial Deposit of 10% of the approved preliminary estimate amount to ‘Project Management Consultant’ within 2 (two) weeks of issuing A/A & E/S {and signing work specific MoU along with Milestones & Baseline Programme between the Employer and the Project Management Consultant(PMC), whichever is later}.
- m)** The Employer shall release additional deposit up to 10 (ten) % of approved estimate amount to ‘Project Management Consultant’ within 2 (two) weeks of award of first major construction contract on the basis of specific request made by ‘Project Management Consultant’ in this regard along with proper reasons and justifications acceptable to the Employer for additional requirement of fund over and above already released initial deposit of 10 (ten) % of approved preliminary estimate amount in terms of Clause – ‘l’ above.
- n)** After the Initial and Additional Deposit as per Para ‘l’ and Para ‘m’ above and subsequent release of Fund shall be in the form of recoupment of the expenditure made by ‘Project Management Consultant’ on the work as per monthly expenditure statements which shall be submitted in Monthly Expenditure Statement (MES) in a form similar to CPWD Form – 65 (Account of Deposit works). While submitting MES, and placing demand for release of fund in the form of recoupment of the monthly expenditure already incurred on the work, ‘Project Management Consultant’ will also submit a comprehensive report on progress of physical completion of various activities and Milestones vis-a-vis earlier planned activities/ Milestones for the overall completion of the specific work mutually decided between the Employer and the ‘Project Management Consultant’ {and included as part of work specific MOU} for enabling the Employer to keep effective check on utilization of fund as well as physical progress of the work.
- o)** The fund subsequent to Initial Deposits shall be released by the Employer to the ‘Project Management Consultant’ within 4 (four) weeks of submission of request by ‘Project Management Consultant’ along with all documents as described in Clause - 8 above. As per the monitoring of physical and financial progress indicators, the Employer will take necessary steps for recoupment of the monthly expenditure incurred on the basis of the Fund Utilization Certificate.

- p) If any fund requirement is specifically made by 'Project Management Consultant' after the work has been assigned to 'Project Management Consultant' for undertaking preconstruction activities related to the Project Execution etc., the same shall be released by the Employer within 2 (two) weeks of such specific demand provided the amount is within ceiling limit of Rs.25 (twenty-five) lakh. The amount so released to 'Project Management Consultant' shall be adjusted from, Initial Deposit amount.
- q) 'Project Management Consultant' shall intimate the Employer about any excess expenditure likely to be incurred over and above the approved Projected Cost and also about possibility of time overruns, as soon as it comes to the knowledge along with reasons and justifications thereof for necessary approvals from the Employer before continuing/ incurring the extra/ additional expenditure.
- r) Payment to the Implementing Agency(ies) (Contractor) shall be based on the terms of agreement to be executed between the respective agencies and the 'Project Management Consultant'(PMC).
- s) The 'Project Management Consultant' shall be responsible for certifying and making payment of Bills of the Contractors/ Agencies engaged by them and make available Final Statement of Accounts in Standard Format to the Employer and also provide copies of Final Bills for all Contract Packages and other expenditure incurred related to Project Construction after the Completion of the Work. In addition, should the Employer ask for any other details from 'Project Management Consultant' regarding Utilization of Fund at any stage, Detailed Estimates, Technical Sanctions, Award of Works, Running Bills etc., the same shall be provided by 'Project Management Consultant' readily.
- t) The 'Project Management Consultant'(PMC) shall open, maintain and operate a separate dedicated bank account for the project fund. Any fund received from the Employer shall be deposited in the bank account. Any interest accrued on the project fund will be the property of the Employer/ Ministry of Ayush. The PMC will not have any lien on this.

Project Management, Cost and Time Control

- u) 'Project Management Consultant' shall implement a system of 'Project Team Concept' with dedicated group of Engineers under single and unified command for implementation of projects from concept to completion and call composite tenders to reduce the number of packages for better management. 'Project Management Consultant' shall be obliged to adopt all the above said measures to successful completion of the works within Approved Cost and agreed Time period.
- v) 'Project Management Consultant' shall be responsible for managing the project from concept to commissioning effectively and efficiently to ensure desired/ proportionate

pace of progress and completion of work is achieved progressively vis-à-vis approved Plans & Specifications and in Terms and Conditions of the MOUs and mutually agreed milestones and timelines and approved cost, taking with due diligence all required proactive remedial measures including provision of stringent and elaborate enforceable clauses to this effect and also making time as the essence of contract in the Bid and Contract Documents. 'Project Management Consultant' shall provide for clauses in the contract and established procedure to recover liquidated damages from their contractors/ agencies. The liquidated damages recovered from the contractors for delay, if any, shall be credited to the Employer in the project accounts.

- w) The approved Initial Project Cost & Timeline should not exceed during execution of the project. In case of either increase in earlier approved cost or timeline, detailed reasons and justifications, based on verifiable facts and figures, shall have to be provided by 'Project Management Consultant' along with comprehensive proposals for revision in earlier approved Project Cost/ Timeline, which shall be intensively examined by the Employer in consultation with 'Project Management Consultant' before approval is accorded to their proposals. No additional expenditure over and above the earlier approved Project Cost shall be incurred by 'Project Management Consultant' without prior approval of the Employer. Upward Revisions in either Cost or Timeline should be an exception rather than a rule and for achieving this objective, all required efforts shall be made by 'Project Management Consultant'.
- x) At any time, it appears to the Employer that the actual progress of the work does not conform to the approved programme referred above and intimated to 'Project Management Consultant' by the Employer, detailed reasons and justifications for such delays shall have to be provided by 'Project Management Consultant', which shall be examined by the Employer to re-Schedule the Programme, if any. Progress Review Meetings preferably monthly shall be held between 'Project Management Consultant' and the Employer for reviewing the progress of works based on Baseline Programme/ Milestones etc. and also for resolving co-ordination issues, if any including fixing priority of some works, facilities and services for their early completion and handing over to the Employer for putting item to use for intended purpose. A&E Consultants may also participate. 'Project Management Consultant' will also designate a nodal officer in respect of specific work for coordinating with the Employer and A & E Consultant. Such designated nodal officer shall be suitably empowered and authorized to take decisions in work related issues so that delays are minimized for achieving timely completion of work.
- y) Sufficient number of technical and other staff as per requirement of work will be deployed by the 'Project Management Consultant'(PMC) for complete management of contract as per terms & conditions of the contract, including monitoring the

quality and workmanship in accordance with specifications, progress of work as per milestones and completions as per time schedule. The 'Project Management Consultant'(PMC) shall deploy following minimum manpower for the execution of the work:

- a. One number Chief Project Manager/Official of the level of E-5 or above.
- b. Executing Engineers of minimum E-4 level
Civil – 1 No.
E&M – 1 No.
- c. In addition, adequate number of supporting officers like Assistant Engineers, Junior Engineers (JEs), Supervisors of Civil and Electrical Engineering domain, and other staff as required depending on progress of work, should be deployed at site to assist the officers mentioned at (i), (ii) above.

The above manpower will be posted at site during the execution of the Project. Also, IT Engineer(s), Architect(s) and Biomedical Engineer(s) shall be deployed by 'Project Management Consultant' for this project on need basis. List of these personnel, with names and testimonials, shall be submitted to the Employer / Ministry of Ayush before signing of the Contract agreement.

Failure to deploy above mentioned personnel and prolonged non availability of required staff even after two reminders from the Employer/ Ministry of Ayush can lead to termination of contract besides any other measures as deemed fit.

- z) If the Employer finds services of any official(s), deployed by the 'Project Management Consultant'(PMC) in the Project, unsatisfactory, the Employer reserves the right to remove such official from the work/ project and 'Project Management Consultant'(PMC) shall be bound to accept the decision of the Employer and shall make suitable replacement to the satisfaction of the Employer.

Observance of Ministry of Finance/ CPWD/ CVC guidelines

- aa) The 'Project Management Consultant' (PMC) shall undertake the preparation of detailed Estimates containing detailed specifications and quantities of various items on the basis of specification and schedule of rates maintained by CPWD.
- bb) The 'Project Management Consultant'(PMC) shall prepare and accord Technical Sanction(TS) to detailed and coordinated design of all the Architectural, Civil, Electrical, Mechanical, Horticulture and any other services included in the scope of the Project and of the Detailed Cost Estimates containing the detailed specifications

and quantities of various items prepared on the basis of the Schedule of Rates maintained by CPWD.

The 'Project Management Consultant' (PMC) shall accord Technical sanction of detailed Estimates ensuring that proposals are structurally sound and the Estimates are accurately calculated based on adequate data. The Technical Sanctioning authority of the 'Project Management Consultant'(PMC) shall be responsible for technical soundness of the estimate as well as the quantities of items of the BOQ.

- cc)** The 'Project Management Consultant'(PMC) shall prepare Tender documents in accordance with the CPWD guidelines. For this purpose, the PMC is required to adopt the latest standard tender document and the General Conditions of the Contract(GCC) of the CPWD. The remaining parts of the tender documents shall be prepared by the 'Project Management Consultant'(PMC) by following provisions of CPWD works manual, CPWD Schedule of Rates, CPWD Specification and up to date Contract & Manual circulars issued by CPWD. The 'Project Management Consultant' (PMC) will also ensure that the Special Conditions of the Contract are formulated in a manner so that these do not come in conflict with the GCC of the CPWD. Any deviations from the above must be got approved from the competent Authority of the Employer / the Ministry of Ayush.
- dd)** The 'Project Management Consultant'(PMC) shall follow guidelines of e-tendering as provided in CPWD Works Manual.
- ee)** The 'Project Management Consultant'(PMC) shall undertake, scrutiny, processing and evaluation of bids received as per procedure laid down in CPWD works manual. This shall include preparation of proper justification based on prevalent market rates and coefficients as per CPWD Delhi Analysis of Rates.
- ff)** The designated tender accepting authority of the 'Project Management Consultant'(PMC) as per their delegation of power shall consider the recommendations of the tender committee, constituted by the 'Project Management Consultant' (PMC) and decide on the tender.
- gg)** Any sanction of deviations/ variations in quantities should be done observing the guidelines of the CPWD in the matter.
- hh)** The 'Project Management Consultant'(PMC) shall ensure strict compliance of GFR and CVC guidelines. It shall be wholly and solely responsible for any observation / comments / defects pointed out by C. T. E / CVC in the process of execution or in the executed work. Also a suitable check list in this regard shall be maintained by the 'Project Management Consultant'(PMC) which will be available to the Employer for inspection as and when required by them.
- ii)** The 'Project Management Consultant'(PMC) shall maintain accounts and records for inspection and audit. The same should be preserved for the entire Codal life of the

respective document as adopted in CPWD guidelines, after the competition of project.

Quality Assurance

jj) The ‘Project Management Consultant’(PMC) may be required to appoint a Third Party Quality Assurance (TPQA) agency for quality assurance/ audit of the works executed by the ‘Project Management Consultant’(PMC). The Employer/ Ministry of Ayush will give instructions in this regard. The quality assurance work should be assigned to an IIT or NIT. The quality assurance will be ensured at three stages, first, after completion of the Foundations, second, at the stage of completion of structure and third, at the stage of the completion of the work.

The Employer/Ministry of Ayush may also itself appoint a TPQA.

The ‘Project Management Consultant’(PMC) will provide access to TPQA for inspection of site, material, specifications and other documents as required for checking quality assurance. The deficiencies brought out by TPQA shall promptly be got attended by the ‘Project Management Consultant’(PMC) and compliance report shall be submitted to the Employer. Any dispute between ‘Project Management Consultant’(PMC) and the TPQA shall be brought before the Employer and decision of the Employer will be final and binding on the ‘Project Management Consultant’(PMC) and the TPQA. The TPQA charges paid by the PMC to the TPQA agency will be chargeable to the Project fund .The expenditure for the same shall be made by PMC ,as per bills submitted by the TPQA Agency and as certified by PMC. The PMC will not bear this cost.

kk)The ‘Project Management Consultant’(PMC) shall ensure that the works are completed in all manners as per the quality, standards and within the budgeted cost and Time.

Time Schedule and Liquidated Damages

The time schedule for completion for the Project shall be as 30 Months as below

| S. No. | Activity | Target |
|---------------|---|---------------|
| 1 | Preparation of master plan | D+1 MONTHS |
| 2 | Preparation and approval of DPR including statutory clearances | D+3 MONTHS |
| 3 | Technical Sanction of detailed estimates and floating of tender | D+ 4 MONTHS |

| | | |
|---|-----------------------|--|
| 4 | Award of Work | D+ 6 MONTHS |
| 5 | Commissioning of work | D+ 30 MONTHS * (24 months for construction and commissioning) |

“D“is the date of award of work

In case of delay in achievement of milestones attributable to the ‘Project Management Consultant’(PMC), penalty at the rate of 0.5% of the total consultancy service charges for each month of delay, shall be levied, subject to a maximum of up to 5% of the total consultancy service charge payable to the ‘Project Management Consultant’(PMC). Decision of the Employer shall be final and binding this regard.

Completion and Handing over of the Completed Work and Facilities

- ii) ‘Project Management Consultant’ shall obtain work Completion/ Occupancy Certificates & Clearances for completed Work and Facilities before handing over the same to the Employer for putting them to functional use. The Employer shall provide all assistance in this process.
- mm) ‘Project Management Consultant’ shall hand over to the Employer or its Authorized Representative, completed Work including all Services and Facilities constructed in accordance with the Approved Plans, Specifications fulfilling all techno-functional requirements agreed with the Employer along with Inventory, As built - Drawings, Maintenance Manual/ Standard Operating Procedure (SOP) for Equipments and Plants, all clearances /Certificates from Statutory Authorities, Local Bodies etc.
- nn) On completion of the work, a Project Completion Report (PCR) shall be submitted by ‘Project Management Consultant’ duly bringing out the Final Project Completion Cost, Total Time period taken to complete the work and also completed Project Components as against the approved Cost, Time and Project Components. The PCR shall be submitted along with Final Project Accounts including return of unspent balance amount to the Employer within one month of settlement of final bills of the contractors/ other agencies deployed on the work by ‘Project Management Consultant’.
- oo) The ‘Project Management Consultant’(PMC) shall ensure representation at site to maintain the erected assets and attend the defects during defect liability period.
- pp) The ‘Project Management Consultant’ (PMC) shall maintain a site office and facilitate inspections by the officials of the Employer/ Ministry of Ayush, as and when carried out.

Disputes, Enquiries and Queries

- qq)** The ‘Project Management Consultant’ shall be responsible for observing due diligence and adopting all possible measures at various stages of work execution so as to avoid Arbitration/ Litigation and other hindrances and the work is completed within optimum cost and time in a hassle-free environment.
- rr)** ‘Project Management Consultant’ shall be responsible for defending all Arbitration and Court Cases arising out of execution till the works end, examining the Arbitration Award/ Decree of Court or Law/ liability by appropriate authority in ‘Project Management Consultant’ and forwarding the same along with a comprehensive report on the circumstance leading to the Arbitration/ Court Cases and the reasons and justification as to why an appeal against such awards/ decree was not considered necessary, briefing out inter-alia details of the award and clear-cut recommendations. The decision of the competent authority in ‘Project Management Consultant’ to accept. The award or challenge the same in a Court of Law will be binding on the Employer/ Ministry of Ayush.
- ss)** The Employer/ Ministry of Ayush shall settle and pay the final claims which may be decreed by a Court of Law, Tribunal or by award of an Arbitration in relation to the deposit work, based on recommendations of ‘Project Management Consultant’.
- tt)** ‘Project Management Consultant’ shall be responsible for redressing and complying with the observations of CTE/ CVC, Auditors, Statutory Authorities, Local Bodies, Municipal Corporation etc. pertaining to the work under intimation to the Employer/ Ministry of Ayush, providing all work-related information promptly to the Employer/ Ministry of Ayush for replying to Parliament Questions, queries from various Constitutional and Statutory Authorities.

Miscellaneous

- uu)** The ‘Project Management Consultant’ (PMC) shall be responsible to execute any additional works as per requirement of the Employer, in order to make the buildings and services functional.
- vv)** The ‘Project management Consultant’ (PMC) will be responsible for carrying out the different activities as part of the execution of the works, ensuring necessary approvals as per their internal systems and SOPs within their organization.

The following Responsibility Matrix specifies the roles and responsibilities of the ‘Project Management Consultant’ (PMC) and the approval processes in the different stages of the execution of the Project after AA&ES is issued to the PMC:

Responsibility Matrix

| Sl. No. | Activity | To be Prepared/ Carried out by | To be Approved by |
|----------------|---|--|--|
| 1. | Detailed Project Report | PMC | Respective Autonomous Body |
| 2. | Technical Sanction and Detailed Estimates | PMC | PMC (As per their internal approval systems and processes) |
| 3. | Floating of tender and award of work | PMC | PMC (As per their internal approval systems and processes) |
| 4. | Contract execution and commissioning | PMC | PMC (As per their internal approval systems and processes) |
| 5. | Monitoring of works | Client Institute/ Works Committee | Client Institute/ Works Committee |
| 6. | Third Party Quality Assurance (TPQA) | TPQA agency (IITs/ NITs as engaged by the PMC/ Institute/ Ministry) | Compliance on the Issues highlighted by the TPQA to be followed up/ monitored by the Works Committee |

However, the PMC would be required to take prior approval of the Employer/ Ministry of Ayush for any change in the approved Master Plan/ Concept drawings or in the scope of work or for revision in cost if the same is likely to exceed the AA&ES communicated to the PSU by the Employer/ Ministry of Ayush.

3. Eligibility:

3.1 As per Rule 133 (3), General Financial Rules (GFR) 2017, Govt. of India following CPSUs will be eligible to participate in the bid:

Any Public Sector Undertaking set up by the Central Government to carry out civil or electrical works

Or

Any other Central Government organization / PSU which may be notified by the Ministry of Urban Development (MoUD), Government of India for such purpose after evaluating their financial strength and technical competence.

3.2 The CPSUs must not be blacklisted or debarred by any Govt. and no work awarded to CPSUs should have been terminated during the last three years on the ground of unsatisfactory performance, at the time of submission of bid.

3. (A) Relevant Experience

Experience of having successfully executed similar work in the capacity of a Project Management Consultant (PMC) during the last Seven years ending last day of the month previous to the one in which tenders are invited, meeting the following criterion:

- i. Three similar works, each of value not less than 40% of the estimated cost put to tender, or
- ii. Two similar works, each of value not less than 60% of the estimated cost, or
- iii. One similar work of value, not less than 80 % of the estimated cost

The value of the executed work shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum, calculated from the date of completion to the previous day of last day of submission of tender.

(All amounts rounded off to a nearest convenient figure)

Projects such as construction of Hospitals/teaching Institutions/residential Complex works having Civil / electrical works as major components will be considered as similar works.

3. (B) Financial Capability

i. Average financial turnover

Should have had average annual financial turnover during the last three consecutive financial years ending 31st March 2025 of the previous financial year should be at least Rs. 182.17 Crore (One hundred eighty two crore seventeen lakh only)

The value of the annual turnover figure shall be brought to current value by enhancing the actual turnover figures at simple rate of 7% per annum.

ii. Profit making (PAT) Company:

The Bidder should not be a loss making company in any of the during the last five financial years.

iii. Net Worth:

The Bidder should have positive net worth for the last five financial years.

iv. Solvency:

The Bidder should have a minimum solvency equal to the estimated value of the Project Management Consultancy (PMC) fee. The solvency shall be issued from a nationalized or any schedule bank. The certificate should have been issued within 6 months from the original last date of submission of tender.

(For this clause the estimated value of the PMC fee has been taken on normative basis as 5% of the estimated cost of the project for which PMC assignment is under tender process)

3. (C) Bid Capacity

Bid capacity of the agency will be determined on the basis of the amount of work the agency has in hand and its capacity to deliver. If the agency has taken some work either from another Department / organization or from Ministry of Ayush, their bidding capacity shall be reduced by that amount of award of work.

The bidding capacity of the company should be equal to or more than Rs.182.17 Crore (One hundred eighty two crore seventeen lakh only).

The bidding capacity shall be worked out by the following formula.

$$\text{Bid Capacity} = \{[A \times N \times 1.5] - B\}.$$

A= Maximum value of engineering (Civil, Electrical, Mechanical) turnover in construction works executed in any one year during the last seven years taking into account the completed works, as well as, works in progress. The value of turnover shall be brought to current level by enhancing at a simple rate of 7 % per annum.

N= Number of years prescribed for completion of Project.

B=Value of existing commitments and ongoing works to be completed during the period of completion of the Project. **Annexure IX.**

4. Clarifications on NIT Document:

4.1 The prospective PSU requiring any clarification on this document shall notify the Director, ITRA in writing/e-mail director@itra.edu.in latest by **01/07/2026**. Clarification sought, if any, are to be asked in the following format:

| S. No | Clause No. of the NIT | Query/Clarification sought |
|--------------|------------------------------|-----------------------------------|
| | | |

4.2 Pre-Bid conference will be held on **02/07/2026, 04.00 PM, at Office of the Director, 1st Floor, Institute building, ITRA Campus, Opp. City B Police Station, Gurudwara Road, Jamnagar, Gujarat - 361008**. All efforts will be made to furnish clarification during the pre-Bid Conference. In exceptional cases, the same will be furnished subsequently. In both cases, the minutes of the Pre-Bid meeting containing clarifications shall be posted on the website of the ITRA/ Ministry of Ayush.

4.3 Any clarifications issued by ITRA / Ministry of Ayush shall be an integral part of this document and shall amount to an amendment to the relevant clauses of this document.

5. Documents / details to be submitted in the offer:

5.1 The PSU is required to furnish the following **details / documents duly signed and stamped** on each page by the authorized signatory of the PSU: -

- i.** Technical Details about the PSU and other relevant information in the formats prescribed at **Annexure III to IX** including documents in the details provided therein. (Such information shall form the basis of technical evaluation).
- ii.** Certificate of Incorporation / Registration.
- iii.** Copy of Articles of Association of the PSU indicating aims and objective of the PSU.
- iv.** Annual reports and audited statements, audited by the auditors appointed by the company; of account for the last five years (2020-21, 2021-22, 2022-23, 2023-24, 2024-25). Certificates in support of turnover and the PBDIT issued by the statutory auditors of the company certifying the turnover and PBIDT. Net Worth certificate in the prescribed format for the last five years and solvency certificate for the last six months.
- v.** Copy of Certificates for GST Registration and copy of PAN and TAN.

- vi. Copy of NIT & clarification issued by ITRA / Ministry of Ayush to this NIT, if any, as a mark of acceptance of all conditions of the NIT.
- vii. A certificate from the Chairman / Company Secretary of the PSU certifying the details of the signatory authority and attestation of such authority's signature or Power of Attorney in favor of the signatory authority for the purpose of signing bid documents.
- viii. A detailed write-up on the PSU's Approach and Methodology to perform the assignment based on the TOR.

Note:

- i. All papers which are a photocopy and submitted as part of the proposal shall be duly attested by the company's CS/CA or Authorized signatory.
- ii. Each of the pages of the Bid document submitted will be signed and stamped by the authorized signatory of the PSU.
- iii. Each page of the Bid document should be duly numbered and the total number of pages in the Bid document should be clearly mentioned in the Bid document. Index of the documents submitted in the Bid document should be given and location of the documents submitted should be clearly mentioned in the index so that the tender evaluation committee is able to easily locate them. Non-compliance of this condition may result in rejection of the bid.
- iv. All monetary figures should be in INR.
- v. Only proposals complete in all respects and containing all requisite documents/information/ data shall be accepted and evaluated. Proposals which are incomplete or lacking in any manner shall be declared **"not responsive"** and summarily rejected and no requests for condonation / acceptance of information after the final date for submission of tender documents shall be entertained.

6. Availability of NIT / processing Fee

6.1 Copy of the NIT can be downloaded from the website of ITRA / Ministry of Ayush website <https://ayush.gov.in/or CPP Portal. https://eprocure.gov.in/>

6.2 The Bidders must pay the non- refundable Bid Processing Fee of ₹10000/- (Rupees Ten Thousand only) through Demand Draft / Banker Cheque/RTGS* of Rs.10000.00 (Rupees Ten Thousand only) drawn in favour of Director, ITRA payable at Jamnagar, Gujarat towards the cost of NIT and processing fee which shall be enclosed by the PSU with the technical bid which is also required to be submitted through physical mode.

Technical Bid not accompanied by the bid processing fee will not be considered and will be summarily rejected.

*It's the sole responsibility of the bidder to communicate the RTGS transaction number to ITRA via Email or Post.

via email or post

7. Earnest Money Deposit:

7.1 To safeguard the interests of the Government, each bid should be accompanied by an Earnest Money Deposit of Rs. 20 Lakhs (Rupees Twenty Lakhs). Earnest Money should be deposited along with the Technical bid by means of Bank Guarantee **(in the respective format enclosed as Annexure VII)** drawn in favour of the Director, ITRA, payable at Jamnagar, Gujarat. The Earnest Money Deposit shall have to be valid for at **least six months beyond the last date of submission of the bid**. Technical bids not accompanied by Earnest Money or Earnest Money in deviation from above shall be summarily rejected. No interest shall be payable by the Employer for the sum deposited as EMD.

7.2 Earnest Money will be returned to all unsuccessful PSUs without interest after completion of the tender process.

7.3 The Earnest Money shall be liable for forfeiture in the following events:

- i.** If the bid is withdrawn during the validity period or any extended validity period agreed to by the bidder.
- ii.** If the bid is varied or modified in a manner not acceptable to the employer after opening of the bid during the validity period or any extension thereof.
- iii.** If the bidder tries to influence the evaluation process.
- iv.** If the first ranked bidder withdraws his proposal prior to signing of contract or fails or refuses to furnish the performance security in accordance with instruction to the bidders.
- v.** For contravention of any of the conditions of the NIT not acceptable to the Employer.

8. Performance Security Deposit:

8.1 Successful PSUs shall, within one month from the date of conveying acceptance of the tender in his favour in writing, have to deposit sum equal to five per cent of the total PMC fee for the proposed construction work as security for the fulfillment of the contract in the form of a Bank Guarantee **(in the prescribed format in Annexure VIII)** drawn in favour of the Director, ITRA payable at Jamnagar, Gujarat

8.2 The Performance Security Deposit must remain valid for a minimum period of sixty days beyond the defect liability period of the facilities created under the project.

9. Submission of Proposals:

9.1 Two Bid System: Prospective Bidders shall upload the duly signed in Technical and Financial bids in the e-Procurement module in CPP Portal.

The Bidders must pay the non- refundable Bid Processing Fee of ₹ 10000/- (Rupees Ten Thousand only) through Demand Draft / Banker cheque drawn in favour of The Director, ITRA.

9.2 The Technical bid shall be placed in a sealed envelope clearly marked “**TECHNICAL BID for engagement of Project Management Consultant for execution of the Project “Construction of Hostel buildings for ITRA at Jamnagar”**”. The EMD and the bid processing fees are required to be placed in another sealed envelope marked as “**EMD and the bid processing fees**”. All the envelopes will also mention the name of the bidding PSU with their address and stamp.

The above two separate envelopes shall be placed in an outer sealed envelope. This should be clearly marked “**TECHNICAL BID for engagement of Project Management Consultant for execution of the Project “Construction of Hostel buildings for ITRA, Jamnagar”**”. It will also mention the name of the bidding PSU with their address and stamp.

The **Employer** shall not be responsible for misplacement, losing if the outer envelope is not sealed and / or not marked as stipulated.

9.3 Technical Bids will consist of –

- i. Copy of NIT and the clarifications issued by ITRA / Ministry of Ayush to this NIT, if any, duly signed and stamped on each page by the authorized signatory of the Bidder as a mark of acceptance of all conditions of the NIT.
- ii. Processing fee of Rs.10000 through bank draft / banker's cheque. (Non – refundable).
- iii. Prescribed Earnest Money Deposit (EMD).
- iv. All Documents as more specifically mentioned in Para 5.1 of this NIT.
- v. Information in **Annexure III to IX (excluding Annexure II, i.e., Financial Bid)**.
- vi. Technical bids not meeting the above requirements or incomplete in any respect will not be considered and will be summarily rejected.

9.4 Financial Bids will consist of the Agency Charges to be quoted by the PSU in the prescribed format in BOQ given online in CPP Portal at <https://eprocure.gov.in/>. The Financial proposal shall not include any conditions to it and any such conditional financial proposal shall be rejected summarily. Physical copies of financial bids are not required to be submitted.

9.4.1 Taxes: The Bidders shall fully familiarize themselves about the applicable Domestic taxes (Such as: GST or any other taxes as applicable, duties, fees, levies) on amounts payable by the

Employer under the Contract. GST on PMC charges is to be excluded by the bidders in their Financial bids.

9.5 While Technical Bids will be opened on the date and time given in para 10.1 below, Financial Bids of only technically qualified PSUs will be opened later for which separate date and time will be notified on the website of ITRA / Ministry of Ayush.

9.6 The prospective bidders should upload their Technical and Financial bids in CPP Portal (<https://eprocure.gov.in/>) up to **17:00 Hrs. (Indian Standard Time) on 20/07/2026**. ITRA / Ministry of Ayush, at its discretion, may extend the deadline for the submission of the proposals prior to the date and time of opening of Technical Bids, as it may deem appropriate.

The bidder is also required to submit the Technical bid in physical mode at the following address up to **1430 Hrs.** (Indian Standard Time) on 20/07/2026

The proposal shall be addressed to:

The Director
Office of the Director,
1st Floor, Institute building,
Institute of Teaching and Research in Ayurveda,
opp. City B Police station, Gurudwara road,
Jamnagar, Gujarat – 361008.
email – director@itra.edu.in
Ph. 0288-2552014

9.7 Any proposal received by the Employer by post or courier service or in person after the specified date and time will not be considered.

9.8 Validity of the Bids: The bids submitted by bidders shall remain valid for a period of **180 days** from the deadline date for submission of bids.

10. Opening of Proposals:

10.1 ITRA / Ministry of Ayush shall open the technical Bids at 1700 Hrs. on 21/07/2026 at the address stated in para 9.6 above in the presence of authorized representatives from participating PSUs, who choose to attend. In case the date fixed for opening of the proposals is subsequently declared as holiday by the Government, the proposals will be opened on the next working day with the time and venue remaining unaltered.

11. Evaluation:

11.1 The duly constituted Tender Evaluation Committee(TEC) shall evaluate the Technical bids on the basis of their responsiveness to the Terms of Reference and by applying the evaluation criteria, specified in the NIT. In the first stage of evaluation, a bid shall be rejected if it is found deficient as per the requirement indicated in the NIT for responsiveness of the bid. Only responsive bids shall be further taken up for evaluation. Evaluation of Technical proposals will start first and at this stage the Financial bids (proposal) will remain unopened. The bids will be evaluated, based on the eligibility and evaluation criteria and submission of all the requisite information /documents as asked for in this NIT in para 3, as per **Annexure I- Annexure III**.

11.2. Presentation by the eligible bidder: A detailed presentation before the TEC will be required to be given by the eligible Bidders who clear the technical scrutiny. Date and time of the presentation will be intimated to the eligible bidders. Presentation shall broadly cover the following:

- i. Vision of the bidder in the matter of Master Planning and Zoning, innovation in design, incorporation of local architectural features, construction systems/ techniques for efficiency, Green Building features, etc.
- ii. Space planning (area allocation to each facility, floor plan, relative positioning of the departments & its connectivity, etc.) and Stack diagram along with the concept design.
- iii. Area analysis
 - o Utilization of FAR
 - o Direct use/ Functional spaces
 - o Circulation
 - o Services
- iv. Quality of functional spaces for Students, Services, parking etc.
- v. Proper integration with existing facilities should be demonstrated clearly (where ever applicable).

All design, drawings and other documents prepared by the bidders need to confirm to the prevailing relevant Indian Standards (for ex: National Building Code of India (NBC) for building design) and statutory requirements. However, all designs should be safe, efficient and cost effective.

Presentation may include the use of local building materials, local architecture and innovation with respect to Landscaping, external services and green building as per requirement.

The bidders may prepare 3D views or walkthrough with detailing for the proposal.

11.3 Evaluation shall be made under Combined Quality Cum Cost Based System (CQCCBS). Under CQCCBS, the technical proposals will be allotted a weightage of 70% and only PSUs securing a minimum of 70% marks in technical evaluation shall be considered technically

qualified. Financial proposals of only those firms who are technically qualified shall be opened in the presence of qualified bidders, who choose to attend. The date & time will be notified to the qualified bidders. The name of the PSUs, their technical score and their financial bid shall be read aloud. Financial bid will have a weightage of 30%.

11.4 The Bid with the lowest financial quote shall be given a financial score of 100 and other Bids given financial scores that are inversely proportional to their financial quote vis-à-vis the lowest financial quote.

11.5 The total score, both technical and financial, shall be obtained by adding the technical and financial score, taking 70% and 30% weightage respectively.

11.6 Highest point's basis: On the basis of the combined weighted score for quality and cost, the bidders shall be ranked in terms of the total score obtained. The bidder obtaining the highest total combined score in evaluation of quality and cost will be ranked as H-1 followed by the proposals securing lesser marks as H-2, H-3 etc.

12. Agency charges.

12.1 The PSUs will have to quote the agency charges proposed to be charged by them in the financial bids on a lump sum basis, online on the portal <https://eprocure.gov.in> only. The quotes are required to be given separately for construction as well as for each procurement component, *as lump sum charges*. Bidders are required to quote for every component of the project in the online financial bid. The sum total of all the above separate quotes shall be used as the financial quote for the purpose of the evaluation of the tender under CQCCBS system.

12.2 ITRA / Ministry of Ayush will not reimburse any charges to the successful bidder towards expenses incurred by them for legal fees, advertisements, Third Party certification fees, Proof-checking agency charges, travel expenses, incidental expenses or any other expenditure incurred for the execution of the project. However, statutory expenses incurred by the bidder by way of making payment of statutory fee to the statutory authorities/ Local Bodies, will be reimbursed to the PMC.

12.3 If, a PSU quotes agency charges as 'NIL', the bid will be treated as Non-responsive.

13. Award of Contract

13.1 After Completing the evaluation and consultation as laid down in para 11.6, the Employer shall issue a Letter of Intent to the selected bidder.

13.2 The selected bidder, through its authorized representative, will sign the MoU after fulfilling all the formalities within 15 days of issuance of the Letter of Intent.

14. Confidentiality.

14.1 Information relating to evaluation of the Bids and recommendations concerning awards shall not be disclosed to the bidders who submitted the proposals or to other persons not officially concerned with the process, until the publication of the award of Contract. The undue use by any bidder of confidential information related to the selection process may result in the rejection of its proposal and such bidder may be subjected to the provision of the Government's anti-fraud and corruption policy.

15. Disclaimer

15.1 The information contained in this NIT or subsequently provided to applicants, whether verbally or in documentary or any other form by or on behalf of ITRA / Ministry of Ayush, or any of its employees or advisers, is provided to applicants on the terms and conditions set out in this NIT and such other terms and conditions subject to which such information is provided.

15.2 This NIT is not an agreement. This NIT provides interested parties with information that may be useful to them in formulation of their Bids in reference to this NIT. This NIT includes statements, which reflect various assumptions and assessments arrived at by the ITRA / Ministry of Ayush, in relation to the construction work. Such assumptions, assessments and statements do not purport to contain all the information that each Bidder may require. This NIT may not be appropriate for all persons, and it is not possible for the ITRA / Ministry of Ayush, its employees or advisers to consider the objectives, technical expertise and particular needs of each party who reads or uses this NIT. The assumptions, assessments, statements and information contained in this NIT, may not be complete, accurate, adequate or correct. Each Bidder should, therefore, conduct its own investigations and analysis and should check the accuracy, adequacy, correctness, reliability and completeness of the assumptions, assessments and information contained in this NIT and obtain independent advice from appropriate sources. Information provided in this NIT to the Bidders is on a wide range of matters, some of which depends upon interpretation of law. The information given is not an exhaustive account of statutory requirements and should not be regarded as a complete or authoritative statement of law. The ITRA / Ministry of Ayush, accepts no responsibility for the accuracy or otherwise for any interpretation or opinion on the law expressed herein.

15.3 The ITRA / Ministry of Ayush, its employees and advisers make no representation or warranty and shall have no liability to any person including any Bidder under any law, statute, rules or regulations or tort, principles of restitution for unjust enrichment or otherwise for any loss, damages, cost or expense which may arise from or be incurred or suffered on account of anything contained in this NIT or otherwise, including the accuracy, adequacy, correctness, reliability or completeness of the NIT and any assessment, assumption, statement or information

contained therein or deemed to form part of this NIT or arising in any way in this tendering process.

15.4 The ITRA / Ministry of Ayush, also accepts no liability of any nature whether resulting from negligence or otherwise however caused arising from reliance of any Bidder upon the statements contained in this NIT.

15.5 The ITRA / Ministry of Ayush, may in its absolute discretion, but without being under any obligation to do so, update, amend or supplement the information, assessment or assumption contained in this NIT.

15.6 The ITRA / Ministry of Ayush reserves right to accept or reject any or all Bid(s) or to annule the NIT process and reject all Bids at any time prior to award of contract without assigning any reason whatsoever and without thereby incurring any liability to the affected bidders on the ground of such action.

15.7 The Bidder shall bear all costs associated with or relating to the preparation and submission of its Bid including but not limited to preparation, copying, postage, delivery fees, expenses associated with any demonstrations or presentations which may be required by the ITRA / Ministry of Ayush, or any other costs incurred in connection with or relating to its proposal. All such costs and expenses will remain with the Bidder and the ITRA / Ministry of Ayush shall not be liable in any manner whatsoever for the same or for any other costs or other expenses incurred by an Applicant in preparation for submission of the Bid, regardless of the conduct or outcome of the Selection Process.

15.8 Any effort by a PSU to influence the Bid comparison / evaluation / work award decision by way of overt / covert canvassing shall result in non-consideration / rejection of its Bid.

15.9 The ITRA / Ministry of Ayush reserves the right to change the schedule of dates / time stated in this NIT. Changes, if any, will be displayed on the website of ITRA / Ministry of Ayush and it shall be the responsibility of the Bidder to keep themselves abreast of such updates. As such the Bidders are requested to regularly check the website of ITRA / Ministry of Ayush.

15.10 In case of any dispute, jurisdiction of courts in New Delhi will apply.

15.11 The responsibility of giving truthful information without concealing any facts is that of the Bidders. In case, at any stage, it is found that any information given by the bidders is false / incorrect / concealed, then ITRA / Ministry of Ayush shall have the absolute right to take any action as deemed fit including but not limited to dropping the bidding PSU from consideration for award of work / blacklisting etc., without incurring any liability to the affected bidding PSU(s) on the ground of ITRA / Ministry of Ayush's action.

16. Tentative cost of the project

The estimated total Project cost is Rs.182.17 Crore (One hundred eighty two crore seventeen lakh only) Inclusive of all taxes, levies, etc.

17. Project Life Cycle

17.1 The construction phase of the project will last 30 months, including 6 Months of pre-construction stage starting from the date of signing of the Agreement between the Employer and the successful bidder.

18. Liquidated Damages against contractors/ agencies/ suppliers

In case the project or stages of the project is delayed due to reasons attributable to the Contractors/agencies/suppliers engaged for the work by the Project Management Consultant (PMC), the Project Management Consultant (PMC) shall be primarily/solely responsible for recovery of liquidated damages from the Contractors/agencies/suppliers engaged by them as per the guidelines of CPWD.

19. Payment Milestones for Service Charges

Service charges as accepted by the Employer in the Letter of Award(LoA) shall be paid to Project Management Consultant(PMC) as per milestone-wise payment schedule given below:

| Sl. No. | Milestone | % payment of the Service charges | Cumulative percentage payment |
|---|---|----------------------------------|-------------------------------|
| Pre-construction Stage | | | |
| 1. | Approval of concept plan, Master Plan & Detailed architectural design along with Geo-technical surveys | 10 | 10 |
| 2. | Submission of applications for Clearances and approvals from statutory Bodies and submission of approved Drawings | 5 | 15 |
| 3. | Submission of DPR and its approval by the Employer | 5 | 20 |
| 4 | Floating of tender for major work | 5 | 25 |
| 5. | Submission of Structural drawings after vetting from 3 rd party (IIT etc.) | 5 | 30 |
| 6. | Award of work to implementing / construction agency. | 10 | 40 |
| Construction stage (On pro-rata basis) | | | |
| 1. | Up to plinth | 10 | 50 |
| 2. | Up to superstructure | 10 | 60 |
| 3. | Up to finishing works, all services. Horticulture | 10 | 70 |

| | | | |
|---------------------------------|--|----|-----|
| | and landscaping | | |
| 4. | Testing and commissioning | 5 | 75 |
| 5. | Taking over, obtaining of occupancy certificate, clearance from Fire Department and all other statutory NOC. | 10 | 85 |
| Post –Construction stage | | | |
| 1 | On completion of Post-construction work and on handing over of the assets to the Employer | 5 | 90 |
| 2. | After completion of defect liability period | 10 | 100 |

Service charges as per above milestone shall be claimed by the ‘Project Management Consultant’(PMC) by submitting the certificate for achievement of respective milestone by their competent authority (which shall be at least one rank above Engineer in charge).

Reimbursement of Goods and Service Tax(GST)

This amount of GST as applicable shall be reimbursed by Employer on production of documentary evidence/ proof of payment of applicable GST having been made by the PMC to the concerned taxation authorities.

20. Commencement, Duration and Modification

20.1 Commencement

The ‘Project Management Consultant’(PMC) will commence the work within 15 days of issuing of the Letter of Award (LoA) to them.

20.2 Duration

Completion and commissioning timeframe of the Project will be 30 months and Defect Liability Period(DLP) will be twelve months from date of completion of Project. The duration of the contract entered in pursuance of this tender will be till completion of the Defect Liability Period.

20.3 Modification

Modification of the terms and conditions of the contract, including any modification of the scope of the services, may only be made by written agreement between the parties, pursuant to this clause, each party shall give due consideration to any proposals for modification made by the other party.

21. General Conditions of Contract

21.1 Law governing the Contract

This contract, its meaning and interpretation and the relations between the parties shall be governed by the laws of Union of India.

21.2 Indemnifying the Employer/ Ministry of Ayush by the ‘Project Management Consultant’ (PMC)

The ‘Project Management Consultant’(PMC) shall indemnify the Employer/ Ministry of Ayush against all actions, suits, claims and demands brought or made against it in respect of anything done or committed to be done by the ‘Project Management Consultant’ (PMC) and its staff in execution of or in connection with the services provided under this agreement and against any loss or damage to the Government in consequence to any action or suit being brought against the ‘Project Management Consultant’(PMC) for anything done or committed to be done in the course of the execution of this agreement including losses/damages liable or claimed for infringement of Intellectual Property Rights of any third party. The Project Management Consultant(PMC) will abide by the job safety measures prevalent in India and will free the Employer/ Ministry of Ayush from all the demands or responsibilities arising from accidents or loss of life, the cause of which is the ‘Project Management Consultant’(PMC)’s negligence. The ‘Project Management Consultant’ (PMC) will pay all indemnities arising such incidents without any extra cost to the Employer/ Ministry of Ayush and will not hold the Employer/ Ministry of Ayush responsible or obligated.

21.3 Relationship between parties

Nothing contained herein shall be construed as establishing a relation of master and servant or of agent and principal as between the Employer and the ‘Project Management Consultant’(PMC). The ‘Project Management Consultant’(PMC), subject to this contract, shall have complete charge of personnel performing the services and shall be fully responsible for the services performed by them or on their behalf hereunder.

The ‘Project Management Consultant’(PMC) shall notify the Government of any material change in their status and their shareholdings or that of any guarantor of the Project Management Consultant(PMC) in particular where such change would have an impact on the performance of obligation under this agreement.

21.4 The ‘Project Management Consultant’(PMC) shall not claim any additional charges for postage, couriers, conveyance, TA/DA and other expenses under any head beyond the fees agreed.

22. Obligations of the ‘Project Management Consultant’ (PMC)

22.1 Performance

- i. The ‘Project Management Consultant’ (PMC) shall perform the tasks/services under the contract entered into in pursuance of this tender in accordance with the generally accepted professional standards & practices, sound management principles, employing appropriate technology, safe and effective equipment and submit report to the committees as directed by the Employer.
- ii. The ‘Project Management Consultant’ (PMC) shall always act in respect of any matter relating to the contract entered into in pursuance of this tender as faithful advisers to the Employer and shall at all times support and safe guard the Employer’s legitimate interest in any dealings with third parties.
- iii. The ‘Project Management Consultant’ (PMC) is obliged to act within its own authority and abide by the directives issued by the Employer. The ‘Project Management Consultant’ (PMC) is responsible for managing the activities of its personnel and will hold itself responsible for their misdemeanors, if any.
- iv. The ‘Project Management Consultant’ (PMC) shall hold the Employer’s interest paramount, without any consideration for future work and avoid conflict with other assignments or their own corporate interests.
- v. The ‘Project Management Consultant’(PMC) shall ensure adequate availability of men and material by their contractors.
- vi. The ‘Project Management Consultant’(PMC) shall ensure that it’s Contractor(s) implement required Health, Safety & Environmental (HSE) practices at the Construction Sites and they also comply with all statutory obligations related to workmen deployed at the Construction Site. The ‘Project Management Consultant’(PMC) will act as Principal Employer in respect of all Statutory Obligations related to workmen deployed by it at the site in execution of the work.
- vii. The ‘Project Management Consultant’(PMC) shall permit the Employer to inspect or monitor the works, either itself or through Third party as and when it desires for assessing actual progress and quality of construction and any other aspects.
- viii. The ‘Project Management Consultant’ (PMC) would be fully accountable for management of the contract executed between the ‘Project Management Consultant’ (PMC) and any Implementing Agency(ies).

23. Obligations of the Employer

23.1 The Employer will provide all relevant available documents related to Land, Site Details, functional and space requirements (of Various Facilities, Special Requirements/ Features and Broad Specifications for specialized Equipments), Layout Plans etc. for facilitating execution of the Project Execution by the ‘Project Management Consultant’ (PMC)

23.2 Assistance and Exemption

The Employer warrants that they shall provide the ‘Project Management Consultant’ (PMC) and its personnel with work permits and such other documents as shall be necessary to enable the ‘Project Management Consultant’ (PMC) to perform the work.

23.3 The Employer shall make the work site available free from encumbrances to the ‘Project Management Consultant’ (PMC). The Employer shall also ensure Availability of auxiliary services - like roads, power, water, solid & liquid waste disposal system, street lighting and other civic services. The ‘Project Management Consultant’ (PMC) shall provide necessary support in this process.

23.4 The Employer shall permit and facilitate to the ‘Project Management consultant’ all utilities required for construction e.g. drawl of Ground Water, obtaining electricity connection, putting up Labour Camps/ Huts inside the available space for facilitating construction by contractors engaged by ‘Project Management Consultant’. ‘Project Management Consultant’ shall provide necessary support in obtaining permission, if any, of Local Bodies in this regard. The cost in this regard borne by the Employer, if any, should not be duplicated as reimbursement by the ‘Project Management Consultant’.

23.5 The Employer shall provide security clearance and ensure free access for Project Management Consultant(PMC)’s staff/ Employees and their workers working at work site in case these are required. Project Management Consultant(PMC) shall provide necessary support in this process.

23.6 The Employer shall nominate an official of his organization as Coordinator for the Project who shall liaise with the Project Management Consultant(PMC) during the execution of Project.

24. Confidentiality

The ‘Project Management Consultant’ (PMC) agrees that all knowledge and information not within the public domain which may be acquired during the carrying out of this contract shall be for all time and for all purpose regarded as strictly confidential and shall not be directly and indirectly disclose to any person without the written permission of the Employer.

25. Liability of the ‘Project Management Consultant’ (PMC)

The ‘Project Management Consultant’ (PMC) shall be liable to the Employer for the performance of the services in accordance with the provisions of this tender/ contract and for any loss suffered by the Employer as a result of a default of the ‘Project Management Consultant’ (PMC), the liability of ‘Project Management Consultant’ (PMC) shall be as per actual, subject to the following.

- (a) If the 'Project Management Consultant' (PMC) engages some sub agents to perform the contract, then 'Project Management Consultant' (PMC) will be liable for their act or omission or neglect and
- (b) The 'Project Management Consultant' (PMC) shall not be liable for any loss or damage caused by or arising out of circumstances over which he has no control but not caused due to negligence or misconduct by or on behalf of the 'Project Management Consultant' (PMC).

26. Foreclosure

The Employer, if finds it necessary to postpone or cancel the assignment and/or shorten or extend its duration, they shall give the 'Project Management Consultant'(PMC) 90 days of written notice of such changes.

27. Termination

27.1 By the Employer

The Employer may, without any prejudice to any other remedy for breach of agreement, by not less than 90 days written notice of termination to the 'Project Management Consultant' (PMC), terminate this agreement in whole or in part if,

- (a) The 'Project Management Consultant'(PMC) fails to provide any or all of the services within the period (s) specified in the agreement or within any extension thereof granted by the Employer in pursuant to the condition of agreement or fails to remedy a failure in performance of his obligations hereunder within such period as the Employer may have approved in writing.
- (b) The 'Project Management Consultant'(PMC) become insolvent or bankrupt or enter into any agreements with their creditors for relief of debt or take advantage of any law for benefit of debtors or go into liquidation or receivership whether compulsory or voluntary.
- (c) The 'Project Management Consultant'(PMC) fails to comply with any final decision reached as a result of arbitration proceedings pursuant to Clause- 28.
- (d) The 'Project Management Consultant'(PMC) submits to the Employer a statement which has a material effect on the rights, obligations, or interests of the Employer and which the 'Project Management Consultant'(PMC) knows to be false.
- (e) If the 'Project Management Consultant'(PMC), in the judgment of the Employer, has engaged in corrupt or fraudulent practices in executing the agreement.
- (f) The Employer, in its sole discretion and for any reason whatsoever, decides to terminate this contract.

27.2 By the 'Project Management Consultant' (PMC)

The 'Project Management Consultant' (PMC) may, by not less than 90 days written notice sent to the Employer, terminate the contract entered into in pursuance of this tender if,

- (a) The Employer fails to pay any money due to the 'Project Management Consultant'(PMC) pursuant to the contract, which is not subject to dispute, within forty-five (45) days after receiving written notice from the 'Project Management Consultant' (PMC) that such payment is overdue and payable.
- (b) The Employer is in material breach of its obligations pursuant to the contract and has not remedied the same within forty five(45) days (or such longer period as the 'Project Management Consultant' (PMC) may have approved in writing) following the receipt by the Employer of the 'Project Management Consultant' (PMC)'s notice specifying such breach.

27.3 Payment upon termination

Upon the termination of the contract entered into in pursuance of this tender in terms of clause 27.1 and 27.2 hereof the Employer shall, after adjusting dues, if any, recoverable from the 'Project Management Consultant' (PMC), make the payment to the 'Project Management Consultant' (PMC).

In the event of termination, the 'Project Management Consultant' (PMC) shall be paid for the services rendered for carrying out the assignment up to the date of termination, after deducting for penalty/ damages imposed on the 'Project Management Consultant' (PMC).

27.4 Force Majeure

Except as herein after provided no party hereto shall be liable for failure to perform any of its obligations under this agreement where such failure was due to reasons beyond such party's control such as Acts of God, acts of third parties laws, regulations or other acts of civil or military authorities, fire, flood, epidemic restrictions, riots, delays in transportation and inability due to causes beyond such party's control to obtain necessary labour materials or manufacturing facilities or strikes, lockout or other concerted actions of the workman or any other circumstances of whatsoever nature beyond the control of either party provided that the party claiming the force majeure has affected its performance shall give notice to other party immediately but not later than 15 days after becoming aware of the first occurrence of force majeure giving full particulars of the case or events and the date of first occurrence thereof. Notwithstanding the foregoing however if performance required by this agreement be delayed or prevented for more than 3 months either party may terminate this agreement by giving notice either before or after expiration of such 3 months of its intention to terminate to the party.

27.5 Consequences of termination

In the event the Employer terminates agreement in whole or in part pursuant to conditions of agreement in Clause 27.1, the Employer may procure, upon such terms and in such manner as it deems appropriate, services similar to those undelivered and the Project Management Consultant(PMC) shall be liable to the Employer for any excess cost for such similar services. However, the 'Project Management Consultant' (PMC) shall continue the performance of the agreement to the extent not terminated and the 'Project Management Consultant' (PMC) shall have no claim to compensation for any loss that it may thus incur on account of the action of the Employer.

In case of termination during the agreement period, the Employer will have the right to retain the documents prepared by the 'Project Management Consultant' (PMC) during the agreement period in the course of execution of the Work, for enabling the Employer to undertake the execution of the Work suitably. The 'Project Management Consultant' (PMC) shall have no right to use the same in any other application without the permission of the Employer. The decision of the Employer in this regard will be binding on the 'Project Management Consultant' (PMC). The performance guarantee will also be forfeited in case of termination of the contract by the Employer.

28. Dispute Resolution:

In the event of any dispute or difference, relating to the interpretation and application of the provisions of the contracts, such dispute or difference shall be referred by either party for Arbitration to the sole "Arbitrator" in the Department of Public Enterprises to be nominated by the Secretary to the Government of India in-charge of the Department of Public Enterprises. The Arbitration and Conciliation Act, 1996, shall not be applicable to the arbitration under this clause. The award of Arbitrator shall be binding upon the parties to the dispute, provided, however, any party aggrieved by such award may make a further reference for setting aside or revision of the award to the Law Secretary, Department of Legal affairs, Ministry of Law & Justice, Government of India. Upon such references the dispute shall be decided by the Law Secretary or Special Secretary/ Additional Secretary, when so authorized by the Law Secretary, whose decision shall bind the parties finally and conclusively. The parties to the dispute will share equally the cost of the arbitration as estimated by the Arbitrator.

29. Notices

Any notice, request or consent required or permitted to be given or made pursuant to this contract shall be in writing. Any such notice request or consent shall be deemed to have been given or made when delivered in person to an authorized representative of the party to whom the communication is addressed or when sent by registered mail, telegram or facsimile to such party as per the address details of the Employer and the PMC provided in the agreement as may be signed with the successful bidder.

30. Integrity Pact(Refer to Annexure –C)

Annexure I

TECHNICAL BID

Quality Evaluation Criteria
(Total weightage 100 marks)

| Clause No | FINANCIAL STRENGTH | 10 marks |
|------------|--|--|
| 1. | Average Annual financial turnover of construction work during the last three consecutive years from year 2022-2023, 2023-2024, 2024-2025. | <ul style="list-style-type: none"> • >500 cr. : 10 marks • >300<= 500 : 8 marks • >200<= 300 : 6 marks • >=100<= 200 : 4 marks • <100 cr. : 0 marks |
| 2.0 | ORGANIZATIONAL STRENGTH | 10 marks |
| | Presence of in-house professionally qualified staff in the PSU in following categories. | |
| 2.1 | Civil Engineer (04 marks) | <p style="text-align: center;">Civil Engineer (Min. Qualification – B. Tech / Dip with 3 years' experience)</p> <ul style="list-style-type: none"> • >200 Engineers : 4 marks • > 150 <= 200 : 3 marks • > 100 <= 150 : 2 marks • >50 <= 100 : 1 marks • <= 50 : 0 marks |
| 2.2 | Electrical Engineer (2 marks) | <p style="text-align: center;">Electrical Engineer (Min. Qualification – B. Tech/ Dip with Three years' experience)</p> <ul style="list-style-type: none"> • >15 : 2 marks • > 10 <= 15 : 1 marks • <= 10 : 0 marks |
| 2.3 | Architect on regular roll having experience of designing of at least one “Larger than 100 bed” hospital (2 marks) | <p style="text-align: center;">Number of Architects (Min. Qualification – B. Arch)</p> <ul style="list-style-type: none"> • > 5 : 2 marks • >2 <= 5 : 1 marks • <= 2 : 0 marks |
| 2.4 | Bio-medical Engineer on regular roll having experience of designing of spaces fro and installation of major medical equipments and related services in “Larger than 100 bed” hospital (2 marks) | <p style="text-align: center;">Number of Bio-medical Engineers (Min. Qualification – B. Tech)</p> <ul style="list-style-type: none"> • >=3 : 2 marks • >= 1 <= 2 : 1 marks |
| 3.0 | RELEVANT EXPERIENCE | 30 marks |
| | Total value of projects completed (each | |

| | | |
|-------------------|---|--|
| <p>3.1</p> | <p>project exceeding Rs.100 crores) in the previous five financial years and the current year (10 marks)</p> | <ul style="list-style-type: none"> • >Rs.800 Cr : 10 Marks • > Rs.500 <= 800 : 8 Marks • > Rs.300 <= 500 : 6 Marks • > Rs.200 <= 300 : 4 Marks • > Rs.100 <= 200 : 2 Marks • <= 100 : 0 Marks <p>(Details of projects to be furnished by the bidder in Annexure VI to be enclosed with the bid.)</p> |
| <p>3.2</p> | <p>Construction of hospital buildings completed in the previous five financial years and the current year (20 Marks)</p> | <p>a) Hospital with highest no of beds completed (10 Marks)</p> <ul style="list-style-type: none"> • =>300 : 10 Marks • =>200 : 8 Marks • =>100 : 5 Marks • <100 : 0 Marks <p>b) Number of hospitals with more than 100 beds completed (10 Marks)</p> <ul style="list-style-type: none"> • =>6 : 10 Marks • =>4 : 8 Marks • =>2 : 6 Marks • < 2 : 4 Marks <p>(Details of Hospital projects to be furnished by the bidder in Annexure VI to be enclosed separately with this Bid)</p> |
| <p>4</p> | <p>FINANCIAL CAPABILITY Profit: Company should be profit making (PAT) in last 3 years, viz., year 2022-2023, 2023-24 and 2024-2025.</p> | <p>10 marks</p> <p>Average Annual profit(PAT) in the last 3 years:</p> <ul style="list-style-type: none"> • >20 Cr. : 10 Points • > 15 <= 20 Cr. : 8 Points • >10 <= 15 Cr : 6 Points • =>5 <= 10 Cr.: 5 Points • < 5 Cr. : 3 Points |
| <p>5.</p> | <p>APPROACH AND METHODOLOGY</p> | <p>40 marks</p> |
| | <p>Consultant Approach and Methodology to perform the Consultancy assignment / job as per the TOR</p> | <p><u>Evaluation criterion</u></p> <p>Marks to be allotted by Client's evaluation committee / team on the basis of the information submitted in the technical bids and presentation made by the bidder considering the following (but not limited to) parameters:</p> <ol style="list-style-type: none"> i. Vision of the bidder in the matter of Master Planning and Zoning, innovation in design, incorporation of local architectural features, construction systems/ techniques for efficiency, Green Building features, etc. ii. Space planning (area allocation to each facility, floor plan, relative positioning of the departments & its connectivity, etc.) and Stack diagram along with the concept design. iii. Area analysis <ul style="list-style-type: none"> ○ Utilization of FAR |

| | | |
|--|--|--|
| | | <ul style="list-style-type: none"> ○ Direct use/ Functional spaces ○ Circulation ○ Services <p>iv. Quality of functional spaces for Students, Services, parking etc.</p> <p>v. Proper integration with existing facilities should be demonstrated clearly (where ever applicable).</p> <p>All design, drawings and other documents prepared by the bidders need to confirm to the prevailing relevant Indian Standards (for ex: National Building Code of India (NBC) for building design & NABH for hospital design, etc.) and statutory requirements. However, all designs should be safe, efficient and cost effective.</p> <p>Presentation may include the use of local building materials, local architecture and innovation with respect to Landscaping, external services and green building as per requirement.</p> <p>The bidders may prepare 3D views or walkthrough with detailing for the proposal.</p> |
|--|--|--|

FINANCIAL BID

| S. No. | Item of work | Agency charges* (To be quoted by the bidder on lump-sum basis) | |
|---------------|--|--|-----------------|
| | | In digits/figures | In words |
| 1. | Construction work | | |
| 2. | Procurement work (Furniture & Kitchen Equipment, Furnishing etc.) | | |

*Charges quoted should be excluding GST.

Signature of Authorized Signatory
Name of Authorized Signatory of the Bidder
Stamp of the Bidder

Details about bidding PSU

| S. No. | Particulars | | |
|--------|---|-----------|---------------------------------|
| 1. | Full name of the Bidder PSU (in capital letters) | | |
| 2. | Full address of the Bidder PSU | | |
| 3. | (A) Telephone No. (B) Fax No. | | |
| 4. | Names and details of the Authorized Signatory of this NIT (Address, contact telephone number, Mobile number, Fax No., Email ID) | | |
| 5. | Has the bidder PSU been black listed by any organization? If so, attach the details of the same. | | |
| 6. | PAN : | | |
| 7. | TAN : | | |
| 8. | GST No.: | | |
| | No. of full time employees with the bidder PSU | Engineers | Supporting Staff (Technical) |
| | | | |
| | | | |

| Financial strength of the Organization for the last 5 years. | Turnover | | | | | Net Profit(PAT) | | | | |
|--|----------|---------|---------|---------|---------|-----------------|---------|---------|---------|---------|
| | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 | 2020-21 | 2021-22 | 2022-23 | 2023-24 | 2024-25 |
| | | | | | | | | | | |

9. It is hereby certified that (The bidding PSU herein) is not black-listed by Central Government/ State Governments / PSUs.

10. It is hereby submitted that all the terms and conditions of this NIT are acceptable to the bidder.

I hereby certify that the above-mentioned particulars are true and correct.

Signature of Authorized Signatory
Name of Authorized Signatory of the Bidder
Stamp of the Bidder

Details of Personnel

| S. No. | Category | No. of persons |
|--------|--|----------------|
| 1. | Engineers: (on regular roll) i. Civil (– B. Tech / Dip with 3 years’ experience) ii. Electrical (– B. Tech / Dip with 3 years’ experience) iii. Architect (having experience of designing of at least one “Larger than 100 bed” hospital) iv. Bio-medical Engineers (having experience of designing of spaces fro and installation of major medical equipments and related services in “Larger than 100 bed” hospital) | |
| 2. | Supporting Staff (Technical) | |
| Total | | |

Signature of Authorized Signatory
Name of Authorized Signatory of the Bidder
Stamp of the Bidder

Details of Network offices

| S. No. | Location | No. of Personnel | | Details of Office Space | Details of Infrastructure |
|---------------|-----------------|-------------------------|-------------------------------------|--------------------------------|----------------------------------|
| | | Engineer | Supporting Staff (Technical) | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |
| | | | | | |

Signature of Authorized Signatory
Name of Authorized Signatory of the Bidder
Stamp of the Bidder

LIST OF ALL PROJECTS (HOSPITALS/ TEACHING INSTITUTIONS / RESIDENTIAL COMPLEX/HOSPITALITY PROJECTS WITH CIVIL/ELECTRICAL WORKS AS MAJOR COMPONENTS) COMPLETED BY THE BIDDING PSU DURING LAST FIVE YEARS (2020-21 to 2024-25) AND IN THE CURRENT YEAR UP TO THE SUBMISSION DATE OF THE TENDER

| Sl. No. | Nature of Project | Name of Client | Approved cost of Project | Date of Award of Project | Scheduled Date of Completion | Actual Date of Completion | Delay in months completion of the Project | Final Cost of Project | Cost overrun, if any | Is there dispute/legal case/ Arbitration case raised/pending against the client in respect of the project | Document attached as proof of completion of project such as (completion certificate/handling over/final payment/customer's testimonial) | Reference Page No. of the bid document |
|---------|-------------------|----------------|--------------------------|--------------------------|------------------------------|---------------------------|---|-----------------------|----------------------|---|---|--|
| 1. | | | | | | | | | | | | |
| 2. | | | | | | | | | | | | |
| 3. | | | | | | | | | | | | |
| 4. | | | | | | | | | | | | |
| 5. | | | | | | | | | | | | |
| 6. | | | | | | | | | | | | |
| 7. | | | | | | | | | | | | |
| . | | | | | | | | | | | | |
| . | | | | | | | | | | | | |
| n | | | | | | | | | | | | |

Note: List should contain **Projects** costing more than Rs.100 crores in chronological order.

BID SECURITY (BANK GURANTEE)

WHEREAS _____ (name of bidder)
(hereinafter called “the bidder”) has submitted his bid dated _____
(date) _____ for
_____ (name of contract)
(hereinafter called “ the Bid”).

KNOW ALL PEOPLE by these presents that we _____ (name of
bank) of _____ (name of country) having our registered office
at _____ (hereinafter called “ the Bank”) are bound unto
_____ (name of employer) ((hereinafter called “
the Employer”) in the sum of _____ for which payment well and
truly to be made to the said Employer the bank binds itself, his successors and assigns by these
presents.

SEALED with the common seal of the said Bank this _____ day of
_____ 20_____ .

THE CONDITIONS of these obligations are:

- (1) If after Bid opening the Bidder withdraws his Bid during the period of bid validity specified in the Form of Bid;
- Or
- (2) If the Bidder having been notified of the acceptance of his Bid by the Employer during the period of bid validity;
 - a. Fails or refuses to execute the Form of Agreement in accordance with the instruction to Bidders, if required; or
 - b. Fails or refuses to furnish the Performance security, in accordance with the instruction to bidders, or

- c. Does not accept the correction of the Bid Price.

We undertake to pay to the Employer up to the above amount upon receipt of his first written demand, without the Employer having to substantiate his demand, provided that in his demand the employer will note that the amount claimed by him is due to him owing to the occurrence of one or any of the three conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date _____ days after the deadline for submission of Bids as such deadline stated in the instructions to Bidders or as it may be extended by the Employer, notice of which extension (s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date.

DATE _____ SIGNATURE OF THE BANK
_____ WITNESS

_____ SEAL

(Signature, name and address)

_____.

1. The Bidder should insert the amount of the guarantee in words and figures denominated in Indian Rupees.
2. 28 days after the end of the validity period of the Bid. Date should be inserted by the Employer before the Bidding documents are issued.

PERFORMANCE SECURITY

To: _____ (Name of Employer)
_____ (Address of Employer)

WHEREAS _____ (name and address of contractor)
(hereinafter called "the contractor") has undertaken, in pursuance of contract
_____ No.

_____ (date) _____ to execute
_____ (name of contract and brief description of works)
(hereinafter called "the contract").

AND WHEREAS we agreed to give the contractor such a Bank Guarantee;

NOW THEREFOR we hereby affirm that we are the Guarantor and responsible to you, on behalf
of the contractor, up to a total of _____

_____ (amount of guarantee) _____ (in
words) such sum being payable in the types and proportions of currencies in which the contract
price is payable, and we undertake to pay you, upon your first written demand, and without cavil
or argument, any sum or sums within the limits of

_____ (amount of guarantee) as
aforesaid without your needing to prove or to show grounds or reasons for your demand for the
sum specified therein.

We hereby waive the necessity of your demanding the said debt from the contractor before
presenting us with the demand.

We further agree that no change or addition to or other modification or he terms of the contract
or of the works to be performed there under or of any of the contract documents which may be
made between you and the contractor shall in any way release us from any liability under this
guarantee, and we hereby waive notice of any such change, addition or modification.

This guarantee shall be valid until 28 days from the date of expiry of hen Defects Liability
Period.

Signature and deal of the guarantor

Name of Bank _____ Address

Date _____

1. An amount shall be inserted by the Guarantor, representing the percentage of the contract Price specified in the contract and denominated in Indian Rupees.

Bid Capacity

Current Commitments as on _____

| S. No. | Name of work | Agreement No. | Client | Value of Work awarded | Value of Work Completed | Balance Work | Likely date of completion |
|--------|--------------|---------------|--------|-----------------------|-------------------------|--------------|---------------------------|
| 1. | | | | | | | |
| 2. | | | | | | | |
| 3. | | | | | | | |
| 4. | | | | | | | |
| 5. | | | | | | | |

Bid Capacity= {[AxNx1.5]-B}.

A= Maximum turnover in construction works executed in any one year during last five years taking into account completed as well as works in progress. The value of completed works shall be brought to current costing level by enhancing at a simple rate of 7 % per annum.

N= Number of years prescribed for completion of work of i.e. two years.

B=Value of existing commitments and ongoing works to be completed during the period of completion of work

Signature of Authorized Signatory
Name of Authorized Signatory
PSU Stamp

Proposed scope of work with tentative cost

| | | |
|--|---|------------|
| A. CONSTRUCTION COST | | |
| i. Construction of Hostel Building | - | 125.96 Cr. |
| ii. Development Work | - | 33.50 Cr. |
| iii. Sub Station | - | 3.16 Cr. |
| Total | - | 162.62 Cr. |
| B. Furniture & Kitchen Equipment Cost | - | 19.55 Cr. |
| | | |
| Total Cost of Project (A+B) | - | 182.17 Cr. |

Details of the Consultancy Services to be provided by the PMC

The detailed scope of services shall include the following:

1.1. Preparation of Detailed Estimate

- a. Architectural Planning and Design
- b. Structural, Drawings with Calculations and third party approval.
- c. Electrical systems including power sanctions, transmission from the nearest point supply as approved by the electricity board, electrical substation with constant voltage supply distribution and complete internal and external lighting, lifts, fire detection, firefighting and alarm system, intercom system, acoustic and public address system, closed circuit television, Nurse Calling system, channel music, Solar panels and other electrical / electronic control and display systems including metering facilities, power generators, PA, FDA, U.P.S. stabilized power conditioners, air conditioning, air cooling, heating and ventilation system.
- d. Locational, architectural and structural planning of specialized services such as all HVAC systems, gas pipelines, water treatment, Sewage treatment, rain water harvesting systems etc.
- e. Sanitary, Water pumping & storage, bore well, water supply from local bodies, supply (chilling/heating/RO) and sewerage, plumbing and firefighting systems including fire protection.
- f. Signage, Graphic and landscaping meeting green building certification as per GRIHA -3 Star Rating.
- g. Any or all services not specifically mentioned herein but required for the proper and successful completion of the project in accordance with international standards, including however, medical and non-medical furniture and medical equipment and instruments.
- h. Preparation of list of spaces in consultation with Client
 - Preparation of master plan of whole area including area statements
 - Preparation of Building wise Floor plans
 - Preparation of Elevations and Sections
 - Preparation of details required to execute the work smoothly and timely.
 - Preparation of Room wise furniture, Kitchen equipment's planning and layout
 - Structural details.
- i. Services Concept Planning (Isometric drawings)
 - Planning services like HVAC, Electrical, plumbing, Firefighting, Lifts, Gas Manifold and other services as per scope of work including Computerization, Communication, Public address, Security(CCTV and Access Control), Building Management system, Solar Panels, PA, FDA etc.
 - Planning of coordination of various services to avoid overlapping / rework/ over budgeting / time over run.

- j. Presentations and Models
 - Preparation of Models and Walkthroughs. A physical scale model for display in the Ministry of AYUSH.
 - Planning of interior and furniture with preparation of 3D views and blow ups of typical and critical areas Medical and other Equipment, furniture, CSSD, Kitchen laundry, manifold etc. Planning and specs,
 - Preparation of Room wise equipment layout and specs for major areas.
- k. External Services Schematic Planning
 - Planning of additional services including buildings for electric Sub-stations, DG sets, UPS, AC plant etc.
 - Planning and preparing layouts for external services like water supply, drainage, ETP/STP including Recycling, Rain water Harvesting, Landscaping including programmable drip and sprinklers for irrigation of green areas
 - Schematic design of all other services like CSSD, Laundry, Medical gas system, Incineration, Autoclaving, Handling of Bio-medical waste etc.
 - Traffic movement for services, staff, public and also incorporation of parking norms as per building byelaws.
 - BMS, HMIS, ICT requirements including servers, Data and voice cabling, Wi-Fi, EPBX, WEB portal with on line facilities for Academic and IPD admissions(Student and Patient life cycle management), Institute Logo, Portal along with 200 Mbps bandwidth for external connectivity
 - Video Conferencing and video surveillance for perimeter and internal security
 - TV for IPD and OPD including Reception area
 - LED displays for information and announcements
 - Access control

1.2. Specifications for all equipment's and services in the scope of work

- Preparation of Data sheet showing Room wise and Building wise finishing, flooring and Door window, and other high end Inventory schedule
- Preparation of detailed Technical Specification for civil, electrical, IT, HVAC, kitchen, laundry, CSSD, Manifold, Hospital Furniture & Equipment, Lab Equipment etc. works and services for major items
- Specifications to be broadly based on BIS, MSR, NABH and CPWD specifications
- Approval for all specs to be accorded by the client

1.3. Estimate and Costing for all services in the scope

- Preparation of Area statement floor wise
- Preparation of Building cost based on CPWD - schedule of rates as applicable in the area rates for non-schedule items
- Preparation of initial Cost estimates for various Internal and External services
- Preparation of detail cost estimate based on market rates.
- Preparation of cost estimate during execution of work as per actual site requirement enabling client to keep the cost within the approved amount.

1.4. General

- Concept report to be submitted
 - Detailed Project report.
 - Drawings of Floor plans
 - Typical part details
 - System diagrams for services to be prepared
 - Equipment layout drawings for major areas
 - Energy efficiency and Green concept to be adopted and explained
- Drawings and models required by Statutory bodies will be prepared by the Consultant according to the sizes/scales required by them
- Six sets of all drawings and a CD of the same will be furnished by the Consultant free of cost.

1.5. Architectural Services

- i. Preparation of Master Plan
- ii. Ensure that the various building engineering services are suitable and economically designed without any discrepancies between the structure and finishes, and the requirements of service installation.
- iii. Ensure that the nature, position, and appearance of all controls of piped services and electrical installation satisfy user and aesthetic requirements, and ensure that adequate coordination drawings are included.
- iv. Develop the landscaping details separately.
- v. Develop the interior details as per requirement and the type of equipment(s) planned.
- vi. Obtain information required for statutory applications under planning and building acts and any other statutory requirements.
- vii. Prepare production information including drawings, schedules and specification of materials and workmanship; bills of quantities etc. in sufficient detail to enable.
- viii. Prepare construction / Working drawings.
 - Site Plan
 - Co-ordination of the proposed building.
 - Room layout in co-ordination with various services and levels.
 - Blow up of road junction / parking area and other such area as required.
 - Detailed Building Services
 - Floor plans (fully coordinated with all services/disciplines)
 - Elevations
 - Sections
 - Wall profiles
 - Doors & Window details
 - Stairs/Ramps/Lifts details
 - Details of building parts/ Areas with special treatment
 - Toilet details
 - Kitchen, laundry/CSSD etc. details
 - Flooring pattern and details
 - Dado details
 - False ceiling details
 - Details of furniture and equipment layout

- Furniture details
- Signage (Internal and External)
- Landscape & Horticulture
 - Detailed drawings of landscape including blow up of critical area/ landscapes / plants capes / detail coordination with all external services.
 - Horticulture details including sprinklers and drip irrigation.

1.6. Civil & Structural Engineering Services

1.6.1. General

1. The Consultant shall perform all the Civil & Structural design work necessary by utilizing the most economical, effective and widely accepted engineering concepts and shall at all times show a high degree of professionalism in his work. All the structural design to be got vetted from IIT/ NIT/ Govt. Institutes.
2. The Consultant shall be fully responsible for the design and third party approval of all the Civil & structural engineering works. The services to be provided by them shall include but not be limited to the following:
 - a. Design basis
 - Inspect sites and plan for Topographical survey, soil characteristic and geo physical investigation.
 - Conduct surveys, geo-technical tests including any additional soil tests if required model tests, laboratory tests, in-situ tests, analysis and/or other investigations as required to determine the basis of technical and economic criteria for the appropriate measures to accomplish economic designs
 - Planning for the structural arrangements with the architectural design
 - Co-ordination & finalization of arrangements plans
 - Beam & Column size finalization
 - Beam & Column location
 - Slab sunk & projections
 - Equipment load estimation
 - Any other misc. characteristics of the buildings
 - Finalization of design basis & structural systems
 - b. Design development
 - Structural framing for Analysis in a structural Analysis software
 - Design of beams & columns based on structural Analysis output of the software
 - Workout of support reactions for the design of foundations from the structural analysis software
 - Design of foundations
 - Design of slabs
 - Design of staircases/ramps etc. c.
 - c. Drawing stage
 - Foundation plans & details
 - Column layout plans
 - Framing plans (fully coordinated with all disciplines)

- Floor slab structural details
- Column & beam structural details
- Staircases/ramps/lifts etc. details

1.7. Quantity Surveying Services

General

The Consultant shall provide all the work and duties in relation to the field of Quantity Surveying and shall at all time show a high degree of professionalism in his work. The services to be provided by the Consultant shall comprise of, but not limited to the following:

1.7.1. Cost estimating & financial services

- a. Initial Cost planning for the project based on CPWD plinth area rates, including the cost of associated design services, site development, landscaping, furniture and equipment; cash flow requirements for design cost, construction cost, statutory and third party certification cost, etc.
- b. Carry out inspections and surveys; prepare estimates for the buildings, services, electrical, PHE, HVAC and all components of the building based on DSR items and rates plus market rates for items not available in DSR,
- c. Cost justification based on market rate analysis after opening of tender for all the items as per current market rates and trends.
- d. Prepare and submit cost estimates for the project at outline scheme design, preliminary design stage and final design stage.
- e. Cost planning, cost monitoring and cost reporting during the various stages of design to ensure that there is no over-run in project cost and to take appropriate measures to achieve it.
- f. Prepare a projected cash flow for the contract at start of construction and at any time as required by the Client.
- g. Prepare complete tender documentation including specifications, detailed Bill of Quantities, Conditions of Contract etc. Technical specs, approved makes, BOQ formats, contract documents formats and clause to be approved by client /consultant
- h. Identification & monitoring of quantities of execution
- i. Advise on any aspect that can influence the project's cost and measures that can be taken in order to ensure that the budget for the project is not exceeded.
- j. Preparation of contract documentation.
- k. Prepare and submit contract documents for signature, if required.
- l. Carry out such other duties as may be required of the Consultant in the pre-contract stage on this project.
- m. Site meeting, coordination meetings and any other meetings as and when required.
- n. Assist the Client in replying queries from audit/internal control departments and other technical committees of statutory authorities like CTE/CVC. Attend meetings in connections when requested to do so by the Client and audit/internal control departments. Prepare and submit reports to the Client in connection with queries from audit / internal control departments.

- o. Carry out such other duties as may be required of the Consultant in the post – contract stage on this project.

1.8. Electrical Engineering Services

1.8.1. General

The Consultant shall be responsible, amongst others, at site for:

- Design of electrical installations including all electrical fittings/fixtures etc., as necessary. Only LED lighting system to be considered
- Power Supply & Distribution system (including emergency and backup supply, sub-station etc.) including mandatory solar panels of requisite capacity
- Telephone system, intercom communications facilities.
- Data and Voice cabling in conduits
- Sound diffusion system as necessary.
- Fire detection and Alarm System
- Lifts, escalators, water pumps etc.
- Cable TV/dish antenna system with LED panels of requisite sizes for different locations
- Nurses Call System
- Lightning protection and Earthing system.
- External Lighting including street lighting, Sky lights, perimeter security lighting, backlit panel lights of signage
- UPS back up for sensitive / critical equipment, including requisite cabling
- LED Panel display system for public information

Building/Energy Management system controlling all essential services: This system should allow switching off particular areas for e.g. Operation Theatres when not in use. A manual bypass shall also to be provided which will allow bypassing / overriding the building/ Energy management System when necessary.

1.8.2. Services

To carry out basic and detailed designs of comprehensive electrical power distribution scheme, indoor and outdoor lighting, lightning protection and earthing systems of all the buildings in accordance with the relevant Indian regulations and Standards. The work shall include, but not limited to, the following services:

- a. Design and draw up preliminary schemes on the electrical requirements and on the rating of all the apparatus/ equipment that will be installed in the buildings.
- b. Design the distribution systems and prepare single line diagrams with details of accessories and equipment.
- c. Specify the details and capacities of HT panels, Transformers, LT panels, standby diesel generators and fuel intake, and to specify the type of supply arrangement for incoming power supply, interlocking arrangement between HT panel, transformer, LT panel & DG sets.
- d. Design the Sub-station comprising of the HT panel room, transformer room, LT panels room, and generator room to specify the necessary switchgear and control/ changeover panels, capacitor banks, and bus duct, essential and non-essential panels as necessary with the appropriate load shedding.
- e. Make detailed specifications of all electrical items, including outdoor / indoor

- equipment, essential and non – essential panels, power control centres, capacitor panels and the corresponding bill of quantities for the various items.
- f. Design and prepare detailed layout drawings for the individual power. Indoor and outdoor lighting, lighting protection and earthing system with separate earthing for the computer network and for other equipment as required.
 - g. Telephone, Intercom & Communication system
 - Telephone layout and telephone equipment including conduit and accessories layout for the telephone system and any protective devices battery back-up required.
 - Design the EPABX room. Prepare conduit layout of cables and terminals inclusive of a fiber optic or other special data transmission cables for system required
 - Intercom layout and intercom equipment including conduit, cabling and accessories layout for the intercom system and any protective devices required.
 - Investigate the needs of each site in terms of communication facilities and call bells required and to specify same and the corresponding equipment and accessories together with preparation of conduit and accessories layout necessary.
 - Prepare the specifications and bills of quantities.
 - Check and approve detailed drawings of the suppliers and manufacturers
 - Check and approve the suppliers' / manufacturers' drawings / documents.
 - h. Sound Diffusion and Visual display System

Carry out basic and detailed design for the sound diffusion and visual display systems required and this shall be inclusive of, but not limited to, the following:

 - Plan showing the routing of conduit, wiring, position of speakers, LED TV panels, central console etc. indicating block diagram of PA/Video system
 - Cable and conduit layout, sound equipment and visual display system together with any protective devices required;
 - Prepare specifications and bills of quantities;
 - Check and approve detailed drawings of the suppliers and manufacturers;
 - i. Fire detection & Alarm System
 - Design the FDA control room layout.
 - Prepare working drawings (Floor wise) indicating the zones, location of the fire alarm sensors, Response Indicator, Manual call points, Hooters, their conduits and wiring and location/details of FDA control panels.
 - j. Lifts, escalators, water pumps
 - Specify the capacity and type of lifts / escalators to be provided and prepare layout for the necessary machine areas.
 - Specify the type / system for hot water supply to showers, kitchen and other areas (use of solar water heater shall be incorporated in the design)
 - Finalize the design for lifts and escalators installation as per the Statutory / local regulations.
 - Prepare specifications and bills of quantities.
 - Check and approve the suppliers'/ manufacturers drawings / documents.
 - All lifts to have smart card operation for security
 - k. Cable TV/Dish Antenna System
 - Prepare working drawings indicating the locations of TV points, Central panel / racks of dish antenna.

- Fixing details of dish antenna.
 - Prepare specifications and bills of quantities.
 - Check and approve the suppliers' / manufacturers drawings / documents.
- l. **Lightning Protection and Earthing System**
 Lighting protection system shall be an advanced integrated lightning protection system and it shall consist of a dynamic air dynamic air termination which acts as a preferred strike point, a surge conductor to minimize side flashing, an earthing system, protection from power surges at point of electricity line into the facility and protection from surges and transients on oncoming telecommunications and signal lines. The work shall include, but not limited to, the following
- Prepare plans showing internal / external earth grid, earth electrodes and lightning protection with size of conductors and details of each electrical and lightning arrestors along-with details of earthing pits.
 - Earth system shall be as per relevant Indian Standards and Indian Electricity rules.
- m. **External Lighting**
- Assess the external lighting requirement for roads, parking, buildings, perimeter security etc. LED based system to be deployed
 - Prepare plans indicating the road lighting with circuit details, typical pole detail with type of fixture, cabling, earthing etc.
 - Prepare the specifications and bills of quantities;
 - Check and approve detailed drawings of the suppliers and manufacturers;

1.9. **IT Services**

The Consultant shall prepare an information system strategy plan carrying the IT needs of the Institute and Hospital. Prepare system requirement specifications document including up- gradation / expandability strategies for the future.

The Consultant shall carry out the basic and detailed design specifications of the application of IT / computerization system / network related to scope, system architecture, application systems (e.g. outpatient management system, inpatient management system, clinical services system, diagnostics aid services system, clinical support services system, common services system, materials management system, executive information and external communication system, research cum teaching system, telemedicine, tele / video conferencing system, library including e-library system, cost management system, PACS, e-governance, interconnectivity with leading National / International Institutions for continuing education / research etc.) for each Institute inclusive of, but not limited to, the following:

- a. Software / hardware in respect of all the systems / sub systems including web interface for access and inputs etc.
- b. Assess the requirement of servers / nodes / terminals, hubs etc. at different locations.
- c. Power cabling and conduit layout and UPS facilities together with any protective devices required for the IT / Computerization system;
- d. Data transmission cables layout and equipment for the system;
- e. Prepare specifications and bills of quantities;

- f. Check and approve detailed drawings / specifications of suppliers / manufacturers / implementing agency;
- g. Project implementation, including project plan, priorities and phasing, system installation supervision, acceptance procedures, training and documentation etc.
- h. LAN/WAN & Wi-Fi coverage for entire Institute and hospital
- i. Access Control and video surveillance
- j. Video Conference facility
- k. Preparation of the Logo of the Institute and WEP portal for the Institute for Patient and Student life cycle management
- l. Bandwidth requirement for external connectivity

1.10. Mechanical Engineering Services

1.10.1. General

The Consultant shall be responsible, for all mechanical services including HVAC, medical and other equipment's, kitchen, laundry, CSSD, manifold etc.

- a. Design of Heating, Ventilation & Air-conditioning systems as necessary (Central and/or individual air- conditioning Systems) including pressurization of lift wells, ventilation of toilets, basements and other areas etc.
- b. Design of Kitchen, Laundry, Central Sterile & Supply Department (CSSD), Bulk Oil Handling unit, Hostel waste Management System etc.

1.10.2. Services

The Project Management Consultant (PMC) shall carry out basic and detailed design of the required Heating, Ventilation & Air conditioning system for all necessary areas for each of the six sites. This shall include, among others, but not limited to the following services:

- a. Preliminary and detailed design and prepare drawings indicating the details as mentioned below:
 - i. Heat Load calculations
 - a. Summer
 - b. Monsoon
 - c. Winter
 - ii. Air Quantity calculation
 - iii. Equipment selection details
 - iv. Layout drawings for equipment, Air Handling units and ventilation fan rooms etc.
 - v. Layout drawings of ducting, piping distribution, electrical distribution
- b. Specify the type of systems appropriate and to calculate the capacities of the A.C. plants and units required and according to specific requirement of the areas to be air- conditioned, taking into account, the necessary number of air changes that may have to be applied for certain specific/critical areas.
- c. Design and specify the type of special air conditioning, ventilation and high efficiency air filtration system as required for the operation theatres and associated areas.
- d. Design ducting, piping and A.C. Plant room layouts floor wise and to specify all electrical requirements of the A.C. systems.

- e. Prepare A.C. system details in plans and sections.
- f. Design pressurization system for lift lobby and ventilation system for toilets, basement and other areas and according to the specific requirements of the areas to be ventilated.
- g. Design and specify the cold rooms in the Pharmacy and Kitchen and also all necessary Kitchen equipment.
- h. Design centralized Kitchen
 - i. Plan the kitchen set-up and identify the different equipment's along-with their specifications, bill of quantities as required.
 - ii. Centralized bulk oil storage system ideally located to allow easy supply of fuel to incinerators, boilers, and diesel generators sets etc.
 - iii. Detailed planning regarding handling of hostel waste and their safe disposal/treatment. Identify and prepare the specification of equipment
 - iv. Needed for this purpose. Liaise with Central Pollution Control Board, Local Pollution Control Board and other statutory authorities/bodies for obtaining the necessary license/permission.
 - v. Ensure that all the systems mentioned above are economically designed and satisfy aesthetic requirements.
 - vi. Design and prepare working drawings for all the services mentioned above.
 - vii. Prepare specifications and bill of quantities
 - viii. Check and approve detailed drawings of suppliers/ manufacturers.

1.11. Public Health Engineering

1.11.1. General:

The Consultant shall be responsible, amongst others, for:

- a. Design of Public Health & Engineering services taking into account various topographical, meteorological, Hydrological etc. reports, identify the source and quality of water, conduct survey of existing water supply system, Sewerage system including STP/ETP, Drainage system, Fire-fighting system, other site development works etc. for planning of services
- b. All the design and drawings should be well coordinated with Architecture, structure and other services drawings.
- c. All designs shall be as per the latest Indian Standards, Local bye-laws and statutory norms.
- d. Ensure that the design meets the requirements with regard to future extensions and needs. The services shall include following major components:
 - i. Water Supply System
 - ii. Sewerage System
 - iii. Drainage System, including storm drainage
 - iv. Fire-fighting & Fire Suppression System
 - v. Other site development works.

1.11.2. Services

a. Water Supply System

- i. Calculation of water requirements for domestic, non-domestic and hospital services.

- ii. Design and prepare working drawings of internal and external water supply system including Underground tank, Overhead tank, Water treatment plant, Pumping stations, rising mains, distribution system and internal plumbing, recycling of treated waste water etc. including revision of drawings as per local authority requirement, resubmission and approval.
 - iii. Design of hot water supply system consisting of centralized/ localized hot water supply system (Solar/Boiler/Geysers etc.)
 - iv. Obtain approval from local bodies for Municipal water supply connections, drilling of tube wells etc. for each of the six sites.
 - v. Prepare specifications and bill of quantities.
 - vi. Check and approve detailed drawings and data sheets of suppliers / manufacturers.
- b. Sewerage System**
- i. Calculation for quantity of waste water generated from different sources and design waste water treatment plant
 - ii. Design and prepare working drawings for internal and external soil/waste disposal systems including revision if any as per requirement of local authority, resubmission and approval.
 - iii. Obtain approval from statutory and local bodies for waste disposal for each of the six sites.
 - iv. Prepare specifications and bill of quantities.
 - v. Check and approve detailed drawings and data sheets of suppliers/ manufacturers.
- c. Drainage**
- i. Design and prepare working drawings for storm water drainage including roof drainage, service area drainage and surface drainage including revision if any as per requirement of local authority, resubmission and approval.
 - ii. Design and prepare working drawings for rain water harvesting system.
 - iii. Obtain approval from statutory and local bodies for drainage connections and rainwater harvesting scheme etc. for each of the six sites.
 - iv. Prepare specifications and bill of quantities.
 - v. Check and approve detailed drawings and data sheets of suppliers / manufacturers.
- d. Fire Fighting & Fire Suppression System**
- i. Design and prepare working drawings for internal and external fire protection and suppression system including hydrant, sprinkler system, CO₂
 - ii. Flooding system, pressurization system, fire extinguisher system, UG tanks, fire pump rooms etc. in line with the statutory requirements including revision if any as per requirement of local authority, resubmission and approval. .
 - iii. Size all equipment required and prepares detailed specifications and bill of quantities.
 - iv. Obtain necessary license/permissions from the statutory/ local fire authority/bodies etc. as required
 - v. Check and approve detailed drawings and data sheet of suppliers/ manufacturers.
- e. Other site development works**

- i. Design and prepare working drawings (longitudinal & cross section) for roads/ footpaths/ parking areas etc. including revision if any as per requirement of local authority, resubmission and approval.
- ii. Design and prepare working drawings of irrigation system for horticulture.
- iii. Design and prepare working drawings for water bodies.
- iv. Design and prepare working drawings for recreational facilities like swimming pool etc.
- v. Prepare specifications and bill of quantities.
- vi. Check and approve detailed drawings of suppliers/ manufacturers.

1.12. Hostel Waste Management System

- i. Prepare design, specifications, and bill of quantities for Hostel Waste Management System in line with the latest guidelines of CPCB & Ministry of Environment & Forest notification.
- ii. Check and approve detailed drawings of suppliers/ manufacturers.
- iii. Site supervision including testing, commissioning and Handing over of the Hostel Waste Management system
- iv. Obtaining clearances from the statutory bodies and imparting training to the client's representatives.

1.13. Institute LOGO & Portal

Institute portal will facilitate on-line facilities for Hospital and Academic admissions. Portal will have linkage to a payment gateway for payments through credit/debit cards.

1.14. Video Monitoring

Video monitoring and surveillance with a dedicated war-room for the security for 24X7 operations.

1.15. Access Control

All area of the project will be clearly defined in different security zones and rule based access to be provided to all users. Security logs to be generated for all control points.

TEXT OF THE PRE-CONTRACT INTEGRITY PACT

PRE-CONTRACT INTEGRITY PACT BETWEEN Institute of Teaching and Research in
Ayurveda AND _____.

This pre-bid pre-contract Agreement (hereinafter called the Integrity Pact) is made on this _____ **day of the** _____ **(month, year)** between, on one hand, the President of India, acting through Shri _____, Director, Institute of Teaching and Research in Ayurveda, Ministry of Ayush, Government of India (hereinafter called the "BUYER", which expression shall mean and include, unless the context otherwise requires, his successors in office and assigns of the First Part and _____ represented by **Name, designation** (hereinafter called the "BIDDER/Seller" which expression shall mean and include, unless the context otherwise requires, his successors and permitted assigns) of the Second Part.

WHEREAS the BUYER proposes to procure Project Management Consultancy for Construction of Hostel building for ITRA at Jamnagar vide tender NIT No. _____ dated _____

WHEREAS the BIDDER is a Government undertaking PSU incorporated under companies Act 1956, and the BUYER is an Autonomous body under Ministry of Ayush, Government of India performing its functions on behalf of the President of India.

NOW, THEREFORE, to avoid all forms of corruption by following a system that is fair, transparent and free from any influence / prejudiced dealings, prior to, during and subsequent to the currency of the contract entered into with a view to:

Enabling the BUYER to obtain the desired said stores/equipment at a competitive price in conformity with the defined specifications by avoiding the high cost and the distortionary impact of corruption on public procurement, and

Enabling BIDDERS to abstain from bribing or indulging in any corrupt practice in order to secure the contract by providing assurance to them that their competitors will also abstain from bribing and other corrupt practices and the BUYER will commit to prevent corruption, in any form, by its officials by following transparent procedures.

The parties hereby agree to enter into this Integrity Pact and agree as follows:

Commitments of the BUYER

1.1. The BUYER undertakes that no official of the BUYER, connected directly or indirectly with the contract, will demand, take a promise for or accept, directly or through intermediaries, any bribe, consideration, gift, reward, favour or any material or immaterial benefit or any other advantage from the BIDDER, either for themselves or for any person, organisation or third party related to the contract in exchange for an advantage in the bidding process, bid evaluation, contracting or implementation process related to the contract.

1.2. The BUYER will, during the pre-contract stage, treat all BIDDERS alike, and will provide to all BIDDERS the same information and will not provide any such information to any particular BIDDER which could afford an advantage to that particular BIDDER in comparison to other BIDDERS.

1.3. All the officials of the BUYER will report to the appropriate Government office any attempted or completed breaches of the above commitments as well as any substantial suspicion of such a breach.

2. In case any such preceding misconduct on the part of such official(s) is reported by the BIDDER to the BUYER with full and verifiable facts and the same is prima facie found to be correct by the BUYER, necessary disciplinary proceedings, or any other action as deemed fit, including criminal proceedings may be initiated by the BUYER and such a person shall be debarred from further dealings related to the contract process. In such a case while an enquiry is being conducted by the BUYER the proceedings under the contract would not be stalled.

Commitments of BIDDERS

3. The BIDDER commits itself to take all measures necessary to prevent corrupt practices, unfair means and illegal activities during any stage of its bid or during any pre-contract or post-contract stage in order to secure the contract or in furtherance to secure it and in particular commit itself to the following:

3.1. The Bidder will not offer, directly or through intermediaries, any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the Buyer, connected directly or indirectly with the

bidding process, or to any person, organization or third party related to the contract in exchange for any advantage in the bidding, evaluation, contracting and implementation of the Contract.

3.2. The BIDDER further undertakes that it has not given, offered or promised to give, directly or indirectly any bribe, gift, consideration, reward, favour, any material or immaterial benefit or other advantage, commission, fees, brokerage or inducement to any official of the BUYER or otherwise in procuring the Contract or forbearing to do or having done any act in relation to the obtaining or execution of the contract or any other contract with the Government for showing or forbearing to show favour or disfavour to any person in relation to the contract or any other contract with the Government.

3.3. BIDDERS shall disclose the name and address of agents and representatives and Indian BIDDERS shall disclose their foreign principals or associates.

3.4. BIDDERS shall disclose the payments to be made by them to agents/ brokers or any other intermediary, in connection with this bid/contract.

3.5. The BIDDER further confirms and declares to the BUYER that the BIDDER is the original manufacturer / integrator/ authorized government sponsored export entity of the stores and has not engaged any individual or firm or company whether Indian or foreign to intercede, facilitate or in any way to recommend to the BUYER or any of its functionaries, whether officially or unofficially to the award of the contract to the BIDDER, nor has any amount been paid, promised or intended to be paid to any such individual, firm or company in respect of any such intercession, facilitation or recommendation.

3.6. The BIDDER, either while presenting the bid or during pre-contract negotiations or before signing the contract, shall disclose any payments he has made, is committed to or intends to make to officials of the BUYER or their family members, agents, brokers or any other intermediaries in connection with the contract and the details of services agreed upon for such payments.

3.7. The BIDDER will not collude with other parties interested in the contract to impair the transparency, fairness and progress of the bidding process, bid evaluation, contracting and implementation of the contract.

3.8. The BIDDER will not accept any advantage in exchange for any corrupt practice, unfair means and illegal activities.

3.9. The BIDDER shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information provided by the BUYER as part of the business relationship, regarding plans, technical proposals and business details, including information contained in any electronic data carrier. The BIDDER also undertakes to exercise due and adequate care lest any such information is divulged.

3.10. The BIDDER commits to refrain from giving any complaint directly or through any other manner without supporting it with full and verifiable facts.

3.11. The BIDDER shall not instigate or cause to instigate any third person to commit any of the actions mentioned above.

3.12. If the BIDDER or any employee of the BIDDER or any person acting on behalf of the BIDDER, either directly or indirectly, is a relative of any of the officers of the BUYER, or alternatively, if any relative of an officer of the BUYER has financial interest/stake in the BIDDER's firm, the same shall be disclosed by the BIDDER at the time of filing of tender. The term 'relative' for this purpose would be as defined in Section 6 of the Companies Act, 1956.

3.13. The BIDDER shall not lend to or borrow any money from or enter into any monetary dealings or transactions, directly or indirectly, with any employee of the BUYER.

4. Previous Transgression

4.1. The BIDDER declares that no previous transgression occurred in the last three years immediately before signing of this Integrity Pact, with any other company in any country in respect of any corrupt practices envisaged hereunder or with any Public Sector Enterprise in India or any Government Department in India that could justify BIDDER's exclusion from the tender process.

4.2. The BIDDER agrees that if it makes incorrect statement on this subject, BIDDER can be disqualified from the tender process or the contract, if already awarded, can be terminated for such reason.

5. Earnest Money (Security Deposit)

5.1 While submitting commercial bid, the BIDDER shall deposit an amount _____ as specified in the RFP as Earnest Money/Security Deposit, with the BUYER through any of the following instruments:

- i. Bank Draft or a Pay Order in favour of Director, ITRA
- ii. A confirmed guarantee by an Indian Nationalized Bank, promising payment of the guaranteed sum to the BUYER on demand within three working days without any demur whatsoever and without seeking any reasons whatsoever. The demand for payment by the BUYER shall be treated as conclusive proof of payment.
- iii. Any other mode or through any other instrument, as stated in RFP.

5.2.The Earnest Money / Security Deposit shall be valid up to a period of five years or the complete conclusion of the contractual obligations to the complete satisfaction of both the BIDDER and the BUYER, including warranty period, whichever is later.

5.3. In case of the successful BIDDER a clause would also be incorporated in the Article pertaining to Performance Bond in the Purchase Contract that the provisions of Sanctions for Violation shall be applicable for forfeiture of Performance Bond in case of a decision by the BUYER to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

5.4. No interest shall be payable by the BUYER to the BIDDER on Earnest Money / Security Deposit for the period of its currency.

6. Sanctions for Violations

6.1. Any breach of the aforesaid provisions by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER) shall entitle the BUYER to take all or any one of the following actions, wherever required:

- i. To immediately call off the pre-contract negotiations without assigning any reason or giving any compensation to the BIDDER. However, the proceedings with the other BIDDER(s) would continue.
- ii. The Earnest Money Deposit (in pre-contract stage) and / or Security Deposit/Performance Bond (after the contract is signed) shall stand forfeited either fully or partially, as decided by the BUYER and the BUYER shall not be required to assign any reason therefor.
- iii. To immediately cancel the contract, if already signed, without giving any compensation to the BIDDER.

- iv. To recover all sums already paid by the BUYER, and in case of an Indian BIDDER with interest thereon at 2% higher than the prevailing Prime Lending Rate of State Bank of India, while in case of a BIDDER from a country other than India with interest thereon at 2% higher than the LIBOR. If any outstanding payment is due to the BIDDER from the BUYER in connection with any other contract for any other stores, such outstanding payment could also be utilized to recover the aforesaid sum and interest.
- v. To encash the advance bank guarantee and performance bond/warranty bond, if furnished by the BIDDER, in order to recover the payments, already made by the BUYER, along with interest.
- vi. To cancel all or any other Contracts with the BIDDER. The BIDDER shall be liable to pay compensation for any loss or damage to the BUYER resulting from such cancellation/rescission and the BUYER shall be entitled to deduct the amount so payable from the money(s) due to the BIDDER.
- vii. To debar the BIDDER from participating in future bidding processes of the Government of India for a minimum period of five years, which may be further extended at the discretion of the BUYER.
- viii. To recover all sums paid in violation of this Pact by BIDDER(s) to any middleman or agent or broker with a view to securing the contract.
- ix. In cases where irrevocable Letters of Credit have been received in respect of any contract signed by the BUYER with the BIDDER, the same shall not be opened.
- x. Forfeiture of Performance Bond in case of a decision by the BUYER to forfeit the same without assigning any reason for imposing sanction for violation of this Pact.

6.2. The BUYER will be entitled to take all or any of the actions mentioned at para 6.1 (i) to (x) of this Pact also on the Commission by the BIDDER or any one employed by it or acting on its behalf (whether with or without the knowledge of the BIDDER), of an offence as defined in Chapter IX of the Indian Penal Code, 1860, or Prevention of Corruption Act, 1988, or any other statute enacted for prevention of corruption.

6.3. The decision of the BUYER to the effect that a breach of the provisions of this Pact has been committed by the BIDDER shall be final and conclusive on the BIDDER. However, the BIDDER can approach the Independent Monitor(s) appointed for the purposes of this Pact.

7. Fall Clause

7.1. The BIDDER undertakes that it has not supplied/is not supplying similar product/systems or subsystems at a price lower than that offered in the present bid in respect of any other Ministry /

Department of the Government of India or PSU and if it is found at any stage that similar product/systems or sub system was supplied by the BIDDER to any other Ministry/Department of the Government of India or a PSU at a lower price, then that very price, with due allowance for elapsed time, will be applicable to the present case and the difference in the cost would be refunded by the BIDDER to the BUYER, if the contract has already been concluded.

8. Independent Monitors

8.1. There shall be Independent Monitors (hereinafter referred to as Monitors) appointed by the BUYER for this Pact in consultation with the Central Vigilance Commission.

8.2. The task of the Monitors shall be to review independently and objectively, whether and to what extent the parties comply with the obligations under this Pact.

8.3. The Monitors shall not be subject to instructions by the representatives of the parties and perform their functions neutrally and independently.

8.4. Both the parties accept that the Monitors have the right to access all the documents relating to the project/procurement, including minutes of meetings.

8.5 As soon as the Monitor notices, or has reason to believe, a violation of this Pact, he will so inform the Authority designated by the BUYER.

8.6. The BIDDER(s) accepts that the Monitor has the right to access without restriction to all Project documentation of the BUYER including that provided by the BIDDER. The BIDDER will also grant the Monitor, upon his request and demonstration of a valid interest, unrestricted and unconditional access to his project documentation. The same is applicable to Subcontractors. The Monitor shall be under contractual obligation to treat the information and documents of the BIDDER/Subcontractor(s) with confidentiality.

8.7. The BUYER will provide to the Monitor sufficient information about all meetings among the parties related to the Project provided such meetings could have an impact on the contractual relations between the parties. The parties will offer to the Monitor the option to participate in such meetings.

8.8. The Monitor will submit a written report to the Foreign Secretary, Ministry of External Affairs, within 8 to 10 weeks from the date of reference or intimation to him by the BUYER / BIDDER and, should the occasion arise, submit proposals for correcting problematic situations.

9. Facilitation of Investigation

In case of any allegation of violation of any provisions of this Pact or payment of commission, the BUYER or its agencies shall be entitled to examine all the documents including the Books of

Accounts of the BIDDER and the BUYER shall provide necessary information and documents in English and shall extend all possible help for the purpose of such examination.

10. Law and Place of Jurisdiction

This Pact is subject to Indian Law. The place of performance and jurisdiction is the seat of the BUYER

11. Other Legal Actions

The actions stipulated in this Integrity Pact are without prejudice to any other legal action that may follow in accordance with the provisions of the extant law in force relating to any civil or criminal proceedings.

12. Validity

12.1. The validity of this Integrity Pact shall be from the date of its signing and extend upto 5 years or the complete execution of the contract to the satisfaction of both the BUYER and the BIDDER/Seller, including warranty period, whichever is later. In case BIDDER is unsuccessful, this Integrity Pact shall expire after six months from the date of the signing of the contract.

12.2. Should one or several provisions of this Pact turn out to be invalid, the remainder of this pact shall remain valid. In this case, the parties will strive to come to an agreement to their original intentions.

13. The parties hereby sign this Integrity Pact at _____ on ____

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|---|--|
| <p>BUYER Name of the Officer Designation-Director, ITRA Ministry of Ayush Witness 1</p> | <p>BIDDER Witness 1</p> |
| <p>2</p> | <p>2</p> |