



भारतीय रिज़र्व बैंक

परिसर विभाग

कार्य का नाम: भारतीय रिज़र्व बैंक (आरबीआई), मुंबई में केंद्रीय कार्यालय भवन के भू-तल का आंतरिक नवीनीकरण, जिसमें संरचनात्मक, सिविल, एमईपी, एचवीएसी, विद्युत, ग्लेजिंग और संबद्ध कार्य शामिल

उपर्युक्त निविदा सं. [आरबीआई/परिसर-केंद्रीय कार्यालय विभाग/अन्य/1/26-27/ET/27](#) के संबंध में 24 अप्रैल 2026 को प्रातः 11:00 बजे बोली पूर्व बैठक आयोजित की गई। प्रतिभागियों की सूची [अनुलग्नक](#) में दी गई है। बैठक के बाद, बोली पूर्व बैठक में भाग लेने वाले पैनल में शामिल किए गए विक्रेताओं के साथ भू-तल का साइट दौरा किया गया।

2. परियोजना के बारे में संक्षिप्त परिचय के बाद, मुमप्र (तकनीकी), परिसर विभाग, केंका ने निर्धारित समय सीमा के भीतर कार्य पूरा करने के महत्व पर जोर दिया। यह बताया गया कि लिफ्ट पूरे कार्यालय-समय के दौरान संचालनशील और पूर्ण रूप से कार्यात्मक बनी रहनी चाहिए। चूंकि सुरक्षा सर्वोच्च प्राथमिकता है, अतः अस्थायी टनल व्यवस्था को ऐसे डिज़ाइन किया जाना चाहिए कि सभी समय अच्छी रोशनी, हवा और संवातन (वेंटिलेशन) सुनिश्चित हो।

3. बैठक के दौरान सभी बोलीदाताओं को निम्नलिखित स्पष्टीकरण प्रदान किए गए:

(i) कार्य स्थल पर सभी दिनों में मल्टिपल शिफ्टों में 24x7 आधार पर कार्य किया जाएगा, जो लागू श्रम कानूनों के अनुसार होगा। ठेकेदार के अधिकृत प्रतिनिधि की उपस्थिति के बिना किसी भी समय कार्य आरंभ या किया नहीं जाएगा।

(ii) चूंकि कार्य, कार्यालय परिसर के मुख्य प्रवेश द्वार क्षेत्र में स्थित है, ठेकेदार प्रत्येक कार्यदिवस के अंत में कार्य क्षेत्र की उत्तम सफाई सुनिश्चित करेगा, ताकि कार्यालय का निर्बाध एवं सुचारु संचालन सुनिश्चित हो सके।

(iii) मूल्य बोली केवल एमएसटीसी पोर्टल के माध्यम से ही जमा की जाएगी। फर्मों को अनुमानित लागत से ऊपर या नीचे केवल प्रतिशत का उल्लेख करना होगा। अन्य कोई उद्धरण का प्रकार स्वीकार नहीं किया जाएगा।

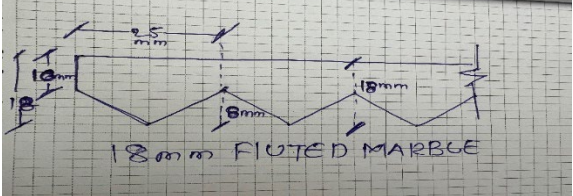
(iv) उद्धृत प्रतिशत, आपूर्ति मर्दों (श्रेणी बी आइटम) पर लागू नहीं होगा। श्रेणी बी मर्दों के लिए भुगतान, ठेकेदार द्वारा जमा किए गए बिलों के आधार पर ही किया जाएगा।

(v) फर्मों को अपनी बोली जमा करने से पहले आरेख में दर्शाए गए सभी आयामों की साइट पर प्रत्यक्ष रूप से पुष्टि करने के लिए सूचित किया जाता है।

(vi) जहां संभव हो, फर्मों को पूर्व-निर्मित या तैयार उत्पादों को सीधे साइट पर लाने के लिए प्रोत्साहित किया जाता है। यह दृष्टिकोण, कार्यान्वयन में तेजी लाने, डब्रिस और शोर को कम करने और कार्यालय के स्टाफ सदस्यों तथा आगंतुकों को होने वाली असुविधा को कम करने में सहायता प्रदान करेगा।

4. The clarifications to the queries raised by the firms are as under:

Sl. No.	BOQ Item no. / Reference	Query from bidder	Query Response
1	1.01.1, 1.01.1.2, 1.3.6,	Details for a) Required section sizes b) PU paint cant be quote in MT will be required actual sqmt qty to quote PU paint on MS, c) Plates - thicknesses required, d) temporary power and lights in pathway- required number of lights and which type lights.	Kindly refer to tender drawings
2	1.1	Quantity of every item to be demolished	Contractor to visit site for measurement of quantity and accordingly consider the cost of demolition in the quote.
3	1.3.1	Temporary Access- structural steel - sizes required	As it is a temporary access structure, contractor to consider the optimum size of sections and ensure the stability and workability of the access throughout the project till the final handover of the project.
4		a) the MEP Layout. b) Length of primary & secondary Point wiring length.	Kindly refer to tender drawings
5		Networking BOQ-As mention in the BOQ, Kindly confirm we have to lay the cable from 14 to GF.	Networking cable is required to laid from mezzanine floor to Ground floor not as indicated 14 to Ground floor.
6		In demolition - HVAC SITC mention. (Is it removing & refixing work or new machine SITC)	Item no 1.1.7 of Civil Interior works comprises only of Demolition of existing HVAC and Item no 1.3.3, 1.3.4, 1.3.5 comprise of installation of HVAC work for temporary access arrangement
7		Light vendor- share the light vendor contact detail - zumtobel, Erco, keselec.	Wolax Lighting - 8779014851 Keselec - 7045595803 Erco - 9811487450
8		Confirm Whether The Power Source & Water Will Be Available for Construction Usage? Also Confirm Whether Its Chargeable Or Will Be Provided Free Of Cost?	Yes, it will be available without charge
9		Confirm Labour Cess Is In Whose Scope? Do We Need To Need It In Our Cost?	Labour cess will be in scope of RBI and not to be included in cost
10		the material delivery can happen at any time in the day.	Preferably after office hours
11	2.6 3.1	a) Required Approved Agency for Anti- Termite Treatment? b) Required Approved Make for PU Waterproofing?	a) Anglo Orient Insecticide Services, PCI OR Equiv. as approved by the Design Consultant b) Pidilite, MYK, Sunanda or equivalent -as approved by Design Consultant
12	4.3.3	Required Dry cladding details? Required backing ply or bison board?	Refer item no 4.3.3, the sub item of item no 4.3.
13	4.3.11	Required Portal size: width and depth? Details?	Kindly refer tender drawings. Mode of measurement - All sides portal will be measured and paid.

14	4.4	Required Fluting Details and cladding details?	
15	5.2.1	Required Decorative Wooden Panelling size, details and Image?	Kindly refer to tender drawings
16	5.5	Required Boxing depth?	Box size may vary as per site requirement. Contractor shall be paid as per mode of measurement specified in the BoQ.
17	6.3, 6.4, 6.5, 6.6, 6.7, 6.8	Detail requirement for a) Ceiling cross sectional details? b) Ceiling cross sectional details? c) Image of Veneer ceiling? d) Veneer finish Suspensor? e) Veneer finish Cove Corner? f) Cross sectional details of lift lobby ceiling?	Kindly refer to tender drawings
18	6.10	Provide the basic rate of ACP sheet	Basic rate for Aluminium metal ceiling including installation is ₹6900/- per Sq.mt.
19	7.1, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, 7.11	Details for a) FR Glass Door FD01 & FD02 Schedule drawing, size? b) FR Metal Door FD03 Schedule drawing, size? c) FR Metal Door FHC Schedule drawing, size? d) FR Metal Door DD01 Schedule drawing, size? e) WD01 & WD02 TW Door Frame Size and Profile? f) WD03 TW Door Frame Size and Profile? g) Single Leaf Door WD03 Schedule drawing, size? h) Single Leaf Door WD03 Schedule drawing, size? i) Non FR Metal Door Schedule drawing, size? j) Single Leaf Duct Door Schedule drawing, size?	Kindly refer to tender drawings
20	7.12	Required Basic Rate of Frosted Privacy Film?	Basic rate for frosted film is ₹ 1300/- per Sqmt.
21	8.1, 8.2	a) Required Detail Drawing, Size and Image of Reception Table? Required LOOK & FEEL? b) Required Detail Drawing, Size and Image of Reception Table? Required LOOK & FEEL?	Kindly refer to tender drawings
22	10.1.4	Required Make and Model No. of Tubular Motor or Basic Rate?, Provide the make of motors	Kindly refer list of approve make of Blinds
23	10.3	a) Required Aluminium Window Drawing Schedule, size and Image? b) Required Drawings and Details for External Glazing, Metal Portal, Main Entrance Door? c) Design of Glazing work	a) Approximate size of window is 1500 x 2400mm b) Kindly refer to tender drawings c) Contractor to operate the item as specified in BoQ. Contractor to submit calculations for connections particularly considering system and material proposed.
24		Total Project Area?	Approx 5300 Sqft

25		Debris Disposal at site?	Preferably after office hours
26		Storage space available at site?	Limited Storage space
27		Please confirm we can considered any Make from Approved Make List	Bidder has to consider make mentioned in the list of approve make.
28		Please Confirm Contract Is Lumpsum Or Item Rate	Percentage rate tender
29		Please Provide Project Start Date	Will be communicated through work order
30		Project Duration?	5 months (to be reckoned from the 7th day of issue of award of work). Refer to tender document
31		Kindly Confirm, If There Is Any Restriction For Working Times At Site For Any Kind Of Construction Activities.	No Noise work during office hours
32		Kindly Confirm, Service Lift Available? Also Please Confirm Will There Be Any Restriction For Material / Logistics Movement?	Service lift available. Material movement to be done preferably after office working hours
33		Please Share Payment Terms, Payment Duration After Certification Of Ra Bill, Profit Margin On Extra Item	As per tender document (please refer clause 7 to 12 of tender document)
34		a) Approved Agency for Marble Adhesive b) Approved Agency for Marble	a) Pidilite, RachTR or or equivalent as approved by Design Consultant b) Genuine, Akash, CMC, Stone source, Stone Casa, Nitco or Equivalent as approved by Design Consultant

Note: While providing temporary access fan coiled unit (FCU) is to be connected with existing chilled pipes.

All other terms and conditions and specifications of the tender document shall continue to remain same.

a. List of Bank's Officials who attended the meeting-

Sr. No.	Name	Designation
1	Shri. MV Soma Sundar	Chief General Manager-Tech, PDCO
2	Shri. Pushkar Ekka	General Manager (Tech), PDCO
3	Shri. Amit Khandelwal	Assistant General Manager (Tech), PDCO
4	Shri. Praveen Kumar	Assistant General Manager (Tech), PDCO
5	Shri. Manish Gaikwad	Manager, PDCO
6	Smt. Geeta Koli	Manager (Tech), PDCO

b. List of Representative of project architect or his consultants

Sr. No.	Architect/Consultant	Name of the Representative
1	M/s SNK Consultants	Shri. Madhukar Warang
2		Shri. Prathmesh Badekar
3		Shri. Ashish Puradkar
and team		

c. List of Representative of Company / Individual / Firm / Contractor

Sr. No.	Name of Company/firm	Name of the Representative
1	M/s Eleganz Interiors Pvt. Ltd.	Shri. Mangesh Masurkar
2		Shri. Jayesh Mehta
3	M/s Padam Interiors	Shri. Khalid Mahemood
4	M/s. Kaishar Interiors Pvt. Ltd.	Shri. Yuvraj Londhe