बिड संख्या/Bid Number: GEM/2026/B/8228546
दिनांक /Dated: 02-11-2026

बिड दस्तावेज़ / Bid Document

बिड विवरण/Bid Details	
बिड बंद होने की तारीख/समय /Bid End Date/Time	02-12-2026 17:00:00
बिड खुलने की तारीख/समय /Bid Opening Date/Time	03-12-2026 17:00:00
बिड पेशकश वैधता (बंद होने की तारीख से)/Bid Offer Validity (From End Date)	180 (Days)
मंत्रालय/राज्य का नाम/Ministry/State Name	Chhattisgarh
विभाग का नाम/Department Name	Urban Development Department Chhattisgarh
संगठन का नाम/Organisation Name	N/a
कार्यालय का नाम/Office Name	State Urban Development Agency
शिकायत निवारण के संपर्क विवरण/ Contact details of Grievance redressal	HOD Email id :aceosuda.cg@gov.in Buyer Email id: surender.mriga@gov.in
वस्तु श्रेणी /Item Category	Hiring of Consultants - Milestone/Deliverable Based - Project Development and Management Consultancy (PDMC); Building and Construction; No; Hybrid(As specified in scope of work)
अनुबंध अवधि /Contract Period	3 Year(s)
पिछले 3 वित्तीय वर्षों का बिडर का न्यूनतम औसत वार्षिक वित्तीय टर्नओवर/Minimum Average Annual Turnover of the bidder (For the last 3 Financial Years)	800 Lakh (s)
उन्हीं/समान सेवा के लिए अपेक्षित विगत अनुभव के वर्ष/Years of Past Experience Required for same/similar service	7 Year (s)
इसी तरह की सेवाओं का पिछला आवश्यक अनुभव है/Past Experience of Similar Services required	Yes
टर्नओवर पात्रता मानदंड/Turnover eligibility criteria	To be verified by the buyer at the time of technical evaluation
एमएसएमई के लिए अनुभव के वर्षों और टर्नओवर से छूट प्रदान की गई है/MSE Relaxation for Years of Experience and Turnover	No
स्टार्टअप के लिए अनुभव के वर्षों और टर्नओवर से छूट प्रदान की गई है /Startup Relaxation for Years of Experience and Turnover	No

बिड विवरण/Bid Details	
विक्रेता से मांगे गए दस्तावेज़/Document required from seller	Experience Criteria,Bidder Turnover,Certificate (Requested in ATC),Additional Doc 1 (Requested in ATC),Additional Doc 2 (Requested in ATC),Additional Doc 3 (Requested in ATC),Additional Doc 4 (Requested in ATC) *In case any bidder is seeking exemption from Experience / Turnover Criteria, the supporting documents to prove his eligibility for exemption must be uploaded for evaluation by the buyer
क्या आप निविदाकारों द्वारा अपलोड किए गए दस्तावेज़ों को निविदा में भाग लेने वाले सभी निविदाकारों को दिखाना चाहते हैं? संदर्भ मेनू है/Do you want to show documents uploaded by bidders to all bidders participated in bid?	Yes (Documents submitted as part of a clarification or representation during the tender/bid process will also be displayed to other participated bidders after log in)
बिड लगाने की समय सीमा स्वतः नहीं बढ़ाने के लिए आवश्यक बिड की संख्या। / Minimum number of bids required to disable automatic bid extension	1
दिनों की संख्या, जिनके लिए बिड लगाने की समय-सीमा बढ़ाई जाएगी। / Number of days for which Bid would be auto-extended	7
ऑटो एक्सटेंशन अधिकतम कितनी बार किया जाना है। / Number of Auto Extension count	1
बिड से रिवर्स नीलामी सक्रिय किया/Bid to RA enabled	No
बिड का प्रकार/Type of Bid	Two Packet Bid
तकनीकी मूल्यांकन के दौरान तकनीकी स्पष्टीकरण हेतु अनुमत समय /Time allowed for Technical Clarifications during technical evaluation	5 Days
अनुमानित निविदा मूल्य (सभी करों सहित) भारतीय रुपये में / Estimated Bid Value in INR (Inclusive of all taxes)	150000000
Payment Timelines	Payments shall be made to the Seller within **30** days of issue of service delivery acceptance certificate (SDAC) and on-line submission of bills (This is in supersession of 10 days time as provided in clause 12 of GeM GTC)
मूल्यांकन पद्धति/Evaluation Method	Total value wise evaluation
मूल्य दर्शाने वाला वित्तीय दस्तावेज ब्रेकअप आवश्यक है / Financial Document Indicating Price Breakup Required	Yes
मध्यस्थता खंड/Arbitration Clause	No
सुलह खंड/Mediation Clause	No

ईएमडी विवरण/EMD Detail

एडवाईजरी बैंक/Advisory Bank	ICICI

ईएमडी राशि/EMD Amount	500000

ईपीबीजी विवरण /ePBG Detail

एडवाइजरी बैंक/Advisory Bank	ICICI
ईपीबीजी प्रतिशत (%)/ePBG Percentage(%)	5.00
ईपीबीजी की आवश्यक अवधि (माह) /Duration of ePBG required (Months).	42

(a). जेम की शर्तों के अनुसार ईएमडी छूट के इच्छुक बिडर को संबंधित केटेगरी के लिए बिड के साथ वैध समर्थित दस्तावेज़ प्रस्तुत करने है। एमएसई केटेगरी के अंतर्गत केवल वस्तुओं के लिए विनिर्माता तथा सेवाओं के लिए सेवा प्रदाता ईएमडी से छूट के पात्र हैं। व्यापारियों को इस नीति के दायरे से बाहर रखा गया है।/EMD EXEMPTION: The bidder seeking EMD exemption, must submit the valid supporting document for the relevant category as per GeM GTC with the bid. Under MSE category, only manufacturers for goods and Service Providers for Services are eligible for exemption from EMD. Traders are excluded from the purview of this Policy.

(b).ईएमडी और संपादन जमानत राशि, जहां यह लागू होती है, लाभार्थी के पक्ष में होनी चाहिए। / EMD & Performance security should be in favour of Beneficiary, wherever it is applicable.

(c).ईएमडी और संपादन जमानत राशि लाभार्थी के पक्ष में होनी चाहिए। / Earnest Money Deposit (EMD) shall also be accepted by the buyer in the form of a surety bond.

लाभार्थी /Beneficiary :
Chief Executive Officer
State Urban Development Agency, Chhattisgarh, Indravati Bhawan, Nava Raipur Atal Nagar (C.G.)
(Chief Executive Officer)

UIN Number NCTGC2415P

बोली विभाजन लागू नहीं किया गया/ Bid splitting not applied.

एमएसई खरीद वरीयता/MSE Purchase Preference

एमएसई खरीद वरीयता/MSE Purchase Preference	No

1. The minimum average annual financial turnover of the bidder during the last three years, ending on 31st March of the previous financial year, should be as indicated above in the bid document. Documentary evidence in the form of certified Audited Balance Sheets of relevant periods or a certificate from the Chartered Accountant / Cost Accountant indicating the turnover details for the relevant period shall be uploaded with the bid. In case the date of constitution / incorporation of the bidder is less than 3-year-old, the average turnover in respect of the completed financial years after the date of constitution shall be taken into account for this criteria.
2. Years of Past Experience required: The bidder must have experience for number of years as indicated above in bid document (ending month of March prior to the bid opening) of providing similar type of services to any Central / State Govt Organization / PSU. Copies of relevant contracts / orders to be uploaded along with bid in support of having provided services during each of the Financial year.
3. Estimated Bid Value indicated above is being declared solely for the purpose of guidance on EMD amount and for determining the Eligibility Criteria related to Turn Over, Past Performance and Project / Past Experience etc. This has no relevance or bearing on the price to be quoted by the bidders and is also not going to have any impact on bid participation. Also this is not going to be used as a criteria in determining reasonableness of quoted prices which would be determined by the buyer based on its own assessment of reasonableness and based on competitive prices received in Bid / RA process.

4. Past Experience of Similar Services: The bidder must have successfully executed/completed similar Services over the last three years i.e. the current financial year and the last three financial years(ending month of March prior to the bid opening): -
1. Three similar completed services costing not less than the amount equal to 40% (forty percent) of the estimated cost; or
2. Two similar completed services costing not less than the amount equal to 50% (fifty percent) of the estimated cost; or
3. One similar completed service costing not less than the amount equal to 80% (eighty percent) of the estimated cost.

अतिरिक्त योग्यता /आवश्यक डेटा/Additional Qualification/Data Required

Scope Of work:1793604656.pdf

Profile of Consultants:1793604656.pdf

Pre Bid Detail(s)

मूल्य भिन्नता खंड दस्तावेज़/Pre-Bid Date and Time	प्री-बिड स्थान/Pre-Bid Venue
03-11-2026 12:00:00	Pre-Bid meeting for “RFP for Selection of Consulting firm for Bid Process Management and to function as PDMC for the implementation of Projects under Affordable Housing in Partnership (AHP) component of Pradhan Mantri Awas Yojana – Urban 2.0 (PMAY-U 2.0) in the ULBs of Chhattisgarh” 16/11/2026, 13:00-14:00 hours Online Time zone: Asia/Kolkata Google Meet joining info Video call link: https://meet.google.com/hcm-tfvb-ofz

Hiring Of Consultants - Milestone/Deliverable Based - Project Development And Management Consultancy (PDMC); Building And Construction; No; Hybrid(As Specified In Scope Of Work) (1)

तकनीकी विशिष्टियाँ /Technical Specifications

विवरण/ Specification	मूल्य/ Values
कोर / Core	
Consulting Category/ Stream	Project Development and Management Consultancy (PDMC)
Consultant's Profile	Building and Construction
Proof of Concept (POC) Required	No
Deployment of Consultants/Resource	Hybrid(As specified in scope of work)
एडऑन /Addon(s)	

क्रेता द्वारा निर्धारित न्यूनतम मूल्य/Minimum Floor Price defined by Buyer

क्रेता द्वारा निर्धारित न्यूनतम मूल्य/Minimum Floor Price defined by Buyer	No

अतिरिक्त विशिष्टि दस्तावेज़ /Additional Specification Documents

परेषिती/रिपोर्टिंग अधिकारी /Consignees/Reporting Officer and Quantity

क्र.सं./S.No.	परेषिती/रिपोर्टिंग अधिकारी /Consignee Reporting/Officer	पता/Address	Quantity	अतिरिक्त आवश्यकता /Additional Requirement
1	Surender Kumar Mriga	492001,D Block , 4th Floor, Indrawati Bhawan, Nava Raipur Atal Nagar, PIN-492002 Chhattisgarh	Project / Lumpsum Based	N/A

क्रेता द्वारा जोड़ी गई बिड की विशेष शर्तें/Buyer Added Bid Specific Terms and Conditions

1. **Buyer Added Bid Specific Scope Of Work(SOW)**

   Text Clause(s)

   1. The detailed terms, eligibility, technical evaluation criteria, scope of work and contract conditions are given in the Buyer uploaded ATC document (RFP No. PROJ-201/224/2026-SUDA (T M P F) SECTION / 434 244-11 dated 02/11/2026). Bidders shall read it in full before bidding.
   2. **Scope of work:** Bid Process Management and Project Development and Management Consultancy (PDMC) for AHP projects under PMAY-U 2.0 in the ULBs of Chhattisgarh, presently 6 ULBs, 13,361 houses and Rs 768.26 Cr of approved projects, plus AHP houses sanctioned hereafter (Clause 3.1), for 36 months, as per Section 7 (Terms of Reference and Scope of Work) of the RFP.
   3. **Eligibility:** as per Clause 3.12.2 of the RFP, including: legal entity in existence in India for at least 7 years as on 31/03/2026; experience of similar assignments in the last 7 years of minimum 3 projects of civil construction cost not less than Rs 308 Cr each, or 2 projects not less than Rs 385 Cr each, or 1 project not less than Rs 615 Cr; average annual turnover from consulting services of at least Rs 8 Cr in any 3 of the last 5 audited financial years (2021-22 to 2025-26); and positive net worth in any 3 of those 5 years. Bidders shall upload all supporting documents (certificate of incorporation, GST, PAN, work orders / agreements, client completion certificates, audited financial statements / CA certificate) along with the technical bid.
   4. Bidders shall upload RFP Forms 1 to 12, 14 to 20, 23 and 24, the Form-1 Financial Covering Letter (without price), CVs of the four Key Professionals (Project Manager cum Team Leader, Procurement Expert, Quantity Surveyor, Design Engineer Structural) in RFP Form 20, the Power of Attorney of the signatory (RFP Form 11), and a scanned copy of the EMD, as a signed, page-numbered and indexed PDF (Clauses 3.4, 3.13.2 and 3.13.5.1 of the RFP).
   5. Technical evaluation shall be as per Clause 4.5 of the RFP (maximum 100 marks). Only bidders meeting the eligibility criteria and securing at least 75 marks shall be technically qualified. Financial bids of only technically qualified bidders shall be opened on GeM. Selection shall be by Least Cost Selection (L1) among technically qualified bidders. SUDA may negotiate with the L1 bidder as per Clause 4.6 of the RFP.
   6. **The price quoted on GeM shall be the total fee for the complete assignment of 36 months, i.e. the Grand Total (A+B) of Form FIN-1 of the RFP, inclusive of all taxes including GST and all expenses (office, report printing, back-office support, A&OE, local transportation). Conditional bids shall be rejected.**
   7. **Bidders shall upload the filled Form FIN-1 only under "Financial Document Indicating Price Break-up", and not in the technical bid. In case of mismatch, the price quoted on the GeM portal shall prevail and the man-month rates of Form FIN-1 shall be adjusted proportionally.**
   8. **The price shall be quoted only on the GeM portal. Any price disclosed in the technical bid shall lead to rejection of the bid.**
   9. Payment shall be made as per Clause 7.7 (Payment Schedule and Terms) of the RFP: Part A (DPR preparation and bid process management) is milestone-linked; Part B (PMC services) is on man-month basis as per Form FIN-1. 5% retention shall be deducted from running bills and released 12 months after pr

oject completion. KPI-based deductions shall apply as per Clause 7.6. No escalation shall be payable.

10. EMD of Rs 5,00,000 shall be submitted as an FDR / TDR / DD in favour of "Chief Executive Officer, SUDA, Nava Raipur Atal Nagar Chhattisgarh", payable at Raipur, valid for 225 days from the bid due date (Clause 3.5 of the RFP). Bids without valid EMD shall be rejected, no exemption from EMD shall be provided to anyone.
11. Only the original EMD instrument shall be sent by Registered / Speed Post in a sealed envelope, marked with the RFP No. and name of work, to CEO, SUDA, Block-D, 4th Floor, Indravati Bhavan (HOD Building), Nava Raipur Atal Nagar – 492002, to reach by 04/12/2026, 16:00 hrs. Personal delivery shall not be accepted and no drop box facility is available. All other documents shall be submitted online on GeM only.
12. Technical evaluation shall begin after receipt of the original EMD instruments on 04/12/2026, 16:00 hrs.
13. Joint ventures and consortiums are not allowed (Clause 3.15 of the RFP). The contract or any part of it shall not be sub-let or assigned without prior written consent of CEO, SUDA (Clause 3.17).
14. Conflict of interest, as defined in Clause 3.33 of the RFP, shall lead to disqualification. The selected consultant and its affiliates shall not be eligible for works related to the construction of the same projects (Clause 3.33.10).
15. SUDA may call for and verify the originals of any document from the L1 bidder before award. If any document is found false or misleading, the bid shall be rejected, the EMD forfeited, and action taken as per Clauses 3.28 and 3.35 of the RFP.
16. The successful bidder shall submit ePBG / Bank Guarantee of 5% of contract value, valid for the contract period plus 6 months, within 30 days of issue of the Letter of Intent, and sign the agreement within 30 days of issue of the LoI / LoA (Clauses 3.30 to 3.32 of the RFP).
17. Replacement of Key Professionals requires prior written approval of SUDA (Clause 7.4) and shall attract a penalty of Rs 1,00,000 per replacement for the Project Manager cum Team Leader and Rs 50,000 per replacement for other resources, increasing for subsequent replacements, as per Clause 7.13 of the RFP. Total penalties shall not exceed 10% of the contract price.
18. Bids shall remain valid for 180 days from the bid end date.
19. Disputes not settled amicably shall be referred to arbitration by a Sole Arbitrator (Principal Secretary / Secretary / Special Secretary, UADD, CG) under the Arbitration and Conciliation Act, 1996, as per Clause 9.4 of the General Conditions of Contract in the RFP.

2. **Buyer Added Bid Specific Scope Of Work(SOW)**

   File Attachment Click here to view the file.

अस्वीकरण/Disclaimer

The Additional Terms and Conditions (ATC) have been incorporated by the Buyer after approval of their Competent Authority. The Buyer ,is solely responsible for the impact of these clauses on the bidding process, its outcome, and consequences thereof including any restriction arising in the bidding process due to these ATCs and including the modification of technical specifications and / or terms and conditions governing the bid.All representations / grievances pertaining to the ATC clauses shall be raised with the buyer organization directly and not with GeM.If any of the clause(s) is/are incorporated by the Buyer regarding the following, the bid & resultant contract shall be treated as null & void. Further, GeM reserves the right, at its sole discretion, to cancel the bid forthwith, without issuance of any prior notice or intimation :-

1. Publishing Custom / BOQ bids for items for which regular GeM categories are available (unless such Custom / BOQ item is bunched with the major regular product Category Item).
2. Mandating procurement of / from specific Brand / Make / Model / Manufacturer / Dealer except in case of Single Bid / Proprietary Article Certificate (PAC) Buying.
3. Inclusion of disqualification criteria related to suspension of seller / service provider, where such suspension period has already expired.
4. Mandating submission of documents (other than EMD and signed Integrity Pact - which can be submitted within 5 days of bid opening) in physical form as a pre-requisite to qualify bidders.
5. Publishing bids on GeM for procurement of works.
6. Procurement of Goods by creating a Service bid on GeM & vice-versa.

7. Seeking sample with bid or approval of samples during bid evaluation process. However, trial / sample, as the case may be, shall be permitted in cases where trial / sample are allowed as per approved and published procurement policy of the Buyers' controlling Ministry / Department / State / Public Sector Enterprises Headquarters. If there is any violation of trial / sample clause with regard to approved policy of the Buyers' Ministry / Department / State / Public Sector Enterprises Headquarters, then this is to be determined and redressed by the concerned Buyer Organisation only.
8. Seeking experience from specific organization / department / institute only or from foreign / export experience.
9. Creating bid for items from incorrect categories.
10. Reference of conditions published on any external site or reference to external documents/clauses.
11. Asking for any Tender fee / Bid Participation fee, as the case may be.
12. Buyer added ATC Clauses which are in contravention of clauses defined in bid detail section, including specifications, EMD Detail, ePBG Detail and MII and MSE Purchase Preference sections of the bid, unless otherwise allowed by the applicable GeM GTC.
13. Any ATC clause in contravention with GeM GTC Clause 4 (xiii) (h) will be invalid. In case of multiple L1 bidders against a service bid, the buyer shall place the Contract by selection of a bidder amongst the L-1 bidders through a Random Algorithm executed by GeM system.
14. In a category based bid, adding additional items, through buyer added, additional scope of work/ additional terms and conditions/or any other document. If buyer needs more items along with the main item, the same must be added through bunching category based items or by bunching custom catalogues or bunching a BoQ with the main category based item, the same must not be done through ATC or Scope of Work.

Further, if any seller has any objection/grievance against these additional clauses or otherwise on any aspect of this bid, they can raise their representation against the same by using the Representation window provided in the bid details field in Seller dashboard after logging in as a seller. Buyer is duty bound to reply to all such representations and would not be allowed to open bids if he fails to reply to such representations.

All GeM Sellers/Service Providers shall ensure full compliance with all applicable labour laws, including the provisions, rules, schemes and guidelines under the four Labour Codes i.e. the Code on Wages, 2019; the Industrial Relations Code, 2020; the Occupational Safety, Health and Working Conditions Code, 2020; and the Code on Social Security, 2020 as and when notified and brought into force by the Government of India.

For all provisions of the Labour Codes that are pending operationalisation through rules, schemes or notifications, the corresponding provisions of the pre-existing labour enactments (such as The Minimum Wages Act, 1948, The Payment of Wages Act, 1936, The Payment of Bonus Act, 1965, The Equal Remuneration Act, 1976, The Payment of Gratuity Act, 1972, etc. and relevant State Rules) shall continue to remain applicable.

The Seller/ Service Providers shall, therefore, be responsible for ensuring compliance under:

- **All notified and enforceable provisions of the new Labour Codes as mentioned hereinabove; and**
- **All operative provisions of the erstwhile Labour Laws until their complete substitution.**

All obligations relating to wages, social security, safety, working conditions, industrial relations etc. and any other statutory requirements shall be strictly met by the Seller/ Service Provider. Any non-compliance shall constitute a breach of the contract and shall entitle the Buyer to take appropriate action in accordance with the contract and applicable law.

This Bid is governed by the General Terms and Conditions, conditions stipulated in Bid and Service Level Agreement specific to the Service, as the case may be, as provided in the Marketplace.

However, in case of Service, if any condition specified in General Terms and Conditions is contradicted by the conditions stipulated in Service Level Agreement specific to said Service, then it will over-ride the conditions in the General Terms and Conditions.

This Bid is governed by the सामान्य नियम और शर्तें/General Terms and Conditions, conditions stipulated in Bid and Service Level Agreement specific to this Service as provided in the Marketplace. However in case if any condition specified in सामान्य नियम और शर्तें/General Terms and Conditions is contradicted by the conditions stipulated in

Service Level Agreement, then it will over ride the conditions in the General Terms and Conditions.

जेम की सामान्य शर्तों के खंड 26 के संदर्भ में भारत के साथ भूमि सीमा साझा करने वाले देश के बिडर से खरीद पर प्रतिबंध के संबंध में भारत के साथ भूमि सीमा साझा करने वाले देश का कोई भी बिडर इस निविदा में बिड देने के लिए तभी पात्र होगा जब वह बिड देने वाला सक्षम प्राधिकारी के पास पंजीकृत हो।बिड में भाग लेते समय बिडर को इसका अनुपालन करना होगा और कोई भी गलत घोषणा किए जाने व इसका अनुपालन न करने पर अनुबंध को तत्काल समाप्त करने और कानून के अनुसार आगे की कानूनी कार्रवाई का आधार होगा।/In terms of GeM GTC clause 26 regarding Restrictions on procurement from a bidder of a country which shares a land border with India, any bidder from a country which shares a land border with India will be eligible to bid in this tender only if the bidder is registered with the Competent Authority. While participating in bid, Bidder has to undertake compliance of this and any false declaration and non-compliance of this would be a ground for immediate termination of the contract and further legal action in accordance with the laws.

---धन्यवाद/Thank You---