

Project:

‘Selection of Contractor for execution of the Proposed Redevelopment of Executive Quarters at No.75, Musiri Subramaniam Salai (Formerly Oliver Road), Mylapore, Chennai - 04’

Tender Date	02.07.2025	Extended Last Date & time Of Tender Submission	29.07.2025 at 3.00 pm
Pre-bid Meeting Date & Time (Through WebEx)	15.07.2025 at 11.00 AM	Extended Date & time of opening of Technical Bids through e-tender portal	29.07.2025 at 3.30 pm
Pre-Bid Clarification Date	16.07.2025		

Pre-bid meeting Through online mode

Attended by:

(A) From Employer – M/s.Indian Bank:

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|--------------------------------|------------------------|
| 1) Smt. Rashmi Ravindra Dongre | : DGM (Estate) |
| 2) Shri S Mohanakumar | : AGM (Estate) |
| 3) Shri Ramesh Sriram Gupta | : CM (Premises) |
| 4) Shri M.Bubesh Gupta | : CM (Estate) |
| 5) Shri S Mahendiran | : SM (Electrical Eng.) |
| 6) Shri Nitish Kumar Akhouri | : SM (Civil Eng.) |
| 7) Smt. Yamini Alamelu M P | : Manager (Civil Eng.) |
| 8) Shri Ravindra Pratap Singh | : Manager (Civil Eng.) |
| 9) Smt. Abhasree Nair | : AM (Civil Eng.) |

(B) From Architect – M/s.Taamaesek Engineering Consortium:

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|------------------|-----------------------|
| 1) Shri Prasanna | : Project Architect |
| 2) Smt Akalya | : Project Coordinator |
| 3) Shri Karthick | : Planning and QS |
| 4) Shri Yuvaraj | : MEP Head |

(C) From PMC – M/s.Capital Engineering Consultancy Pvt. Ltd.:

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|----------------------|-----------------------|
| 1) Shri Sarath Kumar | : Project Engineer |
| 2) Shri Ram Kumar | : Quantity Surveyor |
| 3) Smt. Samyuktha | : Architect |
| 4) Smt. Jancy | : Electrical Engineer |

(D) From Bidders (M/s.) :

1)	Casa Grande Civil Engineering Pvt. Ltd., Chennai
2)	B&B Developers & Builders Pvt. Ltd., Vellore
3)	Aarti Construction, Chennai
4)	MDS Enterprises
5)	Srii Vaari Civitech, Erode
6)	Sai Ram Builders

Clarifications for the queries raised in the pre-bid meeting held via Video Conferencing (through WebEx) at Indian Bank Corporate Office:

S.No.	Tender Reference	As Per Tender	Bidder Queries	Reply/ Clarification by Bank
1	Page No. 4 of NIT (Volume 1), Point No. 3	Earnest Money deposit Rs. 7,65,000/- (To be remitted online)	We request Bank to allow the submission of EMD in the form of Bank Guarantee or Demand Draft & also provide the BG format.	Yes, The Bank may accept Bank Guarantee in lieu of EMD for an equivalent amount issued by any scheduled commercial bank other than Indian Bank. The format for BG is enclosed as Annexure-1.
2	Page No. 4 of NIT (Volume 1), Point No. 4	Tender Processing Fee Non-refundable of Rs.1,000/- (online payment only)	Facility for making Tender Fee payment is not available in e-Tender portal (tenderwizard.com)	Bidders are required to submit Tender Fee through online payment and submit the proof (UTR) in the e-Tender portal (tenderwizard.com). The Bank account detail is given in Page No. 5 of NIT (Volume 1), Point No. 19.
3	1.5. Eligibility Criteria NIT (Volume 1), Point No. (iii)	Bid submitted as Direct / indirect Joint Ventures (JV)/ Consortium/Special Purpose Vehicles of whatsoever kind are not accepted	We kindly request the Bank to reconsider the restriction on Joint Venture participation. Allowing reputed contractors to form JVs or consortiums would enable the integration of diverse capabilities, thereby facilitating efficient execution and enhancing overall project delivery.	There is no change in JV Clause. Tender condition holds good.
4	1.5. Eligibility Criteria NIT (Volume 1), Point No. (vi)	Own works / work under the same management / own certification of the bidder shall not be considered	We request you, kindly allow own works / work under the same management / own certification of the bidder	Considering the request, we have rephrased the Point No.(vi) of 1.5 Eligibility Criteria in NIT (Volume 1), as "Own works / work under the same management / own certification of the bidder may be considered for the project value not less than Rs.10 Crore + GST having minimum Stilt + 5 floor in last seven years."

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5	Clause No.1.6.1 (ii) NIT (Volume 1) Page No. 15	The labour camp shall not be allowed to locate inside the proposed site	Bank may permit for labour camp at the site	Labour camp is not permitted, as there is no space at the site. Tender condition holds good.
6	Clause 10B – GCC (page no.86)	Mobilisation Advance - NOT APPLICABLE	Request to provide 15% interest free mobilization advance along with LOI.	Considering the request, Bank may consider, if requested by the contractor in writing within one month of the order to commence the work subject to Maximum of 5% of Contract value, as Interest (7% Simple interest + GST) bearing mobilization advance will be paid against submission of Bank Guarantee (BG) for a period of 6 months or extended till such period until the advance is fully recovered. BG shall be of 110% of the mobilization advance value. The same will be recovered equally from the first three RA bills. Utilization report of the expenditure made on this site has to be submitted by the contractor once in a fortnight.
7	Clause 10CA and Clause 10CC – GCC (page no.86)	Cost escalation for Cement & Steel - NOT APPLICABLE ; and Cost escalation excluding materials covered under clause 10 (CA) - NOT APPLICABLE	Kindly consider for escalation of cement & steel or other construction materials.	There is no change in the Clauses. Tender condition holds good.
8	Drawing Page 20 to 27	Interior work Drawings is available	Interior work Drawings is available But BOQ Specification & Items of works is not available kindly clarify?	Tender Drawings are for Tender Purpose Only. Interior drawings are for necessary information.

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9	Page No. 37 of GCC (Volume II), CLAUSE 19H	CLAUSE 19H The contractor(s) shall at his/their own cost provide his/their labour with a sufficient number of huts (hereinafter referred to as the camp) of the following specifications on a suitable plot of land to be approved by the Engineer-in- Charge	Since the site is vacant, can we establish the labour camp inside the campus? Having the labour camp inside the campus will be beneficial for the progress of the work and economical also.	Labour camp cannot be established at site because of space constraint. The Tender condition holds good.
10	Page No. 16 of NIT (Volume I), Point No. 1.14	The bidder shall be responsible for arranging and maintaining at its own cost all materials, tools & plants, water, electricity, access, facilities for workers and all other services required for executing the work unless otherwise specifically provided for in the contract documents	We request Bank to provide the power connection and water at point within the site premises as per the requirement worked out during the finalisation of contract including enhancement of power requirement on need basis according the agreed schedule. The Cost towards obtaining the power connection and water connection (including all the deposits) shall be borne by client and no deduction be made to the contractor. All other expenditures towards distribution of power to works, paying consumption charges - only electricity (water at free of cost) shall be borne by the Contractor.	The Tender condition holds good. It is in the Scope of Contractor.
11	Clause 7 : Payment On Intermediate Certificate To Be Regarded As Advances - GCC (Volume 2) Page no.24.	The interim or running account bills (RAB) shall be submitted by the contractor with the minimum value of Rs. 1.5 crores excluding GST for the work executed on the basis of such recorded measurements on the format of the CLIENT / PMC in triplicate on or before the date of every month fixed for the same by the Engineer-in-Charge.	We shall be submitting our RA Bills on monthly basis at irrespective of any value of work done	Considering the request, Clause 7 : Payment On Intermediate Certificate To Be Regarded As Advances - GCC (Volume 2) Page no.24, can be read as "The interim or running account bills (RAB) shall be submitted by the contractor with the minimum value of Rs.0.75 Crores excluding GST for

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				the work executed on the basis of such recorded measurements on the format of the CLIENT / PMC in triplicate on or before the date of every month fixed for the same by the Engineer-in-Charge.”
12	-	-	In BOQ, any type of Dewatering for surface/ rain water shall be paid additionally under the separate BOQ item.	No separate payment for Dewatering. It is part and parcel of the Contractor's Scope of Work.
13	-	-	ATM, Genset UPS accessories will be removed by Bank. Please confirm?	ATM & UPS not present. Genset is part of Tender for buyback.
14	-	-	Kindly brief the AS salvage value ?	The building is handed over in “as is whereas” and “whatever there is condition”, the contractor has to ascertain the conditions and quote the rates accordingly.
15	-	-	SS hand rail : BOQ specification and drawings specifications are miss matching. Kindly clarify?	There is no SS Handrail item in the BOQ of this tender.
16	-	-	Fire Door : As per BOQ given 1 hour but as per norms fire standard norms 2 hours MS fire rated steel door is nominal - Kindly clarify?	There is no Joinery item in the BOQ of this tender.
17	-	-	Earth Work disposal of excavated soil place not specified	Earth Work : Excavated soil has to be disposed off as per GRIHA norms, under the contractor's scope.
18	-	-	We request Bank to kindly furnish the soil test report of the site for our better understanding regarding earth work & other related works.	Soil test report is enclosed as Annexure 2.

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19	-	-	Please provide the floor wise Built Up Area Statement.	Area Statement is enclosed as Annexure 3.
20	-	-	What type of foundation is used for the building that needs to be demolished?	Shallow Foundation - Masonry foundation with RCC tie beam.
21	-	-	Please provide the AutoCAD all floors drawings to work out the Logistics Plan.	Required AutoCAD drawings shall be provided to the successful bidder as and when required.
22	-	-	Since it was item rate contract, all Liaisoning departments charges line item is not available. Kindly clarify?	All Liaisoning charges are under the scope of contractor. Bidder has to quote accordingly.
23	-	-	Is CMDA approval and Environmental clearance obtained for demolition of Existing Structures and cutting of trees. Please clarify	For Demolition of the existing building approval from Corporation of Chennai is already obtained. For cutting of trees, necessary statutory approval may be obtained by the contractor, if any, required from local authorities. For New building construction, planning permission is already obtained from CMDA.
24	Volume II – General Contract Conditions (GCC) page 42 of 99	CLAUSE 30A ALTERNATE WATER ARRANGEMENTS - The contractor shall be allowed to construct temporary wells / bore well in Client land for taking water for construction purposes only after he has got permission of the Engineer-in- Charge in writing. Moreover, statutory approvals from all concerned authorities for the same	Kindly clarify whom the scope of digging of bore well?	Tender Condition holds good for Clause 30A. Digging of temporary bore well is contractor's scope of works.

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		shall also have to be obtained by the contractor.		
25	-	-	CMDA/CEIG / CEA / TANGEDCO / TNERC / MNRE & TEDA/CMWSSB/ for obtaining approval for drawing and getting CMDA Completion Certificate, Safety Certificate, approval for Energisation, availing service connections as per Single Line Diagram, FIRE NOC, LIFT Energization/Approvals etc. The Contractor shall be fully responsible for meeting all the statutory obligations & local inspectorates wherever applicable to the works carried out by them. Kindly clarify whom the scope of statutory approval ?	Fire NOC is not applicable since the building height is not more than 18.30 Metres. CMDA Approvals have been obtained for the project. Contractor needs to facilitate Architect for obtaining Completion Certificate from CMDA. All other Statutory approvals are under the Scope of Contractor. Only the Statutory Payments will be paid / reimbursed by Bank.
26	Extension of time	Last date & time to submit the e- tender 23.07.2025	We Request you to Kindly extend the Tender upto 30.07.2025	Considering the request, the last date for submission of tender is extended to 29.07.2025 upto 03:00PM.

This Pre-Bid clarification shall be downloaded, signed, sealed and enclosed along with the Technical-Bid documents (Volume 1 to 4) and Drawings.