

Corrigendum No. 1- Minutes of the Pre-Bid Meeting

NIT NO:	TCIL/GM(Infra)/24-25/RBI/02 dated 28.10.2025
Name of work:-	Providing comprehensive Consultancy services for preparation of Concept plan, Architectural drawings, all required local body approvals, structural design, Civil, Electrical and Mechanical Engineering services design/drawing, landscape design including preparation of Detailed Estimate (Civil, Electrical & horticulture), digital survey and soil investigation for the Construction of RBI Residential Complex for officers (grade A, B/C) at Ekta Nagar, Mazagaon, Mumbai.

A pre-bid meeting was held on 04.11.2025 at 11:00 at TCIL Bhawan, New Delhi in connection with NIT no. TCIL/GM(Infra)/24-25/RBI/02 dated 28.10.2025 published for the above captioned work.

Reply of Prebid queries are as under:

Sr No	Document & Section, Clause Ref	Tender Clause	Pre bid queries	TCIL Replies
1	Page 8	The Consultant(s) should have a local office in Mumbai during execution, to be set up within one month after award.	We request that this condition be made optional — the consultant may either set up a local office or associate with a local consultant in Mumbai having adequate staff, infrastructure and registered with MCGM/BMC/MbPA.	Existing Tender conditions will prevail.
2	Page 8 (Clause G)	The bidder should have associated local architect/consultant registered with MCGM/BMC/MbPA with experience in obtaining statutory approvals for multistoried buildings (min. 10,700 sqm).	We suggest making this optional — the consultant may either open a local office or tie up with such a registered local consultant registered MCGM/BMC/MbPA.	Existing Tender conditions will prevail. Kindly refer Clause G.1 (page 8) of NIT document.
3	Page 9 (Clause M)	The bidder should have a local office where work is to be executed (address proof/undertaking).	We request deletion of this clause as it duplicates the above requirement and limits flexibility for consultants outside Mumbai.	Existing Tender conditions will prevail. Kindly refer Clause M (Page no. 9) of NIT document.
4	Page 10	Sub-consultants for structural/MEP, etc., to have completed projects of specified built-up areas; approval from TCIL required.	We request clarification whether these details and credentials of sub-consultants are to be submitted along with the bid or after the award of work with TCIL's prior approval.	Existing Tender conditions will prevail. Kindly refer Clause 8.0 (page 61) & Clause 5.2 (Page 79) of NIT document.

5	Page 13	Certificate of Financial Turnover for last three financial years ending 31st March 2025.	As the balance sheet for FY 2024–25 is under audit, we request acceptance of audited statements for the last three financial years ending 31st March 2024.	Existing Tender conditions will prevail. Kindly refer Note 1 mentioned in Form ‘A’ Financial Information (Page 66) of NIT document in this regard.
6	Page 63	Marking: Bidder to have an established office in Mumbai and Local consultant registered with MCGM/BMC/MbPA.	We request that this clause be removed as it restricts participation from capable firms based outside Mumbai.	Existing Tender conditions will prevail.
7	Page 64	In-house manpower details supported with Form 16/16A/26AS/salary slips for structural, civil, MEP staff.	As per Page 10, sub-consultants may be engaged for structural/MEP works; hence, we request removal of the Form 16/16A/26AS requirement for these services.	Existing Tender conditions will prevail.
8	Performance Guarantee	5% of the value of award.	We request that this be reduced to 2.5%, as another 2.5% is already deducted as Security Deposit, totaling 5%.	Existing Tender conditions will prevail.
9	Extension of last date of bid submission		Considering the comprehensive nature of this tender and the coordination required with various sub-consultants, we kindly request a 10-day extension in the bid submission deadline to allow adequate time for preparation of a complete and compliant bid.	Last date of bid submission has been extended upto 25.11.2025, 15:00 hrs. & Opening of Technical Bid is scheduled on 25.11.2025, 16:00 hrs.
10	Page no 8 of NIT	One of the works considered for the minimum eligibility criteria as above shall be of RCC framed structure having at least G+15 storied building out of number of Three / Two / One work as per the criteria given in the tender document.	The requirement of 15 storied bldg. should be relaxed / atleast G +10 floors should be allowed.	Existing Tender conditions will prevail.
11	Page no 10 of NIT	Proof of PF registration to be submitted by the bidder.	This criterion should be made non mandatory.	Existing Tender conditions will prevail. If PF registration is not applicable, the bidder should submit the undertaking for non-applicability as per government norms stating the reason.
12	Page no 40 of NIT	Fees for proof checking of soil investigation report shall be borne by the Consultant.	Fees should be paid by the Client and should not be included in the Consultant fees.	Existing Tender conditions will prevail.

13	Clause No. G-point no. 1	Agreement / MOU with local architect/ consultant or documentary proof of In-house architect who has the valid BMC / MCGM (Mumbai Corporation of Greater Mumbai)/ MbPA (Mumbai Port Authority) registration number	We assume JV is allowed, kindly clarify.	Existing Tender conditions will prevail. Kindly refer clause 1 (page 6) in this regard, wherein Bidding through Joint ventures/ Consortium and special purpose vehicle are not allowed. Further, Clause No. G as per Existing Tender conditions will prevail.
14		Eligibility criteria for completed projects	requesting you to extend eligible years from 7 years to 10 years.	Existing Tender conditions will prevail.
15	Page No. 8	One of the works considered for the minimum eligibility criteria as above shall be of RCC framed structure having at least G+15 storied building out of number of Three / Two / One work as per the criteria given in the tender document.	Please clarify if we can submit other project other than projects eligible under similar projects category.	Existing Tender conditions will prevail.
16	Information and Instructions for Bidders – clause no. 1 (B) – Page No. 6	The Consultant(s) should have satisfactorily completed consultancy services of at least: Three similar works each consist of Residential/ Educational/ Institutional/ commercial building having project cost not less than Rs 130 Cr. OR Two similar works each consist of Residential/ Educational/ Institutional/ commercial building having project cost not less than Rs 195 Cr. OR One similar work consists of Residential/ Educational/ Institutional/ commercial building having Project cost not less than Rs 260 Cr. During the last Seven years ending previous day of last date of submission of bid. Similar work” shall mean “Providing comprehensive Consultancy services for preparation of Concept plan, Architectural drawings, all required local body approvals, structural design, Civil, Electrical and Mechanical Engineering services design/drawing, landscape design including	Kindly, relax this criterion to Ground + 9 floors instead of G+15 storied for this project tender. Also, request you to kindly consider the project experience where the Design stage is completed and PMC is ongoing.	Existing Tender conditions will prevail.

		preparation of Detailed Estimate (Civil, Electrical& horticulture), digital survey and soil investigation". One of the works considered for the minimum eligibility criteria as above shall be of RCC framed structure having at least G+15 storied building out of number of Three / Two / One work as per the criteria given in the tender document "Satisfactorily Completed Consultancy work" shall mean completion of construction of project for which consultancy assignment has been executed. However, if consultant has been debarred/blacklisted by the client w.r.t such work, such work shall not be considered for bidder's eligibility.		
17	Information and Instructions for Bidders – clause no. 1 (G) – Page No. 8	Supporting document towards Copy of valid MCGM/BMC (Mumbai Corporation of Greater Mumbai)/ MbPA (Mumbai Port Authority) registration of local architect/ consultant	"Since we are already empanelled as Architects with BMC and have completed as well as ongoing projects with them, would the contract agreements of our current projects be considered for compliance with this clause?"	Existing Tender conditions will prevail. Kindly refer Clause G (1) (page 8) of NIT document.
18		Timely completion of Similar Project in last 7 years (T=ACP/SCP) (having minimum project value of Rs 130 Cr. T<=1 - 05 marks T>1 & <=1.5 - 03 marks T>1.50 - 00 marks Where, ACP = Actual completion period SCP = Completion period as per contract or Approved completion period without levy of Liquidated damages, whichever is applicable	Considering the enormous amount of time taken by the government /authority for approvals / permissions before and during the execution of the project. we request you kindly modify this clause to: T<=3 - 05 marks T>3 & <=4 - 03 marks T>4 - 00 marks	Existing Tender conditions will prevail.
19		Structural Engineer (M. Tech.): Minimum 10 Years of experience in Structural Engineering Practice, 2 marks	Please modify this criterion to M.Tech 8 years of experience or B.Tech with 15 years of structural design experience in buildings. Also, allow consultants who can have associates for this position.	Revised clause may be read as under: <i>Structural Engineer (M.E./ M. Tech./ postgraduation with specialization in structural engineering): Minimum 10 Years of experience in Structural Engineering Practice, 2 marks</i>

24	Page No. 104 Point No. 6 & 7	6. working drawings/Good for Construction drawings 7. Getting Proof Check of Structural design and drawings from approved Agencies.	Submission of working drawings / Good for Construction drawings can be done after proof checking of structural designs & drawings	All other terms & conditions as referred in payment terms under clause 9 in the NIT document shall remain unchanged.
25	Page No. 98 Point No. 17 Deviation And Extra Items	DEVIATION AND EXTRA ITEMS <ul style="list-style-type: none"> i. The RBI & TCIL shall have the right to request in writing the changes i.e. additions/ deletions or modifications in the design and drawings of any part of the work and to request in writing any additional work in connection therewith and the consultant shall comply with such request. ii. If the RBI & TCIL deviates substantially from the original scheme which involves extra services, extra expenses and extra labour on the part of the consultant for making such changes and additions to the drawings, specifications or other documents thereby rendering major part or the whole of his work infructuous, the consultant may then be compensated for such extra services and expenses on quantum merit basis. iii. Nothing extra shall be payable for such changes, alterations due to consultants' own omissions and/or discrepancies including changes proposed by the consultant. iv. The decision of the TCIL shall be final and binding on whether the deviations and additions are substantial and require any compensation to be paid to the consultant. v. For the minor modifications or alterations which does not affect the approved/ entire scheme of planning and design, no additional amount will be payable to the consultant. vi. The consultant shall not make any deviation, alteration, additions to or omissions from the work shown/ described and awarded to him except with prior approval of the Engineer- 	If TCIL of RBI deviates the original tender scope / architectural brief after approval of preliminary drawings then how the revision works will be compensated? .	Clause for Deviation and Extra Items stand modified and revised clause is attached at Annexure-B.

		<p>in Charge in writing.</p> <p>vii. Nothing extra shall be payable to the consultant for change in norms of local bodies, Statutory Authorities, Environment Ministry, MPCB, MbPA, BMC, Tree Authority, AAI, Fire department etc.</p> <p>17.1 For extra items beyond the defined scope of work, the consultant may within 15 days of receipt of order or occurrence of extra item, claim of the rates, supported by proper analysis for the work. Provided that, if the rates so claimed are in excess of rates specified in the schedule of quantities, the Engineer-in-charge shall determine the rates on the basis of the market rates and the consultant shall be paid in accordance with the rates so determined.</p>		
26	Page No. 64 Point no. 4 c, d, e Evaluation criteria	c. Structural Engineer (M. Tech.)	B.E./ M.E./ B. Tech / M. Tech Allowed Associates	<p>Revised clause may be read as under:</p> <p><i>Structural Engineer (M.E./ M. Tech./ postgraduation with specialization in structural engineering): Minimum 10 Years of experience in Structural Engineering Practice, 2 marks</i></p>
		d. Civil Engineer (Minimum qualification B. Tech):	B.E. Civil/ B. Tech	<p>Revised clause may be read as under:</p> <p><i>Civil Engineer (Minimum qualification B.E./ B. Tech in Civil): Minimum 5 Years of experience in Civil Engineering Practice, 2 marks for each person</i></p>
		e. Graduate MEP Engineer (B. Tech in Electrical/ Mechanical)	B.E. in Electrical / B. Tech in Electrical / Mechanical	<p>Revised clause may be read as under:</p>

				<i>Graduate MEP Engineer (B.E/ B. Tech in Electrical/ Mechanical) with minimum 5 years' experience, 2 Mark</i>
27	1.6 Technical Bid (Part-1): Initial Criteria for Eligibility: Page No. 18-19 (Para- 1.6 (B))	<p>B) The Consultant(s) should have satisfactorily completed consultancy services of at least</p> <p>(i) Three similar works each consist of Residential/ Educational/ Institutional/ commercial building having project cost not less than Rs 130 Cr.</p> <p>OR</p> <p>(ii) Two similar works each consist of Residential/ Educational/ Institutional/ commercial building having project cost not less than Rs 195 Cr.</p> <p>OR</p> <p>(iii) One similar work consist of Residential/ Educational/ Institutional/ commercial building having Project cost not less than Rs 260 Cr.</p> <p>During the last Seven years ending previous day of last date of submission of bid.</p> <p>One of the works considered for the minimum eligibility criteria as above shall be of RCC framed structure having at least G+15 storied building out of number of Three / Two / One work as per the criteria given in the tender document</p>	<p>Requested for modified clause as below:</p> <p>B) The Consultant(s) should have satisfactorily completed consultancy services of at least</p> <p>(i) Three similar works each consist of Residential/ Educational/ Institutional/ commercial building having project cost not less than Rs 130 Cr.</p> <p>OR</p> <p>(ii) Two similar works each consist of Residential/ Educational/ Institutional/ commercial building having project cost not less than Rs 195 Cr.</p> <p>OR</p> <p>(iii) One similar work consist of Residential/ Educational/ Institutional/ commercial building having Project cost not less than Rs 260 Cr.</p> <p>During the last Seven years ending previous day of last date of submission of bid.</p> <p>One of the works considered for the minimum eligibility criteria as above shall be of RCC framed structure having at least G+4 storied building out of number of Three / Two / One work as per the criteria given in the tender document</p> <p>Keeping in view of above, it is requested to you please amend the changes as mentioned above.</p>	Existing Tender conditions will prevail.
28	1.6 Technical Bid (Part-1): Initial Criteria for Eligibility: Page No. 18-	Similar work" shall mean "Providing comprehensive Consultancy services for preparation of Concept plan, Architectural drawings, all required local body approvals, structural design, Civil, Electrical and Mechanical Engineering services design/drawing, landscape design including preparation of Detailed Estimate	<p>In reference to the first call tender NIT No. TCIL/GM(Infra)/24-25/RBI/01 Dated 25.03.2025. The eligibility criteria as mentioned in the NIT.</p> <p>"Similar work' means experience in "Providing Comprehensive architectural and engineering</p>	Existing Tender conditions will prevail.

	19 (Para- 1.6 (B))	(Civil, Electrical& horticulture), digital survey and soil investigation”.	consultancy services for Multistoried (as defined in Model Building Bye-Laws, 2016) Residential/ Educational/ Institutional/ Assembly/ Business/ Mercantile/ Data centre Buildings” for Government Department/ Semi-Government department/ Govt. Autonomous bodies/ PSUs/ private entities only”. Keeping in view of above, it is requested to you please amend the changes as mentioned above.	
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All other terms & conditions will remain the same.

General Manager (Infra)

Telecommunications Consultants India Ltd.
TCIL Bhawan, Greater Kailash – I,
New Delhi –110048.

Annexure A**Payment Stages for BOQ Item No. 1 of Financial Bid**

S. No.	Activities	Fee Schedule	
		Fee payable (in % of Consultancy charges quoted by bidder)	Cumulative Fee payable (in % of Consultancy charges quoted by bidder)
1	Submission of Preliminary Architectural drawings and 3D views for approval from client/ TCIL for 1. Master Plan of Campus 2. All Buildings 3. Digital Topographical Survey of plot, if required	2%	2%
2	Approval of Preliminary Architectural drawings and 3D views from client / TCIL 1. Master Plan of Campus 2. All Buildings	3%	5%
3	Submission of Expenditure Sanction for Obtaining A/A & E/S from RBI, Mumbai	10%	15%
4	Preparation and Submission of required drawings to Local Bodies and other Authorities for approval and obtaining NOC & local body approvals. This also includes Tree cutting permission from local authorities.	15%	30%
5	Soil investigation, Preparing and submission of Structural drawings, Detailed Architectural drawings, Bill of Quantity along with details of measurements of all items, specifications of special items including brands of materials, rate analysis, value analysis with supporting documents like quotations, price list etc., of items which are not included in the latest Schedule of Rates of CPWD etc i/c bid document to enable the Engineer-in-Charge to invite tenders for selection of contractor.	10%	40%
6	Getting Proof Check of Structural design and drawings from approved Agencies.	5%	45%
7	1. Submission of detailed working drawings/Good for Construction drawings of all required Building services/Plumbing services like water supply, E&M services, firefighting, Interior, external services, IT/communication services etc for execution of works. 2. Award of Work to Contractor	5%	50%
8	Providing revised drawings as per requirement during construction stage till completion of work including providing necessary drawings, clarifications, additional details etc., and also obtaining any approvals from local authorities including approval at plinth level etc. The fee will be released based on the financial progress of the work.	30%	80%
9	Supply of completion drawings and obtaining completion certificate, part occupation and occupation certificates from the Local Bodies including any other approval from various statutory authorities.	10%	90%
10	On completion of the work in all respects and getting final clearance from the local authorities.	5%	95%
11	Upon receiving of GRIHA/ IGBC certification & final payment to Contractor to arrive actual cost of construction	5%	100%

14. DEVIATION AND EXTRA ITEMS:

- i. The RBI & TCIL shall have the right to request in writing the changes i.e. additions/ deletions or modifications in the design and drawings of any part of the work and to request in writing any additional work in connection therewith and the consultant shall comply with such request. Nothing extra shall be paid.
- ii. Nothing extra shall be payable for such changes, alterations due to consultants' own omissions and/or discrepancies including changes proposed by the consultant.
- iii. The detailed scope of work shall be inclusive of complete consultancy services to make the entire buildings complex complete and functional including all changes /modifications/ revisions etc. required during execution of the work as per site condition etc. Nothing shall be paid extra.
- iv. The consultant shall not make any deviation, alteration, additions to or omissions from the work shown / described and awarded to him except with prior approval of the Engineer-in Charge in writing.
- v. Nothing extra shall be payable to the consultant for change in norms of local bodies, Statutory Authorities, Environment Ministry, MPCB, MbPA, BMC, Tree Authority, AAI, Fire department etc.
- vi. The quoted consultancy fee shall be deemed to cover the entire comprehensive Architectural & Engineering Consultancy scope as specified in the NIT, including but not limited to preparation of the master plan/layout plan utilizing the maximum permissible FSI (including FSI beyond 2), as well as all Non-FSI components and development works, such as parking facilities (stilt/podium/basement), vehicular ramps, access roads, paved and circulation areas, boundary walls and security infrastructure, landscaped and open areas, podium/open recreational and amenity spaces, service and utility buildings/rooms (electrical, mechanical, water supply, sewage, solid waste management, fire-fighting, and renewable/solar systems), storage/service shafts, fire-safety floors, fire tanks, pump rooms, refuge areas, and all external development and site infrastructure etc. required for the project. The Consultant shall provide all necessary designs, drawings, details, revisions, coordination, statutory submissions and approvals for the above at no additional cost, and no extra payment shall be admissible under any circumstances.
- vii. The decision of the TCIL shall be final and binding.