

National Highways Authority of India
PIU-Katni
(Camp Office-PIU-Jabalpur)
Minute of Meeting Dated 23.05.2023

Sub: Inviting e-tender Bids for Hiring of Office Accommodation for NHAI, PIU-KATNI under RO-Jabalpur: -Financial Evaluation - reg.

Ref: (i) This office letter no. 22 dated 22.05.2023
(ii) Minutes of Meeting dated 23.05.2023
(iii) Tender ID: ID: 2023_NHAI_153195_1
(iv) This office letter no. 22 dated 22.05.2023

With reference to the cited subject above, this office vide tender under reference (i) has invited the bid for Hiring of Office Accommodation for NHAI, PIU-KATNI under RO-Jabalpur. Office order for constitution of the committee was issued vide this office order dated 22.05.2023.

2. The details of invited bids through e-procurement portal NIC and tender ID 2023_NHAI_153195_1 with schedule are as follows:

SN	Tender ID	Critical Dates	Schedule dated
1	Tender ID: 2023_NHAI_153195_1	Availability of Bid Documents (last date & time of sale of Bid documents):	At: https://etender.gov.in From 03.05.2023 to 22.05.2023 upto 11:00 Hrs (IST).
2		Last date & time of submission of Bid online	Upto 22.05.2023, 11:00 Hrs. IST.
3		Last date & time of submission of Bid Document (EMD & Tender Cost Only)	Upto 22.05.2023, 11:00 Hrs. IST.
4		The date of opening of bid online	23.05.2023, 11:30 IST at O/o Camp Office PIU-Jabalpur, NHAI, Jabalpur

3. The committee of following were constituted for opening and evaluations of the e-tender vide RO-Jabalpur Office Order under reference (iv) dated 22.05.2023 as follow: -

- | | |
|--|------------|
| (i) Sh. Ramrao Dadhe, PD, PIU-Katni | - Convener |
| (ii) Sh. Sajal Jain, Manager (Tech), PIU-Katni | - Member |
| (iii) Sh. Ramvilas Patel, Manager (Tech.), RO-Jabalpur | - Member |
| (iv) Sh. Sanjay Ku. Sahu, Dy. Manager (F&A), RO-Jabalpur | - Member |
| (v) Sh. Gyanchand Lilhare, Accountant (F&A), RO-Jabalpur | - Member |

4. Further, the above tender was opened on the schedule date & time in the presence of all committee members and it has been found that 2 bidders have submitted bids in the e-tender portal. The summarized abstract has been presented as below: -

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Bid no	Name & Address of the Company/firm/individual	Distance From Main Road	Carpet Area	Quoted Monthly Rent (including all taxes except GST)		Rate per sq ft (in Rs.)	Remarks
				In Rs.	In words		
555388	Vinod Subdh kalamkar, Address - Plot no 170, Mahaveer Nagar, Jabalpur Road katni	500 m approx	2000 sqft	22000	Twenty-Two Thousand only	11	Rate per sqft i.e., Rs. 11 is higher as per NHAI circular dated 13.09.2021 for 'Z' category City (Rs. 10)
554727	Kirandeep Kaur, Address- A Dun Colony, Madan Mohan Choubey Road, Bargawan Katni M.P. 483501	300 m approx.	2600 sqft	25000	Twenty-Five Thousand Only	9.62	Carpet area offered i.e., 2600 sqft is higher than the ceiling limit as per NHAI circular dated 13.09.2021

5. As per NHAI Policy guideline dated 13.09.2021, the revised monthly rent ceiling in terms of Para-1 (xii) of NHAI Policy guideline dated 11.01.2016 the *maximum ceiling area is 2500 sqft @ 10/- per sqft for the hiring of PIU/CMU office accommodation (for 'Z' category city) and further in its para-3, it is mentioned that all other term and condition of Policy circular dated 11.01.2016 shall remain unchanged.*

6. In this context, Para-1 (vii) (ix) & (x) of NHAI Policy guideline dated 11.01.2016 is reproduced below: -

Para-1

(vii): *The maximum rates after considering 20% (rounding off to next Rupee) increase over the existing average rates presently being paid by NHAI to absorb the inflation and maximum permissible limits for area to be hired by filed offices shall be commensurate with the existing average area in use by NHAI for its filed offices, as proposed w.e.f. 01.01.2016.*

Sl. No	Name of Office	Carpet Area in Sqft	Maximum rent per sqft, City wise (Rs)		
			X	Y	Z
1	Regional Office	5000	45	17	9
2	PIU /CMU	2500			
3	Site office	1000			

(ix): *In case of non-availability of office accommodation within the prescribed monthly rental ceiling the carpet area may be reproduce by 20% so as to hire office accommodation within the prescribed ceiling.*

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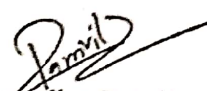
(x): In case of non-availability of office accommodation within the prescribed monthly rental ceiling even after reducing the maximum limit of carpet area upto 80%, the requisite powers may be delegated to RO to approve the rent upto 20% above the ceiling amount, on case to case basis after considering its proper justification. Beyond 20% increase over the prescribed monthly rental ceiling, RO shall seek approval of HQ after furnishing the proper justification on case to case basis in avoidable circumstances only.

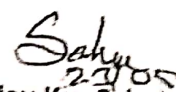
7. In reference to above, it is to be observed that as tabulated in para 4 above, the first bidder has offered office at Rs. 11/- per sqft, which seems to be higher rate as per NHAI policy circular dated 13.09.2021 (i.e., Rs. 10/- per sqft) at very first call of tender. Further, the second bidder has offered office measuring 2600 sqft carpet area, which seems to be higher as per NHAI Policy circular dated 13.09.2021 (i.e., 2500 sqft for PIU office) at very first call of tender. Therefore, both bidders may be considered as non-responsive at this stage.

8. In view of above, the Committee Members are of the view that tender may be cancelled since both the bidders are found to be non-responsive and bid may be invited again after approval of Competent Authority.


(Gyanchand Lihare)
Accountant
FARO-Jabalpur


(Sajal Jain)
Manager (T),
NHAI, PIU-
Katni


(Ramvilas Patel)
Manager (T),
NHAI, RO-
Jabalpur


(Sanjay Ku. Sahu)
Dy. Manager (F&A),
NHAI, RO-Jabalpur


(Ramrao Dadhe)
Project Director,
NHAI, PIU-Katni