IIM SIRMAUR
KNOWLEDGE LEADERSHIP

INDIAN INSTITUTE OF MANAGEMENT SIRMAUR
भारतीय प्रबन्ध संस्थान सिरमौर

Dhaula Kuan
Paonta Sahib, Sirmaur
Himachal Pradesh 173031, India

धोला कुआँ
पॉवटा साहिब, सिरमौर
हिमाचल प्रादेश–173031 भारत)

IIMS|PUR|Corrigendum|2025-26|37

Tender Reference No. IIMS/Project/PMC/06/2025-26, Dated 06-11-2025

CORRIGENDUM-I

Name of Work: Notice Inviting Tender From CPSEs for Appointment of Project Management Consultant (PMC) for Execution, Supervision, Monitoring & Development of Phase-II Campus of Indian Institute of Management Sirmaur.
Tender No.: IIMS/Project/PMC/06/2025-26 Dated : 17.10.2025

Last Date of Submission: 20-11-2025 instead of 08-11-2025

Sr. No.	Clause/Ref. No.	Existing	Revised
1	2.1 (b) (ii) Page No. 10	Net-worth: The applicant should have minimum net worth of 100 Crores, during last three financial years.	Net-worth: The applicant should have minimum net worth of 100 Crores, during last three financial years. **Or** **The bidders may upload a solvency certificate issued by any scheduled bank amounting to a minimum of Rs.140 Crores. The Solvency Certificate format is attached as ANNEXURE-XIII**
2	2.1 (C) (ii) Page No. 11	The capital cost of Eligible Projects must be at least 150 crores completed during last 7 years.	The capital cost of Eligible Projects must be at least 150 crores completed during last 7 years. **The capital cost of eligible projects shall mean the value of executed works, brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum; calculated from the date of completion to previous day of last day of submission of tender.**
3	2.2.7. (b) Page No. 12	b) An Earnest Money Deposit of Rs. 7,00,000/- (Rupees Seven lakh only) by electronic transfer shall be paid into the account of IIM Sirmaur (details given above). EMD of unsuccessful applicants will be subsequently returned (not later than 30 days) once the process of selection of successful applicant is complete.	An Earnest Money Deposit of Rs. 7,00,000/- (Rupees Sevel Lakh only) by electronic transfer/**Bank Guarantee (BG)** shall be paid into the account of IIM Sirmaur (details given above). EMD of unsuccessful applicants will be subsequently returned (not later than 30 days) once the process of selection of successful applicant is complete. **EMD bank Gurantee format is attached as Annexure-XIV.**
4	2.1.2 Page No. 12	The Applicant should submit 03 number of references and certificates from the concerned. Institutions/ authorities in fulfilment of the eligibility criteria.	The Applicant should submit references and certificates from the concerned. Institutions/ authorities for eligibility/qualifying work(s).

5	2.7 (V) Bullet Point-3 Page No. 15	• Before signing the agreement with the successful Applicant, an unconditional Performance Guarantee, in the form of a Bank Guarantee (BG), from the bank agreed by the Institute, of 5% of the awarded cost, shall be submitted by such applicant/PMC. This is in addition to the retention of EMD. If there are delays in executing the Project as per the agreed timelines, that are not condoned or accepted by IIM Sirmaur or due to breach of any term of the agreement or due to any failure to perform, both the unconditional Performance Guarantee and EMD of the PMC shall be forfeited, either fully or partially, by the Institute without any requirement of prior intimation or any other additional act and, in addition to any other right or remedy as maybe available to the Institute in law or equity.	• Before signing the agreement with the successful Applicant, an unconditional Performance Guarantee, in the form of a Bank Guarantee (BG), from the bank agreed by the Institute, of 5% of **the tendered cost**, shall be submitted by such applicant/PMC. This is in addition to the retention of EMD. If there are delays in executing the Project as per the agreed timelines, that are not condoned or accepted by IIM Sirmaur or due to breach of any term of the agreement or due to any failure to perform, both the unconditional Performance Guarantee and EMD of the PMC shall be forfeited, either fully or partially, by the Institute without any requirement of prior intimation or any other additional act and, in addition to any other right or remedy as maybe available to the Institute in law or equity.
6	9.1., Page No. 32	**Terms of Payment:** The following are the stages of payment **1** Mobilization of site including site office deployment of technical staff at site: 2% **2** Tender preparation, Tender floating, Shortlisting of EPC Contractor and award of work: 2 %: Tender preparation & floating of bid 2 %: Bid processing & technical evaluation 3 %: Financial evaluation & shortlisting of EPC Contractor and award of work. **3** Balance fee shall be paid on progressive monthly invoicing based on average of progress of PMCs services and progress of work on site. 78 % (on pro rata basis w.r.t. financial progress) **4.** After the issuance of completion certificate to EPC Contractor and the submission of as-built drawings, inventory and all statutory approvals viz. Occupation certificate, Lift and fire certificates, CTO etc. as required. Handing over of site and the final bill only paid to the EPC Contractor: 8 % **5** Successfully overseeing defect liability period: 5 %	**Terms of Payment:** The following are the stages of payment **1** Mobilization of site including site office deployment of technical staff at site: 2% **2** Tender preparation, Tender floating, Shortlisting of EPC Contractor and award of work: **3 %:** Tender preparation & floating of bid **3 %:** Bid processing & technical evaluation **4 %**: Financial evaluation & shortlisting of EPC Contractor and award of work. **3** Balance fee shall be paid on progressive monthly invoicing based on average of progress of PMCs services and progress of work on site. **75 %** (on pro rata basis w.r.t. financial progress) **4.** After the issuance of completion certificate to EPC Contractor and the submission of as-built drawings, inventory and all statutory approvals viz. Occupation certificate, Lift and fire certificates, CTO etc. as required. Handing over of site and the final bill only paid to the EPC Contractor: 8 % **5** Successfully overseeing defect liability period: 5 %

			Settlement of Dispute: 1. Any dispute with reference to agreement shall be referred to the Director of the institute who will give his findings in 30 days. 2. If findings of the Director are not acceptable to the PMC, then settlement of such commercial disputes shall be resolved as per the extant DPE guidelines/OMs.
7	19 Page No. 34-35	**Settlement of Dispute** • Any Dispute with reference to this NIT, which is not resolved amicably within 30 days, the same shall be referred to the Director of the Institute. There upon, the Director, shall appoint a sole arbitrator within thirty days. The proceedings of the arbitrations shall be conducted as per Arbitration &Conciliation Act 1996. • The place of arbitration shall ordinarily be the Institute but by agreement of the Parties, the arbitration hearings, if required, may be held elsewhere. • The request for arbitration, the answer to the request, the terms of reference, any written submissions, any orders and awards shall be in English and, if oral hearings take place, English shall be the language to be used in the hearings. • The parties agree that decision or award resulting from arbitration shall be final and binding upon the parties and shall be enforceable in accordance with the provision of the Arbitration Act subject to the rights of the aggrieved parties to secure relief from any higher forum. • Pending the submission of and/or decision on a dispute and until the arbitral award is published; the Parties shall continue to perform their respective obligations under this agreement, without prejudice to a final adjustment in accordance with such award.	
8	Appendix-1 Page No.36	**Parameter: Track record of completed projects** Factors to be considered: Completion of eligible projects with minimum time overrun, during last 7 years Maximum Marks: 12 Marking scheme: 4 points, if time overrun<10% 2.5 points if time overrun: > 10% but less than or equal to 25%. 1 point if time overrun 25% but less than or equal to 50% Nil marks for >50%	**Parameter: Track record of completed projects** Factors to be considered: Completion of eligible projects with minimum time overrun, during last 7 years Maximum Marks: 12 Marking scheme: 4 points, if time overrun<10% 2.5 points if time overrun: > 10% but less than or equal to 25%. 1 point if time overrun 25% but less than or equal to 50%

		Factors to be considered: No. of litigation/arbitration/dispute cases of PMC works during last 7 years. Maximum Marks Marking scheme: Minus 2 marks for every case (Subject to Maximum 10 marks)	Nil marks for >50% ***Completion period also includes the extended period for which no Liquidated Damages (LD) clause have been invoked.** Factors to be considered: No. of litigation/arbitration/dispute cases of PMC works during last 7 years. Maximum Marks Marking scheme: Minus 2 marks for every case (Subject to Maximum 10 marks)
9	Appendix-1 Page No.36	**Parameter: Turnover** Factors to be considered: The average annual turnover of the firm in the last three consecutive financial years as of 31.03.2025 (For FY 2022-23 and 2023-24,2024-25) shall be a minimum of 500 crores. Maximum Marks: 15 Marking scheme: Average annual turnover and score: 1. > 3000 cr.= 15 2. 2000-3000 cr.= 12 3. 1500-2000 cr.=10 4. 1000-1500 cr.= 8 5. 500-1000 cr.= 5 Certificate signed by the authorized signatory of CA (As per enclosed)	Parameter: Turnover Factors to be considered: The average annual turnover of the firm in the last three consecutive financial years as of 31.03.2025 (For **FY 2021-22**, 2022-23 and 2023-24,2024-25) shall be a minimum of 500 crores. Maximum Marks: 15 Marking scheme: Average annual turnover and score: 1. > 3000 cr.= 15 2. 2000-3000 cr.= 12 3. 1500-2000 cr.=10 4. 1000-1500 cr.= 8 5. 500-1000 cr.= 5 **The bidder has to submit the statement duly certified by CA/Auditor with UDI Number for any three out of four FYs as menioned above.**
10	Appnedix-2A Sr. No. 01 Page No. 39	Position: Project Head/ Team Leader Minimum Years of Experience: 25 years in building construction projects of eligible size Minimum Qualification: Degree in Civil Engineering with post graduate/M.Tech in Management Minimum Number: 1 Rate of recovery / per person if not deployed : 1.5 lacs/month	Position: Project Head/ Team Leader Minimum Years of Experience: 25 years in building construction projects of eligible size Minimum Qualification: Degree in Civil Engineering with post graduate/M.Tech in Management/**Civil** Minimum Number: 1 Rate of recovery / per person if not deployed : 1.5 lacs/month
11	Appendix-2A Sr. No. 4 Page No. 39	Position: Design Manager (Architect) Minimum Years of Experience: 15 years in eligible projects Minimum Qualification: Degree in Architecture Minimum Number: 1 Rate of recovery / per person if not deployed : 0.75 lac/month	Position: Design Manager (Architect) Minimum Years of Experience: **08 years in eligible projects** Minimum Qualification: Degree in Architecture Minimum Number: 1 Rate of recovery / per person if not deployed : 0.75 lac/month

Note:	Site Topographic plan and Master Plan are attached for reference purpose only.
	This corrigendum shall be read in conjunction to the NIT and shall form the part of Contract.

06/11/2025

Senior Consultant (Project)
IIM SIRMAUR

भारतीय प्रबंधन संस्थान सिरमौर
IIM SIRMAUR
INDIAN INSTITUTE OF MANAGEMENT SIRMAUR

ANNEXURE-XIII

EMD Bank Guarantee Format

(To be Submitted in Stamp Paper of appropriate value)

LETTER OF GUARANTEE

To,

The Director,
Indian Institute of Management Sirmaur
P.O. Dhaulakuan, Tehsil-Paonta Sahib
Distt. Sirmaur 173025

In Accordance with Tender Reference No: .... dated............for ...., M/s. .... (hereinafter called the "Bidder") having its Registered Office at ...., wish to participate in the said tender for the... as an irrevocable Bank Guarantee against Earnest Money Deposit for an amount Rs. .... (Rupees..............................) valid up to .... (180 days from the date of issue of Bank Guarantee), is required to be submitted by the bidder as a condition precedent for participating in the said bid, which amount is liable to be forfeited by the Institute on:
(1) the withdrawal or revision of the offer by the bidder within the validity period,
(2) Non-acceptance of the Letter of Intent by the Bidder when issued within the validity period, of
(3) Failure to execute the contract as per contractual terms and condition with in the contractual delivery period and
(4) on the happening of any contingencies mentioned in the bid documents.

During the validity of this Bank Guarantee: We, ...(Bank name) having its registered Office at .... guarantee and undertake to pay immediately on first demand by .... the amount of Rs.................. (Rupees ....) without any reservation, protest, demur and recourse. Any such demand made by IIM Sirmaur shall be conclusive and recourse. Any such demand made by the Institute shall be binding on the Bank irrespective of any dispute or difference raised by the Bidder. The Guarantee shall be irrevocable and shall remain valid up to (180 days from the date of issue of Bank Guarantee) If any further extension is required, the same shall be extended to such required period on receiving instruction form the Bidder, on whose behalf the Guarantee is issued. Notwithstanding anything contained herein:
1. Our liability under this Bank Guarantee shall not exceed Rs................... (Rupees. ....)
2. This Bank Guarantee shall be valid up to .... (date).
3. We are liable to pay the guaranteed amount or any part thereof under this Bank Guarantee Only and only if you serve upon us a written claim or before .... (date). This Bank further agrees that the claims if any, against this Bank Guarantee shall be enforceable at our branch office at .... situated at .... (Address of local branch).
Yours truly,
Signature and seal of the guarantor:
Name of Bank: Address:
Date:

Instruction to Bank: Bank should note that on expiry of Bond Period, the Original Bond will not be returned to the Bank. Bank is requested to take appropriate necessary action on or after expiry of bond period.

(Seal & Signature of the Bidder)

ANNEXURE-XIV

BANK SOLVENCY CERTIFICATE

(FORM OF BANKER'S SOLVENCY CERTIFICATE FROM A SCHEDULED BANK)

This is to certify that to the best of our knowledge and information that M/s./Shri... having marginally noted address, a customer of our bank are/is respectable and can be treated as good for any engagement up to a limit of
Rs..............(Rupees..
....).
This certificate has been issued at the specific request for limited purpose of submitting the same to the Indian Institute of Management Sirmaur, Paonta Sahib, Dist Sirmaur (Himachal Pradesh) and shall not be used for any other purpose whatsoever.
This certificate is issued without any guarantee or responsibility on the bank or any of our officers and employees.

(Signature)
For the Bank

GENERAL CONDITIONS:

1. Banker's Solvency Certificate must be on the letterhead of the bank issuing such certificate, sealed in a cover addressed to the Director, IIM Sirmaur.
2. In case the Solvency Certificate is issued at the request of a partnership firm, such certificate must include names of all partners as recorded with the Bank.
3. The Solvency Certificate shall not be more than 6 months old.

KEY PLAN

TOTAL AREA OF THE PLOT = 844841.38 SQ.M.
OR 208.765 ACRES

SURVEYED AREA = 225.0 ACRES

LEGENDS

- STRUCTURE
- SHED
- TEMPORARY SHOP
- ROAD
- CART TRACK
- DENSE JUNGLE
- ORCHARD LIMIT
- PLOT BOUNDARY
- WALL
- PLATFORM
- CONTOUR
- H.T. LINE
- L.T. LINE
- DRAIN
- FENCING
- WELL
- TANK
- SEPTIC TANK
- WATER TANK
- CABLE BOX
- GATE
- TREE
- PLANT
- CABLE BOX
- BORING
- T.B.M.
- TELEPHONE POLE
- KILOMETER STONE
- UPC
- RCC COLUMN
- TRANSFORMER
- HANDPUMP
- RIVER SPREAD

NOTES

1. GPS CONNECTED AT SITE ON CONTROL POINT A-6, A-7 & A-12 (WHERE AVERAGE FOUND CLOSE TO THE ACCURACY) CO-ORDINATES AND NORTHING EASTINGS.
2. BM VALUE 404.760 M. AVERAGE TAKEN FROM GPS & GOOGLE.
3. GRID INTERVAL 15 M. BOTH SIDE.
4. CONTOUR INTERVAL 0.5 M.
5. ALL DIMENSIONS ARE IN METER.

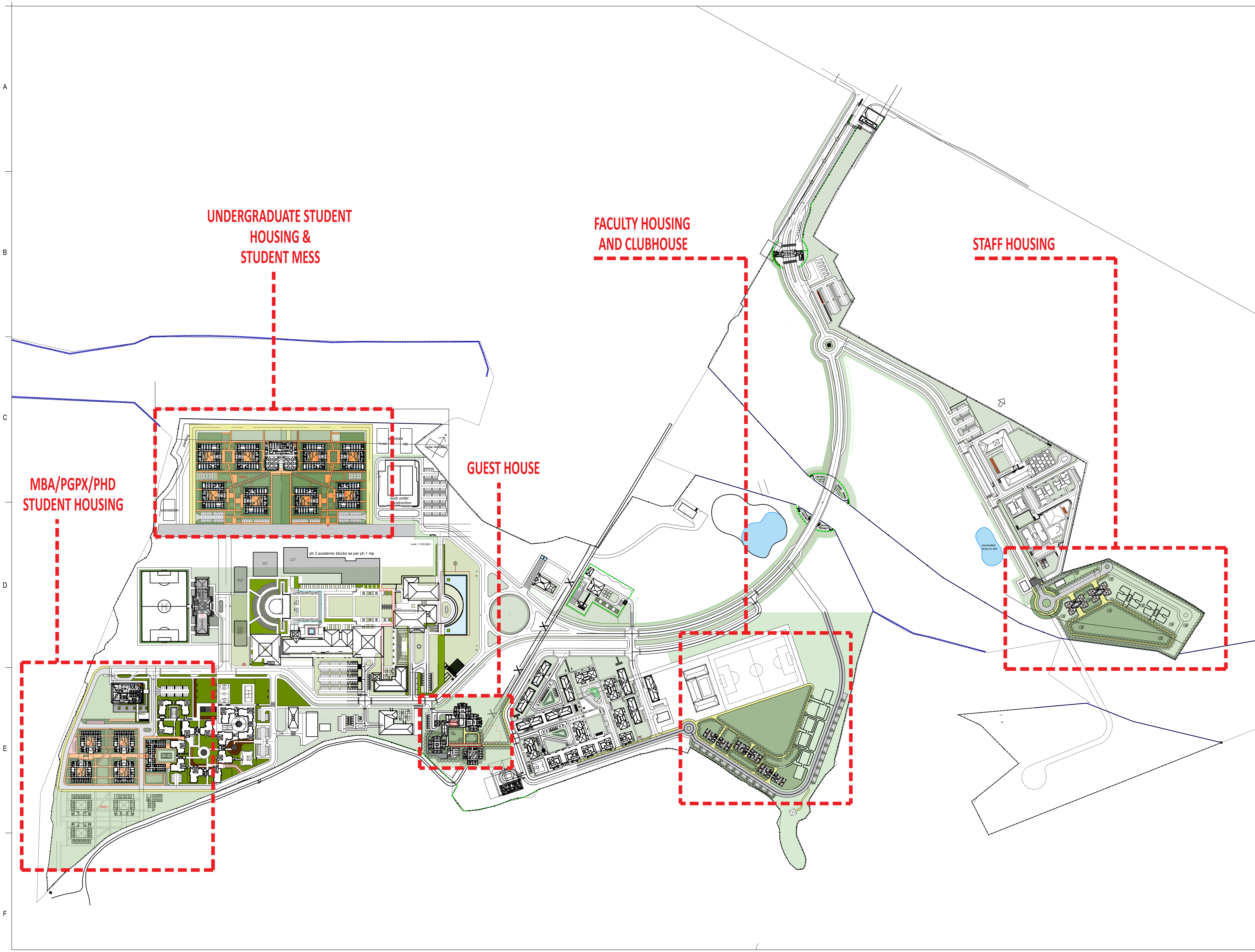
* PLOT BOUNDARY POINTS / PILLARS HAS BEEN SHOWN BY THE STAFF OF IIM-SIRMAUR AND CONFIRM BY THEM.

SURVEY PLAN OF THE SITE FOR "IIM SIRMAUR" AT DHAULA KUAN, ON NH-7, PAONTA SAHIB, H.P.

TOPOGRAPHICAL SURVEY	DWG. 1/3
SCALE - 1 : 1400	DATE - 25.09.2017 / 04/10/2017

CONSULTANT :

SURVEYED BY: VINOD GUPTA, SURVEYOR (LAND & BLDG.), NEW DELHI



General Notes

1. DRAWINGS ARE THE COPYRIGHT PROPERTY OF INI DESIGN STUDIO THE DRAWINGS AND SPECIFICATIONS FOR THIS PROJECT ARE PROTECTED BY COPYRIGHT AND WILL NOT BE REPRODUCED, USED, OR DISTRIBUTED WITHOUT EXPRESS WRITTEN PERMISSION OF INI DESIGN STUDIO.
2. THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF BUILDING DESIGN CONCEPTS,THE DIMENSIONS OF THE BUILDINGS AND THE MAJOR BUILDING DESIGN ELEMENTS. AS INDICATED OR SPECIFIED, THE CONTRACTOR SHALL FINISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORKS. DECISIONS OF THE INI AS TO THE ITEMS OF WORK INCLUDED WITHIN THE DOCUMENT SHALL BE FINAL AND ONBINDING THE CONTRACTOR.
3. ALL DIMENSIONS ARE IN MILLIMETERS, UNLESS OTHERWISE MENTIONED /SPECIFIED.
4. DRAWINGS IN NO CASE SHALL BE SCALED AND ONLY WRITTEN DIMENSIONS SHALL BE FOLLOWED. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS.
5. PARTITIONS AND WALLS SHOWN CENTERED ON COLUMN CENTER OR FLUSH-FACED WITH STRUCTURAL COLUMNS ARE NOT DIMENSIONED.
6. CONTRACTOR SHALL INFORM AND OBTAIN PERMISSION IN WRITING FROM THE INI BEFORE MAKING ANY DEVIATIONS FROM THE DRAWINGS.
7. ITEMS OF WORK REQUIRED ON ONE DRAWING OR IN ONE SECTION OF THE SPECIFICATIONS HAVE THE SAME FORCE AND EFFECT AS IF REQUIRED IN ALL DRAWINGS, OR IN ALL SECTIONS OF THE SPECIFICATIONS.
8. PLINTH LEVELS TO BE DECIDED ON SITE WITH REFERENCE TO LEVELS ON THE SITE IN CONSULTATION WITH BUILDING DESIGN DRAWINGS.
9. FOR DOOR AND WINDOWS SCHEDULE REFER DRAWING NO. ____________
10. FOR ROOM FINISH SCHEDULE REFER DRAWING NO. ____________
11. RAIN WATER DRAIN PIPES OR SLEEVES THROUGH BEAMS AND CURBING TO BE INSTALLED WHILE CASTING AS PER THE POSITIONS SHOWN.
12. FOR DIMENSIONS, LOCATIONS AND DETAILS OF ALL STRUCTURAL MEMBERS REFER STRUCTURAL DRAWINGS.
13. DIMENSIONS ON ALL ELEVATIONS AND SECTIONS SHOWN ON BUILDING DESIGN DRAWINGS ARE SHOWN AS TOP OF UN-FINISHED FLOOR LEVEL UNLESS OTHERWISE MENTIONED.
14. ALL DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANTS' DRAWINGS, TOGETHER WITH THE SPECIFICATIONS. DISCREPANCIES AND / OR AMBIGUITIES, IF ANY, SHALL BE BROUGHT TO THE NOTICE OF THE INI AND CLARIFICATIONS SHALL BE MADE PRIOR TO EXECUTION. SCPL'S DECISION IN THIS REGARD SHALL BE FINAL AND BINDING.
15. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL FLOOR AND WALL SLEEVES AND SHAFTS IN CONCRETE SLABS AND WALLS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL,STRUCTURAL AND BUILDING DESIGN DRAWINGS.
16. NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIAL SHEET SHALL BE REVIEWED AND NOTES ON ANY ONE DRAWING SHALL BE APPLIED TO RELATED DRAWINGS AND DETAILS.

Legend

Rev	Purpose of Issue	Date	Authorized

SCHEMATIC DRAWING PACKAGE

Key Plan

Project :
CONCEPT PLANNING OF PHASE-2 DEVELOPMENT OF IIM SIRMAUR (H.P)

Client :
IIM SIRMAUR KNOWLEDGE . LEADERSHIP
IIM (Indian Institute of Management)-Sirmaur .

Design Consultant :
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INI DESIGN STUDIO
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Design, MEPF Engineering, Interiors, Landscape, Urban Design, PMC, Master Planning, Urban & Regional Planning, Visualization & Research
Ahmedabad I Mumbai I Pune I Surat I Vizag

INI Project no : 124200630
Parcel Name : PARCEL A
Building Name : Masterplan
Drawing title : MASTERPLAN

Original Scale	Drawn	Checked	Authorised	Size
	SD,DS	PM,NK	SM	A1
	Date : 15-09-2025	Date : 15-09-2025	Date : 15-09-2025	

Drawing Number	Rev
PHASE 2 MASTERPLAN-001	