

EOI for Project Management Consultant for Construction of High Rise Towers for Residential and Office Purpose in Phase-II at SBI Enclave Gachibowli, Hyderabad				
Pre-Bid Meeting Date: 24.10.2025				
SI No	Section/Page/Clause No.	Description	REVISED/ADDITIONAL CLAUSE	
1	Annexure : B Part : B Page no: 27 of 68	ANNEXURE –B PART B ( BRIEF PARAMETER FOR EVALUATION OF PRESENTATION MADE BY PMC (TOTAL MARKS 50)	<b>The Bidder should score minimum 60% of the total marks i.e. 30 Marks. Price bids of those bidders will not be opened, who scores less than 30 marks.</b>	
2	Annexure : B Part : A Page no: 26 of 68	ANNEXURE –B PARAMETERS FOR DESIGN TECHNICAL COMPETITION Performance Certificate from Existing Clients a. Excellent = 5 b. Good=3 c. Satisfactory = 2	ANNEXURE –B PARAMETERS FOR DESIGN TECHNICAL COMPETITION Performance Certificate from Existing Clients a. Excellent = 5 b. Good=3 c. Satisfactory = 2 (Average Score of the eligible projects will be consider for marking)	
3		Contact details for e tender support :	Contact details for e tender support : Vishal Khilosiya, 9510813528, Vishal.k@eptl.in Nithya Vallavar, 7859800609, Nithya@eptl.in Laxmi Karli, 7859800624, Laxmi@eptl.in Nandan Valera, 9081000427, Nandan.v@eptl.in Mail to - etender.support@sbi.co.in	
4			<b>LAST DATE OF TENDER SUBMISSION IS : 08/12/2025@ 03:00 PM</b>	
PREBID MEETING QUERIES				
SI No	Section/Page/Clause No.	Description	Query	REPLY
1	GCC CL. 3: Eligibility Criteria Page No.9 of 68	Similar work under this clause means Planning, Designing and Supervision of Construction of High rise(Minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	It is our experience that building developed for <b>Government Sector entities are frequently low to mid-rise structures.</b> <b>We propose the following modification to the clause:</b> Similar work under this clause means Planning, Designing and Supervision of <b>Construction Residential/ commercial/ Institutional buildings</b> including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"
2	GCC CL. 3: Eligibility Criteria Page No.9 of 68	Similar work under this clause means Planning, Designing and Supervision of Construction of High rise(Minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	To our query raised earlier and as per the discussion held during the prebid meeting, <b>we propose the following modification to the clause:</b> Similar work under this clause means Planning, Designing and Supervision of <b>Construction of RCC Framed or Steel Structured Residential/ commercial/ Institutional buildings</b> including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"
3	GCC CL. 3: Eligibility Criteria Page No.9 of 68	Similar work under this clause means Planning, Designing and Supervision of Construction of High rise(Minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	We understand that the projects completed and developed on our own for commercial purpose are also eligible. Kindly Confirm that for such cases in place of completion certificate the bidder can submit the Occupancy/Completion Certificate of the building(s) issued by Concered authority along with project construction cost valuation report certified by the Chartered Accountant in practice. Land cost, sale consideration etc. not to be considered in the valuation report.	Tender Condition holds good
4	General		Technical and financila credentials of parent company is allowed to be used by the wholly owned subsidiary company and vice versa to meet the eligibility criteria	Credentials of the Participant company only considered for evaluation.

5	3. Eligibility criteria: Similar Works Definition Page No. 9	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise ( <b>Minimum 15 storied including Ground Floor</b> ) Residential / Commercial / institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise ( <b>Minimum 12 storied including Ground Floor</b> ) Residential / Commercial / institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"
6	ANNEXURE – B PARAMETERS FOR DESIGN TECHNICAL COMPETITION Point 3 Page No. 26	Maximum value (Project Cost) of any single project handled, in the last 7 years as on 30.09.2025 More than 800 crores and up to 1000 Crores =6, More than 1000 crores and up to 1600 Crores =8, More than 1600 crores=10	Maximum value (Project Cost) of any single project handled, in the last 7 years as on 30.09.2025 <b>More than 600 crores and up to 800 Crores =6, More than 800 crores and up to 1000 Crores =8, More than 1000 crores=10</b>	Tender Condition holds good
7	ANNEXURE – B PARAMETERS FOR DESIGN TECHNICAL COMPETITION Point 7 Page No. 26	Certification level in green / energy saving building in LEED/ GRIHA/IGBC rating system in any building (having <b>project cost of Rs. 800 Cr or above</b> ) completed in the <b>last 7 years</b> as on 31.8.2025: a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	Certification level in green / energy saving building in LEED/ GRIHA/IGBC rating system in any building (having <b>project cost of Rs. 500 Cr or above</b> ) completed in the <b>last 10 years</b> as on 31.8.2025: a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	Tender Condition holds good
8	Selection Criteria Page No. 27	The final selection of PMC will be made on the basis of techno-commercial evaluation by assigning weightages in the <b>ratio of 70%</b> to the presentation scheme (various technical parameters) made before the committee and <b>30% to the price bid</b> (professional fee quoted in sealed cover).	The final selection of PMC will be made on the basis of techno-commercial evaluation by assigning weightages in the <b>ratio of 80%</b> to the presentation scheme (various technical parameters) made before the committee and <b>20% to the price bid</b> (professional fee quoted in sealed cover)	Tender Condition holds good
9	General Query		It is kindly requested that the <b>last date for submission of bids</b> be set <b>14 days after the release of pre-bid queries/clarifications</b> by the Authority, to allow adequate time for bidders to incorporate the responses into their submissions.	<b>LAST DATE OF TENDER SUBMISSION IS : 08/12/2025@ 03:00 PM</b>
10	General Query		It is a common practice in government tenders to apply an <b>annual escalation of 10% on the project cost</b> from the date of completion. Accordingly, we <b>request the Authority to adopt a similar approach</b> for this tender to ensure consistency and fairness in evaluation.	Tender Condition holds good
11	3. Eligibility criteria: Page No:8-9	ii - The PMC should have rendered satisfactory professional services in planning, designing & supervision of similar high-rise building construction projects, from inception to completion stage for: (a) One similar assignment with a project construction completion <b>cost of Rs. 1600crores</b> (excluding GST) or (b) Two similar assignments with a project construction completion <b>cost of Rs.1000crores</b> (excluding GST); or (c) Three similar assignments with a project construction completion <b>cost of Rs. 800crores</b> (excluding GST) during last 7 years ending on 30.09.2025. These building projects should be commercial/residential/ institutional building projects.	ii - The PMC should have rendered satisfactory professional services in planning, designing &supervision of similar high-rise building construction projects, from inception to completion stage for: (a) One similar assignment with a project construction completion <b>cost of Rs. 500 crores</b> (excluding GST) or (b) Two similar assignments with a project construction completion <b>cost of Rs. 400 crores</b> (excluding GST); or (c) Three similar assignments with a project construction completion <b>cost of Rs. 300 crores</b> (excluding GST) <b>OR</b> Cumulative similar assignment with project construction completion <b>cost of Rs. 1600 crores</b> (excluding GST) During last 7 years ending on 30.09.2025. These building projects should be commercial/residential/ institutional building projects. <b>Kindly Allow escalation also @ 7% Per Annum</b>	Tender Condition holds good
12	3. Eligibility criteria: Page No:9	"Similar Work" under this clause means Planning, Designing and Supervision of <b>Construction of High rise (Minimum 15 storied including Ground Floor)</b> Residential/Commercial/institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	"Similar Work" under this clause means Planning, Designing and Supervision of <b>Construction of Residential/Commercial/institutional buildings</b> including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years". <b>Please remove(Minimum 15 storied including Ground Floor).</b>	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"

13	ANNEXURE –B PARAMETERS FOR DESIGN TECHNICAL COMPETITION No. 3 – Page No: 26	Maximum value (Project Cost) of any single project handled, in the last 7 years as on 30.09.2025 More than 800 crores and up to 1000 Crores =6, More than 1000 crores and up to 1600 Crores =8, More than 1600 crores=10	Maximum value (Project Cost) of any single project handled, in the last 7years as on 30.09.2025 <b>More than 300 crores and up to 400 Crores =6, More than 400 crores and up to 500 Crores =8, More than 500 crores=10</b> <b>Or</b> Maximum value (Project Cost) of cumulative project handled, in the last 7years as on 30.09.2025 <b>More than 1600 crores and up to 1800 Crores =6, More than 1801 crores and up to 2000 Crores =8, More than 2000 crores=10</b>	Tender Condition holds good
14	Page No: 26	Experience with PSU/ Public Sector Bank/Public limited (Listed) Company/Govt., completed in the last 7 years as on 30.09.2025 – One Project of at least 100% of the proposed project cost = 15, One Projects of at least 80% of the proposed project cost = 12, Two or more Projects of at least 60% of the proposed project cost =10, Three or more Project of at least 40% of the proposed project cost =5	Experience of Architectural/Supervision projects with PSU/ Public Sector Bank/Public limited (Listed)Company/Govt., completed in the last 7 years as on 30.09.2025 – 7Project = 15, 5 Projects =10, 3 Project =5	Tender Condition holds good
15	Page No: 26	Having Local Office at Hyderabad Full Fledged Office =5, Branch Office =3, No Office =0	Having Local Office at Hyderabad Full Fledged Office =5 Branch Office/Undertaking for same =3	Having Local Office at Hyderabad as on 30.09.2025 Full Fledged Office =5, Branch Office =3, No Office =0
16	Page No: 26	Certification level in green / energy saving building in LEED/ GRIHA/IGBC rating system in any building (having project cost of Rs. 800 Cr or above) completed in the last 7 years as on 31.8.2025: a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	Certification level in green / energy saving building in LEED/GRIHA/IGBC rating system in any building completed in the last 7 years as on 31.8.2025: a. Green certified 5 star rated projects 2 no. = 10 b. Green certified 1 no 3 star and 1 no. 5 star rated projects = 08 c. Green certified 3 star / 4 star rated projects 1 no. = 05 <b>Please remove (having project cost of Rs. 800Cr or above).</b>	Tender Condition holds good
17	3. Eligibility criteria, (ii) at pg. no. 9	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise ( <b>Minimum 15 storied including Ground Floor</b> ) Residential/ Commercial/ institutional buildings including Civil, Plumbing, Sanitary Fire Fighting HVAC and Electrical Installation work for Central Govt.Dept./State Gov. Dept./ Semi Govt,Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise ( <b>Minimum 07 storied including Ground Floor</b> ) Residential/Commercial/ institutional buildings including Civil, Plumbing, Sanitary Fire Fighting HVAC and Electrical Installation work for Central Govt.Dept./State Govt, Dept./ Semi Govt.Dept. /PSU/Public sector Banks/Listed companies during last 7 years	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"
18	3. Eligibility criteria, (ii) at pg. no. 9		Kindly confirm "Similar assignments" and "Similar works" are same.	Similar assignment and Similar works are same
19	Additional changes requested		Please add "PMC should have ongoing/completed work of atleast one building with minimum 15 storied including Ground floor".	Tender Condition holds good
20	Clause 8.2 on page 64 of Notice	a. 5% after Drawings, Estimates and tender document approval. b. 5% after Issuing of LOA to EPC L-1 contractor. c. 80% payment against progressive bills after 15 days of payment to the contractor. d. 5% after 48 months of settlement of final bills of all the contractors. e. Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.	<b>We request to kindly modify the payment terms as below:</b> a. Conceptual plan, Block Estimates, Tender document & preliminary Detailed Project Report: 50% b. Project Management and Construction Supervision: 50% on man month basis	a. 5% after Drawings, Estimates and tender document approval. b. 5% after Issuing of LOA to EPC L-1 contractor. c. 80% payment against progressive bills after 15 days of payment to the contractor. d. 5% after settlement of final bills of all the contractors. e. Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later. Time period of the project is as under : i) Total EPC Contact period is 48months ( 6 months is for Statutory approval + 42 months for project completion). ii) Defect liability period is : 24 months.

21	Clause 3 (ii) on page 8 of Notice	The PMC should have rendered satisfactory professional services in planning, designing & supervision of similar high-rise building construction projects, from inception to completion stage for: (a) One similar assignment with a project construction completion cost of Rs. 1600 crores (excluding GST) or (b) Two similar assignments with a project construction completion cost of Rs. 1000 crores (excluding GST); or (c) Three similar assignments with a project construction completion cost of Rs. 800 crores (excluding GST) during last 7 years ending on 30.09.2025. These building projects should be commercial/residential/ institutional building projects.	<b>We request to kindly relax the criteria and modify the same as below:</b> The PMC should have rendered satisfactory professional services in planning, designing &/or supervision of similar high-rise building construction projects, from inception to completion stage for: (a) One similar assignment with a project construction completion <b>cost of Rs. 800 crores</b> (excluding GST) or (b) Two similar assignments with a project construction completion <b>cost of Rs. 500 crores</b> (excluding GST); or (c) Three similar assignments with a project construction completion <b>cost of Rs. 400 crores</b> (excluding GST) during last 7 years ending on 30.09.2025. These building projects should be commercial/ residential/ institutional building projects.	Tender Condition holds good
22	Clause 3 (ii) on page 8 of Notice	The PMC should have rendered satisfactory professional services in planning, designing & supervision of similar high-rise building construction projects, from inception to completion stage for: (a) One similar assignment with a project construction completion cost of Rs. 1600 crores (excluding GST) or (b) Two similar assignments with a project construction completion cost of Rs. 1000 crores (excluding GST); or (c) Three similar assignments with a project construction completion cost of Rs. 800 crores (excluding GST) during last 7 years ending on 30.09.2025. These building projects should be commercial/residential/ institutional building projects.	We request that <b>simple rate of 10% per annum</b> shall be applied to the Project cost to brought them at current level.	Tender Condition holds good
23	Clause 3 (ii) on page 8 of Notice	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) Residential/ Commercial/institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	<b>We request to kindly modify the Similar Work definition as below:</b> "Similar Work" under this clause means Planning, Designing and/or Supervision of <b>Construction of High rise (Minimum 5 storied including Ground Floor) Residential/ Commercial/ institutional buildings</b> including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"
24	S. No. 1 on page 26 of Notice	Number of technical staff (Architects and Engineers) in main office (on pay roll): Up to 20 =4, More than 20and up to50 = 8, more than 50 and up to 75= 10, More than 75 up to 100= 12, More than 100 = 15	We understand that Undertaking from HR shall be considered for the same and CVs or any form is not required to be submitted with the bid. <b>Request to kindly confirm the same.</b>	Biodatas of the Staff to be provided as per annexure-E. this data will be used for evaluation of technical score as per annexure-E
25	S. No. 3 on page 26 of Notice	Maximum value (Project Cost) of any single project handled, in the last 7 years as on 30.09.2025 More than 800 crores and up to 1000 Crores =6, More than 1000 crores and up to 1600 Crores =8, More than 1600 crores=10	We request to kindly relax the criteria and modify the same as below: More than <b>400 crores and up to 500 Crores</b> =6, More than <b>500 crores and up to 800 Crores</b> =8, More than <b>800 crores</b> =10	Tender Condition holds good
26	S. No. 3 on page 26 of Notice	Maximum value (Project Cost) of any single project handled, in the last 7 years as on 30.09.2025 More than 800 crores and up to 1000 Crores =6, More than 1000 crores and up to 1600 Crores =8, More than 1600 crores=10	We understand the any type of Project i.e. Design <b>and/or</b> Supervision shall be considered. <b>Request to kindly confirm the same.</b>	type of Project i.e. Planning and Supervision shall be considered. Only design scope will not considered.
27	S. No. 4 on page 26 of Notice	Experience with PSU/ Public Sector Bank/Public limited (Listed) Company/Govt., completed in the last 7 years as on 30.09.2025 One Project of at least 100% of the proposed project cost = 15, One Projects of at least 80% of the proposed project cost = 12, Two or more Projects of at least 60% of the proposed project cost =10, Three or more Project of at least 40% of the proposed project cost =5	We understand the any type of Project i.e. Design <b>and/or</b> Supervision shall be considered. <b>Request to kindly confirm the same.</b>	Tender Condition holds good with type of Project i.e. Planning and Supervision shall be considered. Only design scope will not considered.
28	S. No. 4 on page 26 of Notice	Experience with PSU/ Public Sector Bank/Public limited (Listed) Company/Govt., completed in the last 7 years as on 30.09.2025 One Project of at least 100% of the proposed project cost = 15, One Projects of at least 80% of the proposed project cost = 12, Two or more Projects of at least 60% of the proposed project cost =10, Three or more Project of at least 40% of the proposed project cost =5	We request to kindly relax the criteria and modify the same as below: <b>One Project of at least 50%</b> of the proposed project cost = 15, <b>One Projects of at least 40%</b> of the proposed project cost = 12, <b>Two or more Projects of at least 30%</b> of the proposed project cost =10, <b>Three or more Project of at least 20%</b> of the proposed project cost =5	Tender Condition holds good

29	Page 1 of RFP	The PMC shall prepare conceptual architectural designs (plans, elevations, 3D walkthrough, landscaping) and obtain Environmental Clearance & Airport Authorities of India (AAI) provisional clearance.	We understand conceptual design/preliminary design only for Architecture is to be done for tender purpose for Selection of EPC Contractor. Preliminary Structure & MEP design is not in the scope. <b>Request to kindly confirm the same.</b>	The PMC shall prepare architectural designs & Drawing (masterplan, plans, sections, elevations, 3D walkthrough, landscaping, utility & amenities etc.) and obtain Environmental Clearance & Airport Authorities of India (AAI) provisional clearance. GFC, structural & MEP design is not in the scope of PMC
30	Clause 17.4 a) on Page 15 of RFP	Pre-construction Stage before EPC contractor Selection Phase	We understand that only Preconstruction/ Provisional Statutory approvals and Environmental Clearance to be obtained by PMC. Further obtaining NOCs and approvals from Statutory Authority shall be in scope of EPC Contractor. <b>Request to kindly confirm the same.</b>	Tender Condition holds good
31	Clause 17.4 a) on Page 15 of RFP	Pre-construction Stage before EPC contractor Selection Phase	We request to kindly provide the duration of <b>Pre-construction Stage before EPC contractor Selection Phase.</b> AND We understand that no deployment is required during Pre-construction Stage before EPC contractor Selection Phase and work shall be done from Consultant's office. <b>Request to kindly provide and confirm the same.</b>	PMC Shall open local office in prescribed period and pre construction stage sufficient manpower required to be deployed as and when required up to finalization of the EPC bidders.
32	Clause 8.2 e) on page 64 of RFP	Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.	We request to kindly provide the duration of Defects Liability period and man months requirement for the same.	Defect liability period is : 24 months. Manpower deployment: 1 Civil Engineer and 1 Electrical Engineer needs to be deployed during the defect liability period (with minimum 5 years experience)
33	S. No. 9 on page 4 of Notice	Place, date & time for submission of tender Contact person / telephone no/email address: 12/11/2025 on or before (upto 03:00 PM) in online mode at <a href="https://etender.sbi/">https://etender.sbi/</a>	We request to kindly provide extension of Two week after receipt of Prebid queries replies. It will help us to prepare comprehensive and quality proposal.	<b>LAST DATE OF TENDER SUBMISSION IS : 08/12/2025@ 03:00 PM</b>
34	Notice Invite EOI Table point no. 03, Page-3	3. Total Time allowed for completion of the Project: 48 months from the date of work order to L-1 EPC Contractor.	It is requested to kindly clarify that the said project duration of 48 months includes Time period for pre-construction activities and DLP. Breakup for pre-construction, Construction and DLP may please be provided.	Time period of the project is as follows: 1. Total EPC Contact period is 48 months ( 6 months is for Statutory approval + 42 months for project completion). 2. Defect liability period is : 24 months.
35	Clause 23.1 Force Majeure, Page-23	Neither contractor not SBI shall be considered in default in performance of their obligations if such performance is prevented or delayed by events such as.....	It is requested to add PMC also in the said clause and modify the same as below:  Neither PMC, contractor not SBI shall be considered in default in performance of their obligations if such performance is prevented or delayed by events such as.....	Tender Condition holds good
36	Annexure-B, Page-26	7. Certification level in green / energy saving building in LEED/ GRIHA/IGBC rating system in any building (having project cost of Rs. 800 Cr or above) completed in the last 7 years as on 31.8.2025: a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04	It is requested to kindly consider all projects for Green certification evaluation criteria irrespective of project cost. Therefore, condition of ' <b>having Projects cost of Rs. 800 cr. or above' may please be removed from the said criteria.</b>	7. Certification level in green / energy saving building in LEED/ GRIHA/IGBC rating system in any building (having project cost of Rs. 800 Cr or above) completed in the last 7 years as on 30.09.2025: a. Green certified 05 or more projects =10 b. Green certified 04 or more projects = 08 c. Green certified 03 or more projects = 06 d. Green certified 02 or more projects = 04
37	Annexure-E, Page-34	BIO-DATA OF TECHNICAL STAFF (ARCHITECTS/ ENGINEER)	Please clarify whether the Biodata of all 13 nos. of required manpowers is to be provided.	Biodatas of the Staff to be provided as per annexure-E. this data will be used for evaluation of technical score as per annexure-E
38	Clause 3. Eligibility criteria:(xi), Page-10	The PMC Firm should have been in the field of Project Management Consultancy and should have minimum 7 years' experience as on 30.09.2025 and have been registered as consultant in any Government/ Semi Government Department. Firms registered for multiple activities need not apply.	It is requested to kindly clarify the said tender is open to all Project Management Consultancy registered in India.	The PMC Firm should have been in the field of Project Management Consultancy and should have minimum 7 years' experience as on 30.09.2025 and have been registered as consultant in INDIA
39	Notice Invite EOI Table point no. 08, Page-3	8. Place, date & time for submission of tender Contact person / telephone no/email address.: 12/11/2025 on or before (upto 03:00 PM)	In view of the above queries and preparation of tender documents, the last date of bid submission may please be extended by atleast two weeks from reply of pre-bid queries.	<b>LAST DATE OF TENDER SUBMISSION IS : 08/12/2025@ 03:00 PM</b>
40	Clause 9 of Instructions to Perspective Project Management Consultants (PMC) Page No.7	Joint Venture/ Consortium shall not be allowed, and Prospective PMC should meet the mentioned Eligibility criteria themselves.	Considering the sizable nature of the project, we request you to kindly allow participation through joint ventures.	Tender Condition holds good
41	GCC clause 6 Evaluation of Proposals for Short listing Page No.11	The Technical Bid and Commercial Bid Will have w weightage of 70 and 30 marks respectively.	We request that the evaluation criteria be revised to 80:20 (Technical : Financial) to ensure that the most qualified and experienced consultants are appropriately positioned in the competitive evaluation.	Tender Condition holds good

42	GCC clause 17.5 sub clause xiv Page No.18-19	Ensuring day to day supervision of works, recording measurements, ensuring daily check on quality and specifications of the work being executed, ensuring on site / laboratory testing of materials as per contractual provisions and maintaining record thereof, ensuring compliance with all other standards etc. by deploying minimum 13 full time qualified Site Engineers (engineering graduate of civil, Electrical, Architect & fire or safety with minimum 5-15 year site experience	Kindly confirm whether, at this stage, we are required to provide only the names of the proposed personnel or also submit their detailed CVs. Further, please clarify the applicable clause or procedure regarding replacement of personnel during the deployment stage.	Biodatas of the Staff to be provided as per annexure-E. this data will be used for evaluation of technical score as per annexure-E
43	GCC Clause 3 Eligibility Criteria Page No.9	"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) Residential/ Commercial/institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt, Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years".	<b>Please amend this clause to make it read as:</b> "Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied including Ground Floor) Residential/ Commercial/institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt, Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies <b>during last 10 years</b> ".	Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor) Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"
44	Clause 8.2 (a&b ) Terms of Payment of Fees Page No.64	a. 5% after Drawings, Estimates and tender document approval. b. 5% after Issuing of LOA to EPC L-1 contractor	We request that the payment terms under Clause 8.2(a) and (b) be structured as progressive payments.	a. 5% after Drawings, Estimates and tender document approval. b. 5% after Issuing of LOA to EPC L-1 contractor. c. 80% payment against progressive bills after 15 days of payment to the contractor. d. 5% after settlement of final bills of all the contractors. e. Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later. Time period of the project is as under : i) Total EPC Contact period is 48months ( 6 months is for Statutory approval + 42 months for project completion). ii) Defect liability period is : 24 months.
45	Clause 8.2 (d) Terms of Payment of Fees Page No.64	<b>5% after 48 months</b> of settlement of final bills of all the contractor.	This sentence implies that the 5% will be released after 48 months of the Contractor's final bill settlement. Kindly clarify.	5% after settlement of final bills of all the contractors.
46	Clause 8.2 (e ) Terms of Payment of Fees	Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.	Clause 8.2(e) appears ambiguous, as it states that the balance 5% payment will be released after the award of arbitration, if any. In the event that the arbitration proceedings extend over several years, it is unclear whether SBI would withhold the final payment for the entire duration or release it along with applicable interest. Since the PMC is not responsible for initiating arbitration between the Contractor and the Client, holding back the payment appears unwarranted. Further clarity is therefore required, as the clause does not specify any defined role of the PMC in the arbitration process, yet the payment remains withheld.	Tender Condition holds good
47	Clause 8.2 (e ) Terms of Payment of Fees	Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.	Instead of the mentioned clause, we request that the balance 5% payment be released against submission of a Bank Guarantee of equivalent amount..	Tender Condition holds good
48	Clause 17.1 Scope of services Page No.14	SBI intends to commence and complete the works in all respects viz. ready for occupation within a maximum time span of 48 months from the date of work order to L-1 EPC contractor.	The PMC contract does not clearly specify the timelines for PMC services during the Pre-Construction, Construction, and Post-Construction (DLP) stages. Our understanding is that the 48-month duration pertains to the Construction stage, commencing from the issuance of the LoI to the contractor and continuing until completion of the project by the contractor. Kindly clarify.	Time period of the project is as under : i) Total EPC Contact period is 48months ( 6 months is for Statutory approval + 42 months for project completion). ii) Defect liability period is : 24 months.

49	Clause 17.5 (xiv) & Sample Agreement (point no-9) Page No. 18 & 56	Deployment for Supervision works & The above requirement are only the minimum.	As the PMC scope covers activities from the pre-construction stage to the post-construction stage, the deployment was originally envisaged only for the construction stage, with a team of 13 personnel. There is no intimation regarding deployment during the pre-construction stage. Furthermore, only 13 personnel have been engaged for supervision. It is also noted from page 56 of the sample agreement that “the above requirements are only the minimum.” Under this context, please clarify whether any additional payment is envisaged for resources deployed beyond the stipulated 13 personnel. If no extra payment is provided, kindly specify the required number of resources to be deployed across different domains. The tender document does not provide a clear deployment chart, and we request clarification on this matter.	<b>1. Pre construction stage:</b> Sufficient manpower required to be deployed as and when required, up to finalization of the EPC bidders.  2. Minimum 13 members shall be deployed during EPC contract period( 48 months). The requirement asked in hte EOI is minimum. Additional manpower deployed may be deployed by the PMC as per the project requirement with in quoted fees.  3. Defect liability period is : 24 months. Manpower deployment in defect liability period is : 1 Civil Engineer and 1 Electrical Engineer needs to be deployed during the defect liability period (with minimum 5 years experience)
50	Clause 7.1 Page No 63	PMC subject to the total liability of the firm on this account being limited to an amount equal to 15% of the total fees payable	We request you to consider total Liability of 10% of the total fees payable instead of 15%	Tender Condition holds good
51	General	General	What is the duration of the DLP period	Defect liability period is : 24 months.
52	General	General	The “Price Adjustment Clause” appears to be missing. Delays may occur due to reasons attributable to the Client, such as delay in handing over the site or changes in scope during the construction stage, both of which require additional processing time. Furthermore, force majeure conditions may also result in justified delays for the Contractor, which would consequently impact the overall timelines for the PMC as well.	Tender Condition holds good
53	General	General	Kindly consider providing a mobilization advance to support cash flow, as the PMC is required to construct the site office.	Mobilization advance will not be paid.
54	General	General	Kindly provide the total site area and the proposed built-up area (BUA) for the project, including the breakdown for residential and office towers. This will help in estimating the scope of design and supervision efforts.	Enclosed as Annexure-1
55	General	General	The Tender Document mandates the deployment of 13 full-time site engineers. Can you kindly confirm if this number is flexible based on project phase and workload, or is it a fixed requirement throughout the 48-month duration?	Total minimum Man power deployment is mandatory for entire period the EPC Contract
56	General	General	We request you for an extension of 2 weeks from the date of receipt of Pre-bid replies.	<b>LAST DATE OF TENDER SUBMISSION IS : 08/12/2025@ 03:00 PM</b>
57	Clause No. 09 – Instructions to perspective project management (PMC) Page No 7	Joint Venture / Consortium shall not be allowed, and Prospective PMC should meet the mentioned Eligibility criteria themselves.	Kindly consider permitting participation through a Joint Venture/Consortium arrangement, wherein the Prospective PMC collectively meets the prescribed eligibility requirements, or alternatively, allow the engagement of sub-consultants for specific areas of expertise as required under the scope of work.	Tender Condition holds good
58	Clause No. 03 (iv) – Eligibility Criteria Page No 9	The average annual turnover of the PMC by way of professional Fee in last three financial years ending on 31.03.2025 shall not be less Rs.12 Crores. Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2025 shall be submitted in support of claims.	If the Joint Venture/Consortium is permitted, kindly allow consideration of the combined average annual turnover of the Lead Member and JV Member, derived from professional Fee in last three financial years ending on 31.03.2025 shall not be less Rs.12 Crores.	Tender Condition holds good
59	Page No: 1	The PMC shall prepare conceptual architectural designs (plans, elevations, 3D walkthrough, landscaping) and obtain Environmental Clearance & Airport Authorities Of India (AAI) provisional clearance.	For obtaining Environmental Clearance, detailed designs for utilities such as STP, GWTP, etc., are required. However, the detailed design for these systems falls under the EPC contractor's scope. Kindly clarify how EC approval is expected to be obtained under the current scope of work.	The PMC shall prepare architectural designs & Drawing (masterplan, plans, sections, elevations, 3D walkthrough, landscaping, utility & amenities etc.) and obtain Environmental Clearance & Airport Authorities of India (AAI) provisional clearance. GFC, structural & MEP design is not in the scope of PMC
60	Page No: 1	The PMC shall prepare conceptual architectural designs (plans, elevations, 3D walkthrough, landscaping) and obtain Environmental Clearance & Airport Authorities Of India (AAI) provisional clearance. The EPC contractor shall prepare detailed structural and MEP designs, execute the works, and obtain all statutory approvals/NOCs from the concerned government departments(excluding Environmental Clearance & Airport Authorities Of India (AAI) provisional clearance)	In the context of Environmental Clearance, Kindly clarify which responsibilities for EC submissions and approvals will be handled by the PMC and which by the EPC contractor.	Tender Condition holds good
61	Page No:9	The average annual turnover of the PMC by way of professional Fee in last three financial years ending on 31.03.2025 shall not be less <b>Rs.12 Crores</b> . Copies of the audited Annual Balance sheet for the last three financial years ending on 31.03.2025 shall be submitted in support of claims.	Kindly request to change the average annual turnover of the PMC by way of professional Fee in last three financial years ending on 31.03.2025 shall not be less <b>Rs.8 Crores</b> .	Tender Condition holds good

62	Clause 9 of Instructions to Perspective Project Management Consultants (PMC) Page No.7	The client permits only sole consultants (firms their individual members) to offer consulting services for projects being undertaken by Client. Joint Venture or Consortium is not allowed for this assignment.	We kindly request the client/authority to kindly allow participation of this project in Joint Venture. Allowing a Joint Venture would enable the pooling of expertise, resources and experience from multiple firms, thereby ensuring the highest technical quality and efficient delivery of services for the project. This may kindly considered.	Tender Condition holds good
63	Selection Criteria from Annexure-B, parameters for Design Technical Competition	The final selection of PMC will be made on the basis of techno-commercial evaluation by assigning weightages in the ratio of 70% to the presentation scheme (various technical parameters) made before the committee and 30% to the price bid (professional fee quoted in sealed cover).	We kindly request the Client/authority to consider revising the <b>techno-commercial evaluation weightage in ratio from 70:30 to 80:20</b> (technical:financial) Given the complexity and nature of the project, a higher weightage on technical evaluation will ensure selection of the most qualified consultant and improve project outcomes. This may kindly be considered.	Tender Condition holds good
64	Sr. No. 8, of Notice Inviting EOI	Place, date & time for submission of tender Contact person / telephone no/email address: 12/11/2025 on or before (upto 03:00 PM) in online mode at <a href="https://etender.sbi/">https://etender.sbi/</a>	We kindly request the client/authority to extend the bid submission due date by at least Two week from the date of publishing the response to the pre-bid queries, to allow adequate time for preparation of the proposal. This may kindly be considered.	<b>LAST DATE OF TENDER SUBMISSION IS : 08/12/2025@ 03:00 PM</b>
65	Instruction to PMC-Clause 7.e Page No.12	The design brief/requirements will be provided to the Qualified PMCs	Request to share the basic detail/SBI requirement with the bidders. Request to share the area statement for office unit & residential unit. Request to share the plot area for present development. Request to share available drawing.	Site Area and area requirements are enclosed as Annexure-1
66	10.c.i Page No.13 Professional fees	Deduction on account of TDS & GST TDS as per applicable rules of Government.	We understand that client will deduct only TDS from the PMC bill. Please Confirm	Tender Condition holds good
67	Clause No. 17.4.a.i Preparation of preliminary design and block estimate & detailed project report(DPR) Page No 14	PMC shall arrange to prepare the preliminary drawing and designs based on the Bank's requirement and the local municipal norms which will be baseline for the contractor to develop detailed architectural drawings. Based on the conceptual design, PMC shall work out the block estimate for the project with reference to page-15 of 68 CPWD PAR/prevaling market rate, A DPR incorporating the above details along with a Work Schedule etc. is to be prepared	Is client is looking for 1 EPC contractor including all civil, finishes, façade, MEP, Elevator, IBMS & IT networking & external development scope? Please confirm # for tendering process PMC will prepare the tender document & manage all the tendering process but using of any 3rd party portal or SBI portal not in PMC scope. Please confirm	We intend to take-up the work in single Phase EPC contract. However, Bank reserve its right to appoint one or more EPC contractor as per the requirement. Bank Decision in this regard is final, Tendering will be done through Banks tender portal.
68	Instruction to PMC-Scope-Clause 17.4 Page.17	The scope PMC including obtain Environmental clearance & Airport Authorities of India(AAI) provisional clearance and including necessary liaison for obtaining such permission within the quoted professional fee only.	Since, present development is in the existing campus, we presume that the EC for the whole campus is available with the SBI. Please confirm	Tender Condition holds good
69	Clause No. 17.5..iv Page No.17	Most of the features applicable for 'Green building' such as energy conservation, use of solar and other renewable sources of energy, use of natural light to the maximum extent etc. will have to be taken into account during planning, design, and execution stages.	Please specify the Green Building / IGBC rating. We have not considered any IGBC consultant, and this will be under EPC contractor. Please confirm.	Obtaining of IGBC rating is in the scope of EPC contractor. PMC has to plan and design as per the IGBC Platinum rating.
70	GCC - Clause No. 17.5.x- Page 17	Calling of competitive tenders each trade-wise at appropriate time from the pre qualified EPC contractor. Required sets of tender documents will have to be prepared by the PMC themselves at no extra cost to SBI.	Please confirm whether you are looking for trade wise EPC contractor or single EPC contractor?	We intend to take-up the work in single Phase EPC contract. However, Bank reserve its right to appoint one or more EPC contractor as per the requirement.
71	GCC - Clause No. 17.5.xviii- Page 19	During the defect liability period carrying out periodical inspection along with representatives of SBI/ SBI and contractor, preparation of defects list and arrange for its rectification from contractor.	What will be the defect liability period for PMC contract ? If any DLP is applicable for PMC, then what will be the PMC's Manpower Deployment during DLP period?	Defect liability period is : 24 months. Manpower deployment: 1 Civil Engineer and 1 Electrical Engineer needs to be deployed during the defect liability period (with minimum 5 years experience)
72	Instruction to PMC - Scope - Clause 19 Page No. 20	Wherever, the in-house expertise is not available with the PMC, they shall engage professionally qualified Architects for Structural / Electrical / Lifts / Firefighting / HVAC and other similar specialized professional service required for the verification of project within the approved professional Fee as per agreement other than structure design which shall be done by the EPC contractor through their structural consultant shall be duly checked by the PMC for its stability, safety and economy.	We presume that the Design of all trades including Structure, Faced, MEP, Lifts etc. will be under EPC contractor scope. Scrutiny of the design is under PMC scope. Please confirm.	Tender Condition holds good
73	Clause No. 25 Termination for Default - Page 23	<b>Termination for Convenience</b> - The SBI, by written notice of not less than 30 (Thirty) days sent to the PMC, may terminate the Contract, in whole or in part, at any time for its convenience. The notice of termination shall specify that termination is for the SBI's convenience, the extent to which performance of the PMC under the Contract is terminated, and the date upon which such termination becomes effective.	If the contract is terminated for the convenience of the SBI, then PMC shall compensate as per the actual cost incurred by the PMC plus loss of profit. Please confirm.	Tender Condition holds good
74	Clause No. 27.1 Taxes & Duties - Page 24	The PMC shall be liable to pay all corporate taxes and income tax that shall be levied according to the laws and regulations applicable from time to time in India and the price Bid by the PMC shall include all such taxes (excluding GST) in the approved professional Fee.	PMC shall not consider the BOCW cess in the quoted price. Please confirm.	all present and future Taxes to be considered while quoting except GST
75	Clause No. 27.3 Taxes & Duties - Page 24	Fee payable to the PMC as stated in the Agreement shall be firm and not subject to adjustment during execution of the Project, irrespective of reasons whatsoever, including exchange rate fluctuations etc.	PMC will be compensated reasonably for the cost incurred by the PMC for the contract time extension if delay is not attributable to PMC.	Tender Condition holds good

76	Technical Evaluation - Illustration - Page No. 28		In the illustration, only Design Presentation Score has been considered for technical evaluation not the Technical Parameter score. Please confirm the process.	Tender Condition holds good
77	Design Presentation - P27	PMCs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.	Please specify whether PMC need to submit any concept drawing / document / model along with the bid proposal or it is required during presentation.	It is required during presentation by shortlisted bidders.
78	Design Presentation - P27	PMCs shortlisted for participating in presentation will have to present their scheme of proposals/drawings/plans/visuals/3D Views etc. to the committee on the date to be advised by SBI separately.	We require the following details from your end for presentation. <b># For Office</b> 1. Building Configuration. 2. Expected Occupancy & Expected Customer Footfall during peak time. 3. Facility wise vis-a-vis floor wise Area Statement 4. Number of open & covered parking. 5. Requirement of Currency Chest & the area. 6. Requirement of Auditorium & capacity if any. 7. Requirement of Classroom & area if any. 8. Requirement of Library if any. 9. Number of Conference Room and area. 10. Number of standard cabins & area. 13. Area & seating capacity of Cafeteria. <b># For Residential</b> 1. Building Configuration. 2. Total number of Residential unit. 3. Parkings. 4. Amenities	Site Area and SBI, requirements are enclosed as Annexure-1
79	Letter of Undertaking .....SL. No. 3 Page No. 47	We shall be fully responsible to support the L-1 contractor/ EPC contractor to carryout ..... other local authorities permissions applicable for the project including ensuring its revalidation from time to time <b>at our own cost</b> Excluding any legal charges payable to the respective authority against the Written demand for issuance/revalidation of such permissions) .....	EC & AAI provisional Clearance will be under PMC scope all other permissions & their revalidation are under EPC contractor scope. Please confirm.	Tender Condition holds good
80	Annexure K - Sample Agreement- 6.1 Page No.58	No deduction shall be made from the PMC's fees on account of any penalty, liquidated damages or other sums withheld from payment to the contractor but when any penalty is levied or damages are recovered or sum is withheld from payment to the contractor on account of defective work in such a cases, the PMC's fees in respect of the total value of the detective work shall not be paid for.	Please explain this clause.	Tender Condition holds good
81	Annexure K - Sample Agreement - 7.1 P 63 - Fault or Delays	Determining claims of the contractor due to fault or delays caused by the PMC subject to the total liability of the firm on this account being limited to an amount equal to 15% of the total fees payable.	Request you to change the maximum aggregate liability / deduction towards fault / delays by the PMC & LD from the PMC's fees shall not exceed 5% of the total contract value. .	Tender Condition holds good
82	Annexure K - Sample Agreement - 7.3 P 63 - LD	0.5% of the total fees per week (7 days) of delay. Total recoveries on account of delays and / or any other loss or damage caused to the Bank due to defective / faulty supervision on part of PMC shall be <b>limited to maximum of 15% of total fees payable</b> to PMC on entire actual work, for which the PMC's services availed by the Bank. The decision of the Bank in this matter after giving due hearing to the PMC's arguments, shall be final and binding on the PMC.	Please confirm.	Tender Condition holds good
83	Annexure K - Sample Agreement - 7.4 P 64 - Security Deposit & Performance Bond	The firm will furnish to SBI a security deposit in the form of a Bank Guarantee for an amount of 10% of their total fees (approx.) within 30 days of the date of Agreement. On completion of the entire job the Bank Guarantee against security deposit will be converted to a Performance Bond to be valid for 48 months from the date of virtual completion of different works	Request to consider Bank Guarantee or <b>Insurance Surety Bond</b> for Security Deposit & Performance Bond.  Request you to consider 5% security deposit in the form of Bank Guarantee or Insurance Surety Bond for the project duration and 2.5% Performance bond in the form of Bank Guarantee or Insurance Surety Bond .	Tender Condition holds good

84	Annexure K - Sample Agreement - P 64 - Terms of Payment	<p># 5% after Drawings, Estimates and tender document approval.</p> <p># 5% after Issuing of LOA to EPC L-1 contractor.</p> <p># 80% payment against progressive bills after 15 days of payment to the contractor.</p> <p># 5% after 48 months of settlement of final bills of all the contractors.</p> <p># Balance 5% expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.</p>	<p><b>Request you to consider the following payment terms :</b></p> <p># 2.5% after signing of contract agreement &amp; submission of Security Deposit.</p> <p># 2.5 % aafter Drawings, Estimates and tender document approval.</p> <p># 5% after Issuing of LOA to EPC L-1 contractor.</p> <p># 85% on against progressive bills of EPC contractor after 15 days of payment to the contractor..</p> <p>#5 % after settlement of final bills of all the contractors.</p> <p>We request to release 100% PMC fees in the above mentioned manner and for DLP period PMC will furnish Performance Bond.</p>	<p>a. 5% after Drawings, Estimates and tender document approval.</p> <p>b. 5% after Issuing of LOA to EPC L-1 contractor.</p> <p>c. 80% payment against progressive bills after 15 days of payment to the contractor.</p> <p>d. 5% after settlement of final bills of all the contractors.</p> <p>e. Balance 5% after expiry of latest of the Defects Liability periods of the various contractors. OR after attending to the CTE's observations, if any, from time to time till its final disposal and award of arbitration, if any, whichever is later.</p> <p>Time period of the project is as under :</p> <p>i) Total EPC Contact period is 48months ( 6 months is for Statutory approval + 42 months for project completion).</p> <p>ii) Defect liability period is : 24 months.</p>
85	Bill Payment Cycle	80% payment against progressive bills after 15 days of payment to the contractor.	<p>Please explain this clause. We presume that progressive bills will be EPC contractor's bill and EPC contractor's Mobilisation advance will be considered as progressive bill for PMC's bill.</p> <p>Request you to pay PMC RA bills within 15 days from the submission of bill by the PMC to SBI.</p> <p>Please confirm.</p>	No payment will be paid to PMC against mobilization advance. For a RA bills Tender Condition holds good
86	ARBITRATION CLAUSE	<p>If the Appointing Authority fails to send to the PMC the panel of three names as aforesaid within the period specified, the Consultants shall send to the Appointing Authority a panel of three names of technically competent persons not below the rank of Superintending Engineer or equivalent position in Public Sector Banks / CPSEs, CPWD, LIC, RBI etc</p>	Request to consider a panel of three Arbitrators 1 will be select by the SBI 1 will be select by the PMC and 3rd arbitrator will be select by these 2 selected arbitrators.	Tender Condition holds good
87	Eligibility Criteria - Page No. 9	<p>The PMC should have rendered satisfactory professional services in planning, designing &amp; supervision of similar high-rise building construction projects, from inception to completion stage for:</p> <p>One similar assignment with a project construction completion cost of Rs. 1600 crores(excluding GST) or</p> <p>Two similar assignments with a project construction completion cost of Rs.1000 crores (excluding GST); or</p> <p>Three similar assignments with a project construction completion cost of Rs. 800 crores (excluding GST)</p> <p>"Similar Work" under this clause means Planning, Designing and Supervision of Construction of High rise (Minimum 15 storied Residential/ Commercial/institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years"</p>	<p>Request to consider the following definition for the "Similar Work" - Planning, Designing and Supervision of Construction of High rise Residential/ Commercial/institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies during last 7 years"</p>	<p>Similar work/similar assignment under this clause means Planning and Supervision of Construction of High rise(at least one building of each qualifying project should have minimum 15 Storied including Ground Floor)</p> <p>Residential/commercial/Institutional buildings including Civil, Plumbing, Sanitary, Fire Fighting HVAC and Electrical Installation work for Central Govt. Dept./State Govt. Dept./ Semi Govt. Dept. /PSU/Public sector Banks/ Listed companies(Public limited companies listed on Indian stock exchange or MNCs listed on International or Indian stock exchange) completed the works during last 7 years"</p>