

**CENTRAL RESEARCH INSTITUTE OF YOGA & NATUROPAHTY (CRIYN) at
KASARAGOD, KERALA**

CLARIFICATION TO PRE BID QUERIES

Name of the Tender : Notice Inviting Tender (NIT) For Selection of a CPSU for Engagement as a ‘Project Management Consultant’ (PMC) for the Project:“ Construction of Central Research Institute of Yoga and Naturopathy (CRIYN) at Kasaragod			
Tender ID -		2026_CCRYN_922841_1	
Pre-bid Queries:			
NPCC LIMITED			
Sl. No.	Clause no. of the NIT	Query/Clarification sought request made by CPSU	Comments/ Clarification of the Pre-Bid Committee
1	Clause No. 2.3 of Technical Bid (Annexure-I) (Page No. 38)	It is requested that Architects who are empanelled with the firm, on the Company’s payroll, or engaged on a contractual basis, may also be considered eligible, in addition to full-time/permanent employee Architects.	Request for change in the Tender conditions not agreed to.
2	Clause No.2.4 of Technical Bid (Annexure-I) (Page No.38)	It is requested that the eligibility criterion be considered as under:- Bio-Medical Engineer/ Structural Engineer/ Construction Management Professional on regular roll, Having experience in construction of hospital/ medical institute projects, in place of restricting eligibility to Bio-medical Engineers alone with experience limited to design/installation of medical equipment. This will allow evaluation of relevant technical personnel from allied disciplines engaged in hospital construction.	Request for change in the Tender conditions not agreed to.
3	Clause No.3.2 of Technical Bid (Annexure-I) (Page No. 39)	It is requested that the clause be amended as under: a) Construction of hospital buildings/medical institutes completed in the previous seven financial years and the current year. b) Number of hospitals/medical institutes	Request for change in the Tender conditions not agreed to.

		completed, without linking this sub-clause to bed-capacity. c) Since the bed-capacity criterion has already been factored into sub-clause (a) above, applying it again under sub-clause (b) results in duplicate weightage for the same parameter. It is therefore requested that the number of beds be omitted from the number-of-projects marking criteria under sub-clause (b).	
HITES LTD.			
1	Clause No. 23 Obligations of the Employer (Page No. 33)	Kindly provide the Master Plan / Layout Plan / Site Plan	Site plan is enclosed as Annexure -II Master Plan and Layout plans are required to be prepared by the selected PMC as per the scope of the work.
2	Clause No. 3C Bid Capacity (Page No. 19)	In PMC assignments, the consultant does not execute the underlaying civil construction work directly; rather, the agency charges a service / consultancy fee (typically up to 5% on a normative basis of the project cost.) In bidding capacity calculation deducting the full project cost of existing ongoing works from the consultant's bidding capacity artificially suppresses qualified PMC agencies from participating, despite having sufficient capacity to deliver consultancy services.	Request for change in the Tender conditions not agreed to.
3	Clause No. 6 Responsibility Matrix table under Clause Miscellaneous, (vv) point No. 6 (Page No. 17)	We request the authority to kindly clarify whether the fees payable to the appointed TPQA agency will be reimbursed at actuals by the Employer / Department, or if a provisional sum is allocated for this purpose. If it is to be built into the	TPQA charges are not to be borne by the PMC as specified in clause 2.2 (B) (jj) (Page No.14 of NIT)

		bid price, providing a baseline parameter or allowance will ensure balanced pricing across all bidders. Also, current clause restricts the selection of TPQA agencies exclusively to IITs and NITs. While these institutions possess high academic standing, their faculty and labs often face heavy schedules, which can result in long lead times for site visits, testing, and report generation. To avoid execution delays and facilitate timely quality audits, we request you to kindly broaden the eligibility criteria for TPQA agencies to include: Renowned Central & State Government Public Sector Undertakings (PSUs) specializing in TPQA / Reputed Government Universities, State Engineering Colleges / Established NABL-accredited / ISO-certified independent Quality Assurance agencies.	
M/s NBCC Ltd.			
1.	Clause No. 16 Tentative cost of the project (Page No. 30)	It is requested to clarify whether this project cost is inclusive or exclusive of GST.	Project Cost is inclusive of GST.
2.	Clause No. 6. Availability of NIT / processing Fee (Page No. 22)	It is requested to clarify whether the bid processing fee is inclusive or exclusive of GST.	The Bid processing fee is inclusive of GST.
3.	Clause No. Time Schedule and Liquidated Damages (Page No. 15)	As per standard industry practices, LD on PMC is generally levied on the PMC fee for balance / remaining work and not on the total work. In view of the above, it is requested to modify the said clause as under:	Request for change in the Tender conditions not agreed to.

		“ In case of delay in achievement of milestones attributable to the ‘Project Management Consultant’ (PMC), penalty at the rate of 0.5% of the total consultancy service charges for the balance work for each month of delay, shall be levied, subject to a maximum of up to 5 % of the total consultancy service charge for the balance work payable to the ‘Project Management Consultant’ (PMC). Decision of the Employer shall be final and binding this regard.”	
4.	Clause No. 3 Eligibility (Page No. 19)	In general practice, the requirement for Bid Capacity is applicable to contractor tenders and is not typically sought for PMC services. Since this is a PMC tender, it is requested that the Bid Capacity requirement be removed from the tender conditions.	Request for change in the Tender conditions not agreed to.
5.	Clause No. 4 Clarification on NIT Document (Page No. 20)	For wider participation, it is requested to arrange the pre-bid meeting in virtual mode as well. In view of this, the link for online meeting may please be provided.	The request for holding pre-bid meeting in virtual mode was received through e-mail, received by client on 7.09.26. It could not be possible to hold the pre-bid meeting in virtual mode at such a short notice. However, the queries received on email have been appropriately considered and the response to the queries, as recorded in minutes of the pre-bid meeting, shall be posted on the website of CCRYN / Ministry of Ayush.
6.	Clause No.5 Documents / Details to be Submitted	As the Annual Report is voluminous, please clarify whether all Annual report for 5 years each are required or any specific information such as audited balance sheets / P&L	Annual Reports are required to be provided as specified in clause no. 5.1(iv)

	(Page No. 21)	statements shall suffice the requirement.	Page No.21 of the Tender Document.
7.	Clause No. 7 Earnest Money Deposit (Annexure-I) (Page No. 22) Appendix-C Text of the Pre-Contract Integrity Pact Page No. 71	Both clauses mention different validity periods for Earnest Money Deposit (EMD), requested to clarify the same.	The condition of the EMD will be governed by Clause No. 7 of the NIT (Page no.22).
8.	Clause No. 8 Performance Security Deposit (Annexure-I) (Page No. 23) Appendix-C Text of the Pre-Contract Integrity Pact Page No. 71	Both clauses mention different validity periods for Performance Security Deposit (EMD), requested to clarify the same.	The condition of the Performance Security Deposit will be governed by Clause No. 8 of the NIT (Page no.23).
9.	Clause No. 12 Agency charges. (Page No.27) Quality Assurance Page No. 14	As per the TPQA clause, TPQA charges are not to be borne by the PMC, but clause 12.2 mentions that CCRYN will not reimburse the PMC any third party fee.	TPQA charges are not to be borne by the PMC as specified in clause 2.2 (B) (jj) (Page No.14 of NIT) The “Third Party certification fee” mentioned under clause 12.2 of the NIT (Page No.27) does not include TPQA charges.
10.	25. Liability of the ‘Project Management Consultant’ (PMC) Page no. 35	The clause provides for unlimited liability or the PMC. Since PMC executes the project on behalf of the client and receives a fee which is very nominal, it is requested to suitably limit the PMC’s liability to 5 % of the PMC fee, i.e. in line with the Liquidated Damages provisions. In view of the above, it is requested to modify the said clause as under: “The ‘Project Management Consultant’ (PMC) shall be liable to the Employer for the performance of	Request for change in the Tender conditions not agreed to.

		the services in accordance with the provisions of this tender / contract and for any loss suffered by the Employer as a result of a default of the 'Project Management Consultant' (PMC), the liability of 'Project Management Consultant' (PMC) shall be as per actual, limited to 5% of the PMC fee, subject to the following.....”	
11	28. Dispute Resolution: Page No. 37	Since Tender Inviting Authority is a Central Government Organization and this NIT is called for Central PSUs, the AMRCD (Administrative mechanism for Resolution of CPSEs Disputes) shall be followed for resolving disputes between the parties.	Request for change in the Tender conditions not agreed to.
12.	Financial Bid	The NIT stipulates that the PMC fee is to be quoted as a Lump Sum Amount (excluding GST). However, in the online financial bid, apart from the PMC Service Charges, fields such as Excise Duty, GST Amount, Freight Charges (Unloading & Stacking), Other Taxes and Other Duties / Levies (Col. Nos. 8-12 & Cell Nos. 14-15 are also editable. Although these fields are not highlighted in blue, but are editable and add up to be reflected in the 'Total Amount in words' (Col. No. 15 & Cell Nos. 14-15) as well as in 'Quoted rate in words' (Cell No. 18) . Since these components are not applicable to a PMC consultancy contract and the PMC Fee is required to be quoted excluding GST, kindly clarify whether these fields should be left blank or filled with 'Zero', or whether the financial bid format will be modified/locked to avoid any ambiguity during bid evaluation.	The BOQ on the CPP Portal is in order. Bidder may please refer clause 9.4.1 of the NIT. The bidder are required to quote their fees on lumpsum basis in column 7 of the BOQ. The figure in column 13 will get auto filled as per the formula provided in column 13, viz, column 13= column (4) x column (7)
13.	Important Dates Information Sheet Page no. 2	It is requested to extend the closing date of submission by atleast 14 days from the date of reply of queries, as we require time for preparation of EMD according to pre-bid reply.	Request for change in the Tender conditions not agreed to.

Annexure - I

CENTRAL COUNCIL FOR RESEARCH IN YOGA & NATUROPATHY,
JANAKPURI, NEW DELHI

Attendance sheet of the Participant for Pre bid meeting of CRIYN, Kasargod, Kerala, held
at CCRYN on 07.09.2026

S. No.	Name of the Participant & contact No.	Firm Name	Mode of attending meeting	Signature
1.	Pradip. M, DVP 9946451693	HITES	Physical	
2.	Vincent Agonwal 9819101347, PM	HITES	Physical	
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SITE PLAN

