



**GOVERNMENT OF INDIA**  
**MINISTRY OF ENVIRONMENT, FORESTS & CLIMATE CHANGE**  
**CIVIL CONSTRUCTION UNIT, CEDIII,**  
**I Floor, 'D' Wing, KORAMANGALA,**  
**KENDRIYA SADAN, BANGALORE -560 034.**  
☎: 080 25539464, 25539464 Email ID. [eced3ccu-mef@gov.in](mailto:eced3ccu-mef@gov.in)

No. 69(1)/CED III/2025/1158

Date: 04.11.2025

**MINUTES OF PRE-BID MEETING**

**NAME OF WORK: Construction of Integrated office building complex at Bengaluru.**

**NIT No: 3/2025-26/CE/CCU/CED-III/Bengaluru**

The pre bid meeting for the above- mentioned work was held in the office of CE, CCU, Pt. Deen Dayal Antodaya Bhawan, CGO Complex, Lodhi Road, New Delhi-110003 at 16:30 hrs. on 04.11.2025. Following officers and bidders attended the pre-bid meeting: -

1. Shri Sushil Kumar, Chief Engineer, CCU
2. Shri Mukesh Kumar, Superintending Engineer, CCU
3. Shri Rakesh Kumar Jain, Executive Engineer (P), CCU
4. Shri Vineet Mishra, Executive Engineer (E)(P), CCU
5. Shri K. Jagadeesh, Executive Engineer, CED- III, CCU
6. Shri Subhash Tomar, Assistant Engineer(P)-II, CCU
7. Shri Prabodh Vijn, Best Buildwell (Pvt). Ltd.

The queries of received from various organisations and the clarifications are issued as under:

| S. No.   | Reference to NIT Page No.                                | Queries / Observations                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Clarification/Reply           |
|----------|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|
| <b>A</b> | <b>M/s S.S Natrajan &amp; Co Engineering Contractors</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| <b>1</b> | Para 1(a), Page No.3                                     | We like to inform that we have 3 building projects completed to match 3 similar work eligibility condition and meeting the eligibility requirement of Rs.33.55 crore. Out of 3 completed similar works only one project has 5 stories and the other 2 projects has only 4 stories. Kindly confirm us are we eligible to participate? As the similar work condition has specified "minimum one multi-storeyed RCC/Composite framed structure building having five storeys". | Not eligible.                 |
| <b>B</b> | <b>M/s USHA Constructions</b>                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                               |
| <b>1</b> | Para 1(a)(i), Page no. 3                                 | It is therefore requested that the eligibility clause under Item 1(a)(i) of the NIT may kindly be amended as follows (or in similar terms):                                                                                                                                                                                                                                                                                                                                | No change in Tender document. |

|          |                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |
|----------|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
|          |                                                              | <p>“Similar works that are completed or substantially completed (at least 80% of the total value/scope, duly certified by the Engineer-in-Charge or client) shall be considered for eligibility.”</p> <p>Further, the definition of similar work done shall be amended to construction of RCC frame structure of any number of storeys and the requirement of having completed one five storeyed building shall be amended as additional requirement in addition to similar work done.</p> |                                                                                                                                                           |
| <b>C</b> | <b>Sukhdevraj Sharma Engineers &amp; Contractors Pvt Ltd</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |
| <b>1</b> | Para No. 6, Page No. 20                                      | Any Contractor or Consultant requires minimum of 2 months' time for pre-NOC Approvals & 2 months' time for post construction approvals. The charges are nearly 50 lakhs for Consultancy Fees & 50 lakhs for Statutory Fees. We request for extending the period of completion from 18 months to 22 months please, to avoid contractual complications and any STATUTORY payments to Government Department shall be reimbursed.                                                              | Refer para no. 1.30, page no. 68 of tender document.                                                                                                      |
| <b>2</b> | Para No. 1, Page No. 412                                     | we request your good self to have 2 separate percentage in Quoting Rates for Civil Works and Electrical Mechanical Works (Civil & EMW).                                                                                                                                                                                                                                                                                                                                                    | No change in Tender document.                                                                                                                             |
| <b>D</b> | <b>Hombale Constructions and Estate Pvt Ltd</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                           |
| <b>1</b> | Para No.5, Page No. 7                                        | We request you to provide the format of Surety Bonds authorized by IRDA of India towards the EMD.                                                                                                                                                                                                                                                                                                                                                                                          | Refer page no. 42 - 43 of tender document.                                                                                                                |
| <b>2</b> | -                                                            | Please confirm whether the proposed site is free from all encumbrances.                                                                                                                                                                                                                                                                                                                                                                                                                    | Yes                                                                                                                                                       |
|          | -                                                            | Kindly provide the Location details of site and Contact Person for Site Visit                                                                                                                                                                                                                                                                                                                                                                                                              | Doresanipalya, JP Nagar 5 <sup>th</sup> Phase, Bengaluru and contact person name: M. Suresh Babu, AE, CESD-I/III, CCU, Bengaluru.<br>Mob. No. 9600879835. |
| <b>3</b> | -                                                            | We request you to provide the AutoCAD drawings                                                                                                                                                                                                                                                                                                                                                                                                                                             | Drawings (Pdf) are available on e-tender portal.                                                                                                          |
| <b>4</b> | -                                                            | We request you to provide the Topographical drawings                                                                                                                                                                                                                                                                                                                                                                                                                                       | May visit the site.                                                                                                                                       |
| <b>5</b> | -                                                            | We request you to provide the Soil Investigation SBC & Bore Hole Report                                                                                                                                                                                                                                                                                                                                                                                                                    | Uploaded in e-tender portal                                                                                                                               |
| <b>6</b> | Para No. 12, Page No. 15                                     | Kindly confirm whether the contractor will be provided with Electricity & Water for the construction activities                                                                                                                                                                                                                                                                                                                                                                            | Agency has to make his own arrangements.                                                                                                                  |



|    |                                                          |                                                                                                                                                                                                    |                                                                  |
|----|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|
| 7  | Para 1.26, page no. 67.                                  | Kindly confirm whether the contractor will be allowed to setup the Batching plant inside the Site and space will be provided for the same inside the site premises.                                | Refer para 1.26, page no. 67 of Tender document.                 |
| 8  | Para 1.17, page no. 65.                                  | Kindly confirm whether the contractor will be allowed to setup the Contractors Labour Shed, Store & Office Setup inside the site and space will be provided for the same inside the site premises. | Refer Para 1.17, page no. 65 of Tender document.                 |
| 9  | Page no. 134-136.                                        | Request you to consider other makes also like Zuari, Bharthi, Ramco & Dalmia                                                                                                                       | No change in Tender document.                                    |
| 10 |                                                          | Request you to consider Maxlite as one of the makes for AAC Blocks                                                                                                                                 | No change in Tender document.                                    |
| 11 |                                                          | Request you to consider Apollo as one of the makes for M.S Pipe & Tubes                                                                                                                            | No change in Tender document.                                    |
| 12 |                                                          | Request you to consider Bangalore Protech as one of the makes for Fire Doors & Metal Doors                                                                                                         | No change in Tender document.                                    |
| 13 |                                                          | Request you to consider Pag International Pvt Ltd as one of the makes for Hardware                                                                                                                 | No change in Tender document.                                    |
| 14 |                                                          | Request you to consider Orient, AGL & GALA also as approved makes for Vitrified Tiles & Glazed Ceramic Tiles (also wall tiles)                                                                     | No change in Tender document.                                    |
| 15 |                                                          | Request you to consider Nitco, also as approved makes for Pavers & Kerbs                                                                                                                           | No change in Tender document.                                    |
| 16 |                                                          | We request you to consider surfa coat as approved make for all relevant Paints items.                                                                                                              | No change in Tender document.                                    |
| 17 |                                                          | We request you to consider Acoustical Surface of India (ASI), Mechtrix Nishabd as approved make for Acoustical Ceiling & & Panelling works                                                         | No change in Tender document.                                    |
| 18 |                                                          | We request you to consider Techno Ceiling as approved make for Metal Ceiling works                                                                                                                 | No change in Tender document.                                    |
|    |                                                          |                                                                                                                                                                                                    |                                                                  |
| E  | <b>B&amp;B Developers &amp; Builders Private Limited</b> |                                                                                                                                                                                                    |                                                                  |
| 1  | Page No. 3                                               | Kindly Extend the bid submission data by one week.                                                                                                                                                 | No change in Tender document.                                    |
| 2  | Page No. 52                                              | Kindly confirm us Whether mobilization advance will be provided                                                                                                                                    | Refer clause 10B(ii), page no. 52 of NIT.                        |
| 3  | Page No. 52                                              | Kindly confirm us Whether material advance will be provided                                                                                                                                        | Refer clause 10B(i), page no. 52 of NIT.                         |
| 4  | Page no. 220                                             | Kindly provide us the duration of Defect Liability Period                                                                                                                                          | Refer clause 17 of GCC 2023 amended upto last of bid submission. |
| 5  | Page no.52                                               | Kindly provide us the payment terms for RAB and Final Payment.                                                                                                                                     | Refer clause 7, page no. 52 of Tender document.                  |
| 6  | Page no.52                                               | Kindly confirm us whether escalation will be provided.                                                                                                                                             | Refer Clause 10(CC), page no. 52 of Tender document.             |
| 7  | Para 1.17, Page No. 65                                   | Kindly confirm us whether land for labour shed shall be provided at free of cost.                                                                                                                  | Refer Para 1.17, Page No. 65 of Tender document.                 |
| 8  | Para 1.24, Page No. 66                                   | Kindly confirm us whether land for Site office shall be provided at free of cost.                                                                                                                  | Refer Para 1.24, Page No. 66 of Tender document.                 |

*[Handwritten signature]*

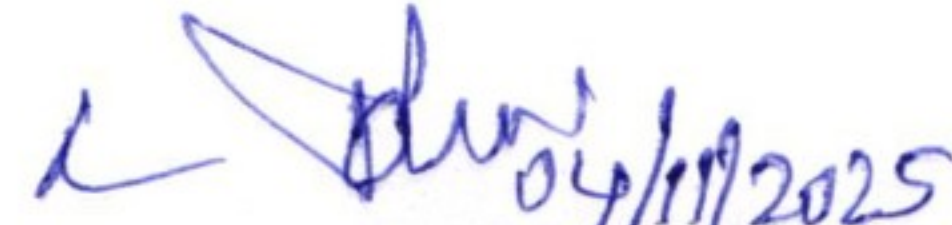
|    |                                        |                                                                                                                                                                                              |                                                                                                                                                           |
|----|----------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| 9  | -                                      | Kindly confirm us whether agency detail for electrical and mechanical work satisfying eligibility criteria to be submitted during tender stage or it shall be submitted after award of work. | Refer Para 23, Page No. 18 of Tender document.                                                                                                            |
| 10 |                                        | Kindly provide us the soil report.                                                                                                                                                           | Uploaded in e-tender portal                                                                                                                               |
| 11 | Page No.413-433                        | The drawings in pg.no. 412-423 is not completely visible. Kindly provide us the complete drawing.                                                                                            | Drawings (Pdf) are available on e-tender portal.                                                                                                          |
| 12 |                                        | Kindly Provide Contact Details for Site Visit and Site Location                                                                                                                              | Doresanipalya, JP Nagar 5 <sup>th</sup> Phase, Bengaluru and contact person name: M. Suresh Babu, AE, CESD-I/III, CCU, Bengaluru.<br>Mob. No. 9600879835. |
| F  | <b>Best Buildwell Private Limited.</b> |                                                                                                                                                                                              |                                                                                                                                                           |
| 1  |                                        | Does the concerned authority have all the sanctions/approvals for start of construction and if not, how long after award of tender are they expected to come?                                | All approvals except BBMP/GBA received.                                                                                                                   |
| 2  |                                        | Bengaluru contact person needed for site visit so please share the same.                                                                                                                     | M. Suresh Babu, AE, CESD-I/III, CCU, Bengaluru.<br>Mob. No. 9600879835.                                                                                   |

All other terms and conditions of the NIT shall remain unchanged. The minutes of pre bid meeting shall form part of bid document.

  
EXECUTIVE ENGINEER  
CED III, CCU, BANGALORE

**Copy to:**

1. The Chief Engineer, CCU, MoEF&CC, New Delhi.
2. The Superintending Engineer, CCU, MoEF&CC, New Delhi.
3. For website: <https://etender.cpwd.gov.in>, <https://moef.gov.in>
4. Original NIT

  
EXECUTIVE ENGINEER