भारतीय रिज़र्व बैंक / RESERVE BANK OF INDIA

संपदा विभाग, भोपाल - 462011 / Estate Department, Bhopal - 462011

Minutes of the Pre-Bid Meeting: Independent Third-Party Quality Audit (ITPQA) Services for 'Construction of additional Quarters for Staff / Officers of RBI at Char Imli, Bhopal, Madhya Pradesh - 462016, including demolition of the distressed D type blocks', taken up on 'Deposit Work' basis through the Central Public Works Department (CPWD) as Project Management Consultant.

The Pre-Bid meeting of the captioned tender was held on August 13, 2026, at 11:30 AM through offline mode at Reserve Bank of India, Bhopal.

2. The following staff members of RBI and representatives of the prospective bidders were present during the pre-bid meeting:

a) List of Bank's official who attended the meeting:

Reserve Bank of India		
S. N	**Name**	**Designation**
i)	Shri Vikram Singh Rajput	Deputy General Manager
ii)	Shri. Sabu Antony	Assistant General Manager (Tech – Civil)
iii)	Shri. Shamse Alam	Manager
iv)	Smt. Sonali Morey	Assistant Manager
v)	Shri. Bhupendra Bhoi	Assistant Manager

b) List of representatives of participating firms:

S. N	Name of the Company	Representatives' Name
i)	M/s. ISSPL Limited	Shri. Deepak Singh Baghel
		Shri. Prabhat Malviya

3. The queries raised by the perspective bidders and Bank's remarks on the same are as under:

Sl. No.	Clause Reference.	Query / Clarification raised by the intending bidders.	Clarification by the Bank.
1	Clause 2.4 - Brief Narratives.	Kindly provide the total built-up area (Sqm.) of all proposed buildings and infrastructure works covered under the project for assessment of audit effort and resource deployment.	Total Plinth Area (PA) of all the buildings covered under the project: 30,718.98 Sqm.
2	Clause 4.1 - Project Description	Kindly confirm the approximate total constructed area, podium area, basement / stilt area, landscape area and external development area under the project.	i) Grade A type Block (Stilt + 9 Floors): 17,046.87 Sqm. ii) Grade D / E / F type Block (Stilt + 7 Floors): 4,454.14 Sqm. iii) RD's Bungalow (Ground + 1 Floor): 445.62 Sqm iv) Class III type Block (Stilt + 7 Floors): 5,465.87 Sqm. v) Facility Block (Ground + 4 Floors) + 2 Security Blocks: 3,096.74 Sqm. vi) Electrical Substation Building (Single floor): 124.07 Sqm. vii) Changing Rooms for Swimming Pool (Single Floor): 86.54 Sqm. + Temporary shed on the terrace of Grade D / E / F type Block. + Swimming Pool. + Development and Bulk Services. + Horticultural and Gardening Works.
3	Clause 2.4 & Clause 4.1	Kindly provide a copy of GFC drawings, key plans, building-wise area statement and project phasing details for estimation of audit man-days.	The Tender Documents, along with pertaining GFC drawings may be accessed on the CPWD's website Central Public Works Department – e-Tenders (https://etender.cpwd.gov.in) using the path mentioned below: https://etender.cpwd.gov.in>> All Tenders >> Search by Tender ID 143396 >> View Tender Details >> View Tender Documents

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<tr><td>4</td><td>Clause 4.7(c)(ii) & Clause 4.12(d)</td><td>Kindly clarify whether the minimum requirement of 24 inspections / audits is inclusive of all disciplines (Civil, Structural, MEP, Fire Fighting, HVAC, Lift etc.) or separate specialist visits will also be required.</td><td rowspan="2">The project execution period of 24 months includes all the works under the contract awarded to M/s. B L Infra Projects Private Limited, at an all-inclusive ‘Contract Value’ of ₹102,98,12,931/- (102.98 Crore), which includes Civil, Mechanical Electrical Plumbing (MEP), Fire Fighting, Lift, STP/WTP and other MEP services.

The interval between consecutive inspections / audits during the progress of the project / work shall not exceed 01 (one month) month. However, the ITPQA may visit / inspect the construction site, at reduced intervals, if found necessary by them / required by the Bank (the client), during critical activities, to ensure quality of execution of the project.

The Independent Third-Party Quality Auditor (ITPQA) shall provide their services from the 10th day of award of ITPQA services under the scope of this tender by the Bank (the Client) to the date of completion and handing over of the project / work to the Bank (the Client) for the intended use. However, if the execution of the project by the contractor gets extended beyond the scheduled period of 24 months from the 10th day of award of ITPQA services under the scope of this tender by the Bank (the Client), the ITPQA shall continue to provide the ITPQ services as per the scope of the ITPQA services and terms & conditions, as provided in the tender document / contract, till the date of completion and handing over of the project / work to the Bank (the Client) for the intended use, when it is confirmed by the Bank (the Client) in writing, before expiry of the original period of 24 months. The Bank (the Client) shall pay the ITPQA, for the service rendered by them during this extended period, on pro-rata basis of the originally awarded contract value.
<u>Accordingly, Clause No. 5.12 e) ii) on page No. 60 stands modified.</u></td></tr>
<tr><td>5</td><td>Clause 4.8</td><td>Kindly confirm whether inspections beyond the minimum stipulated 24 audits shall be compensated separately if specifically instructed by RBI.</td></tr>
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<tr><td>6</td><td>Clause 4.14(a)(i)</td><td>Kindly clarify the estimated number of mandatory tests envisaged under the contract for independent verification by the ITPQA.</td><td rowspan="3">As the project is under EPC III Mode, the quantity under each item is not mentioned in the Tender Document, except for the External Development and Bulk Works. The construction of buildings will be on Plinth Area Rate basis. The details may be accessed on the CPWD’s website provided under Sl. No. 3 above.
Thus, the numbers of tests to be done cannot be accurately estimated at this stage. Hence Mandatory Tests, as indicated under Clause No. 4.14 a) i) on page No. 45 & 46 of the Tender Document, shall be done by the ITPQA from a NABL accredited laboratory, only with the written consent of the Bank (the Client). In such cases the ITPQA shall take written approval from the Bank (the Client), after submitting quotation for the cost towards such tests. The actual expenditure towards such test(s) shall be reimbursed by the Bank (the Client) on submission of the GST Invoices by the ITPQA. The expenditure towards packing and forwarding will be borne by the contractor (Executing Agency).
<u>The provision under Clause No. 4.14 a) i) on page No. 45 & 46 of the Tender Document stands modified accordingly.</u></td></tr>
<tr><td>7</td><td>Clause 4.14(a)(i)</td><td>The tender stipulates that the ITPQA shall arrange not less than 10% of mandatory tests through NABL accredited laboratories and that payment towards such tests shall be borne by the ITPQA. Kindly confirm whether this understanding is correct.</td></tr>
<tr><td>8</td><td>Clause 4.16(d)</td><td>It is stated that packing, forwarding and testing charges shall be borne by the Contractor. Kindly clarify this apparent contradiction vis-a-vis Clause 4.14(a)(i). Please confirm who shall bear the cost of NABL accredited laboratory testing.</td></tr>
<tr><td>9</td><td>Clause 4.14(a)(i) & Clause 4.16(b)</td><td>Whether the role of ITPQA is limited to witnessing and verifying tests conducted by Contractor / CPWD, or whether independent testing through NABL laboratories is mandatory for all categories of materials.</td><td>ITPQA shall witness the tests conducted by the contractor and verify the results of all such tests. However, the mandatory independent tests, as indicted under Sl. No. 8 above shall be arranged by the ITPQA.</td></tr>
<tr><td>10</td><td>Appendix-V</td><td>Kindly provide the approximate quantity of materials expected under the project for assessing laboratory testing requirements and related costs.</td><td>As the project is under EPC III Mode, the quantity under each item is not mentioned in the Tender Document, except for the External Development and Bulk Works. The construction of buildings will be on Plinth Area Rate basis. The details may be accessed on the CPWD’s website provided under Sl. No. 3 above.</td></tr>
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11	Clause 4.2	Kindly confirm whether Structural Stability Assessment, NDT evaluation and forensic review of critical structural members are included in the scope.	Structural Stability Assessment, NDT evaluation and forensic review of critical structural members are required to be done only in case, if any doubt arises about the stability of any member / structure during the progress of construction / ITPQA. If felt necessary by the ITPQA, the same may be done separately, with the written consent of the Bank (the Client). In such cases the ITPQA shall take written approval from the Bank (the Client), after submitting quotation for the cost towards such tests. The actual expenditure towards such test(s) shall be reimbursed by the Bank (the Client) on submission of the GST Invoices by the ITPQA.
12	Clause 4.1 & 4.14	Kindly confirm whether Fire Fighting, HVAC, BMS, Solar PV System, Lift Systems, CCTV, Networking and associated MEP services require specialist discipline-wise audits.	Yes.
13	Clause 4.14(b)(vii)	Kindly clarify whether post-payment audit of RA Bills and pre-payment audit of Final Bills includes quantity verification and financial scrutiny or only quality compliance review.	The ITPQA shall conduct post-payment audit of RA Bills and pre-payment audit of Final Bills, including quantity verification and financial scrutiny.
14	Clause 4.14(b)(viii)	Kindly specify whether RBI has any minimum requirement with respect to team composition, number of experts, or discipline-wise deployment.	The audit / inspection may be done by a multi-discipline expert / a team of experts, which may be assessed by the ITPQA, at their discretion, based on the activities / documents to be audited / inspected, keeping in mind the discipline being audited / inspected and the progress / stage of the project, at the specified periodicity of not exceeding 01 (one) month.

15	Clause 5.20(b)	Kindly clarify the minimum expected deployment of Civil, Structural, MEP and Electrical Engineers during routine and critical stage inspections.	The deployment of experts may be assessed by the ITPQA, at their discretion, based on the activities / documents to be audited / inspected, keeping in mind the discipline being audited / inspected and the progress / stage of the project, at the required intervals for regular audit / inspection and audit / inspection during execution of critical activities.
16	Clause 4.13	We understand that all travel, boarding, lodging, local conveyance and accommodation expenses shall be borne by the ITPQA. Kindly confirm.	Yes, all travel, boarding, lodging, local conveyance, accommodation and food expenses shall be borne by the ITPQA themselves.
17	Clause 4.9 & 4.10	Whether the ITPQA is expected to maintain independent documentation records and databases or only audit the records maintained by the Contractor and CPWD.	Yes, the ITPQA is expected to maintain required independent documentation records and databases and shared copies of the same to the Bank (the Client). They shall also audit the records maintained by the Contractor and CPWD.
18	Clause 4.7(d) & (e)	Kindly confirm whether specific reporting formats other than the formats included in Appendix-III and Appendix-IV are expected by RBI.	Reporting formats included in Appendix-III and Appendix-IV in the Tender Document are only indicative. The ITPQA may make any addition to these formats, as they may feel necessary to comply with provisions in the relevant Codes of the Bureau of Indian Standards (BIS) and other applicable Codes, to ensure best possible quality of execution of the project.
19	Clause 4.16(i)	Kindly indicate the anticipated frequency of JAC Meetings and other review meetings to be attended by ITPQA during the project lifecycle.	JAC Meetings are generally convened once in a month, unless otherwise urgent need arises for convening it at shorter intervals in case critical decision(s) are required to be taken to ensure smooth progress of the project.
20	Clause 5.12(d)	Project duration is stated as 24 months. Kindly confirm the planned completion schedule and milestone dates for execution.	The miles stones may please be referred to from the Tender Document, which may be accessed on the CPWD's website provided under Sl. No. 3 above. The Work Programme Chart submitted by the contractor is also attached herewith for reference.

21	Clause 5.12(e)	It is stated that extension of project duration beyond stipulated completion period shall not attract any additional payment to ITPQA. We request reconsideration and clarification whether proportionate fees shall be payable in case of project extension not attributable to ITPQA.	The Independent Third-Party Quality Auditor (ITPQA) shall provide their services from the 10th day of award of ITPQA services under the scope of this tender by the Bank (the Client) to the date of completion and handing over of the project / work to the Bank (the Client) for the intended use. However, if the execution of the project by the contractor gets extended beyond the scheduled period of 24 months from the 10th day of award of ITPQA services under the scope of this tender by the Bank (the Client), the ITPQA shall continue to provide the ITPQA services as per the scope of the ITPQA services and terms & conditions, as provided in the tender document / contract, till the date of completion and handing over of the project / work to the Bank (the Client) for the intended use, when it is confirmed by the Bank (the Client) in writing, before expiry of the original period of 24 months. The Bank (the Client) shall pay the ITPQA, for the service rendered by them during this extended period, on pro-rata basis of the originally awarded contract value. **Accordingly, Clause No. 5.12 e) ii) on page No. 60 stands modified.**
22	Clause 5.23 & NIT	Kindly clarify whether both 5% Security Deposit deduction and 5% Performance Bank Guarantee are applicable simultaneously during contract execution.	The Performance Bank Guarantee (PBG) shall be returned by the Bank to the Independent Third-Party Quality Auditor (ITPQA) after submission of the final report of the Independent Third-Party Quality Audit (ITPQA) and acceptance of the same by the Bank (the Client). 5% Security Deposit (SD) withheld by the Bank (the Client) form the payments made to the Independent Third-Party Quality Auditor (ITPQA) shall be released without any interest, after 12 months of the virtual completion of the project / work.
23	Clause 5.21(C)	Kindly confirm whether payments shall be linked strictly with project progress milestones or may be released based on submission and	Please refer to Clause No. 5.21 C on page No. 67 to 69 of the Tender Document.

		acceptance of inspection reports.	
24	Clause 5.24	Kindly clarify the extent of professional liability applicable to the ITPQA and whether Professional Indemnity Insurance is mandatory under this contract.	The extend of professional liability of the IPQA is restricted to the provisions under various clauses in the tender document. Indemnity Insurance is not mandatory under this contract. However, the ITPQA, if they desire so, may protect themselves from any financial losses, legal defense costs, settlements including but not limited to injury / death of personnel etc., resulting from any claims of the Bank (the Client) or any other third party due to alleged negligence, errors, omissions or breach of duty in professional services. The ITPQA shall ensure taking necessary insurance cover for its employee who would be visiting the site.
25	Clause 5.19(b)	Kindly confirm whether the successful bidder can engage NABL accredited laboratories on a subcontract basis for conducting independent testing.	The ITPQA may engage NABL accredited laboratories on a subcontract basis for conducting independent testing.
26	Clause 28.16 of Agreement	Kindly confirm whether subcontracting is permissible only for NABL laboratory testing and not for audit activities.	Subcontracting is permissible only for NABL laboratory testing and not for audit Activities.
27	Clause 4.14(a)(iii)	Kindly confirm whether additional tests beyond the prescribed list, if instructed by RBI / CPWD, shall be reimbursable separately.	Please refer to clarification under Sl. No. 6, 7 & 8 above.
28	Appendix-V	Kindly confirm whether the frequencies indicated for material testing are mandatory frequencies for independent testing by ITPQA or only indicative quality control frequencies for Contractor testing.	The frequencies indicated for material testing are only indicative. Actual frequencies shall be as per mandatory provisions and provisions in the relevant Codes of Bureau of Indian Standards and other applicable Standard Codes.

29	Clause 4.14(b)(iii)	Kindly clarify the methodology for dealing with observations leading to dismantling / rework and whether any authority is delegated to ITPQA for issuance of mandatory corrective actions.	The ITPQA shall explicitly indicate their observations regarding inferior quality works / installations done by the contractor, which requires dismantling / rework in their audit / inspection report and submit the same to the Bank (the Client). The Bank (the Client) in turn will advise the Project Management Consultant (CPWD), to instruct the contractor to take necessary corrective measures, including dismantling / rework. If the contractor has not taken any corrective measures with respect to such observations made in the previous reports, the same shall be reported in the subsequent reports and flagged as ‘observation which requires action on priority’.
30	Clause 5.20(b)(iii)	Kindly clarify whether deployment of one engineer per month is the minimum requirement or whether monthly multidisciplinary inspections are expected as standard practice considering the project complexity.	The deployment of experts may be assessed by the ITPQA, at their discretion, based on the activities / documents to be audited / inspected, keeping in mind the discipline being audited / inspected and the progress / stage of the project, at the required intervals for regular audit / inspection and audit / inspection during execution of critical activities.
31	Section I-Memorandum and Clause 2.12 Submission of tenders	The RFP mentions the estimated cost of ITPQA Services as inclusive of GST on Page 10, whereas Clause 2.12 states that the bidder shall quote the rate/amount excluding GST. Kindly clarify the applicable basis for quoting the rate/amount.	Bidders are advised to quote their rates excluding applicable Goods and Service Tax (G.S.T). The G.S.T will be automatically added by the system. Thus, the final total amount shown in the system including the Goods and Service Tax (G.S.T) will be the final bid amount.

4. All other terms and conditions mentioned in the tender remain unchanged.

Regional Director
Reserve Bank of India
Bhopal

Programme Chart

Name of Work	Construction of additional quarters for staff/officers of Reserve Bank of India at Char Imli, Bhopal
NIT No	66/CE(Bhopal)/EE-I/2025-26
Agency	M/s B L Infra Projects Pvt Ltd
Estimated Cost	Rs. 126,63,30,074/-
Tender Amount	Rs. 102,98,12,931/-
Date of Start	15-06-2026
Stipulated date of completion	14-06-2028
Actual date of completion	-

Sr No	Description	Date of start of activity	Tentative date of completion of activity
1	Demolishing, Disposal of C&D Waste, Temporary Barricading	15-06-2026	14-07-2026
2	Construction of site office, labour huts, submission of design mix, association of specilised agency, shuttering plan, BIM for MEP &	14-07-2026	14-08-2026
3	Excavation of foundation and RCC up to footing	15-08-2026	14-12-2026
4	Uploading all drawings and BIM in ERP, RCC up to plinth	01-10-2026	14-12-2026
5	RCC work in superstructure	15-12-2026	15-07-2027
6	Brick work in foundation	01-11-2026	15-01-2027
7	Brick work in superstructure	15-01-2027	15-08-2027
8	Door and Window frame	01-03-2027	14-08-2027
9	Internal water supply & plumbing & drainage	01-04-2027	15-07-2027
10	Plastering	01-05-2027	14-10-2027
11	Flooring	01-06-2027	14-11-2027
12	Finishing	01-08-2027	10-11-2027
13	Fixing door and window shutter	01-10-2027	14-12-2027
14	Testing of all buildings, road work, underground tank	14-10-2027	14-03-2028
15	Cleaning of all buildings and removal of all protective films, all development work including testing & commissioning and handover, completion certificate and fire clearance certificate	14-03-2028	14-06-2028