

Corrigendum 1
(RFP Reference No: MPCB/EE/01/2026)
Minutes of Pre-bid meeting of Request for Proposal for Appointment of an Integrated Project Management Consultant for Feasibility Study, Design & Construction Management, And Post-Handover Asset Management

MAHARASHTRA POLLUTION CONTROL BOARD

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Date: 17/02/2026

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1. Brief about the meeting

Date: 06/02/2026, Day: Wednesday, Time: 03:00 PM – 4:00 PM

Place: Executive Engineer's office 4th floor, MPCB Head Office and online meeting over MS Teams platform

2. Agenda: Pre-bid meeting

Table 1: Pre-Bid Meeting attendees

Following attendees were present for the Pre-Bid Meeting:

S. No.	Name	Designation and Organization	In-person / Online
1	Mr. Balchandra Jagtap	Executive Engineer	In-person
2	Mr. Kanifnath V. Shingare	AAO	In-person
3	Mr. Pramod D. Nandgaokar	Administrative Officer	In-person
4	Mr. Dr. V.R. Thakur	PSO	In-person

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S. No.	Name	Designation and Organization	In-person / Online
6	Mr. Vijay Nikam	M/s Knight Frank India Pvt. Ltd.	In-Person
7	Ms. Menaz Bhavsar	M/s Knight Frank India Pvt. Ltd.	In-person
8	Mr. Abhjeet sharma	M/s. Counsulting Eng. Group	Online
9	Mr. Vaibhav Sawant	M/s. Aakar Abhinav	Online
10			Online

3. Main Points Discussed

Table 2: Pre-Bid Queries and Clarifications

S. No.	Clause & Page No.	Content of RFP Requiring Clarification	Change Requested/ Clarification required	Clarification / Amendment by MPCB
1	Section 4 – Scope of Work Page 41 onwards	As per the RFP, the scope of work for the Integrated Project Management Consultant (IPMC) includes feasibility study, design management, construction management, and post-handover asset management.	Please clarify whether the Integrated PMC role is limited to project management, coordination and advisory services only, and does not include any direct execution, design responsibility or statutory liability.	RFP clause prevails. The IPMC shall not undertake any direct execution of construction works. All architectural, structural, and MEP designs and drawings shall be prepared by IPMC. IPMC has no Statutory Liability. In relation to statutory approvals, the IPMC's scope shall be limited up to coordination, submission of drawings and documents to the respective statutory authorities and undertaking documentary follow-up for approvals. All statutory fees, premiums, charges, levies, and payments payable to statutory or regulatory authorities in connection with approvals shall be paid directly by the Authority

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S. No.	Clause & Page No.	Content of RFP Requiring Clarification	Change Requested/ Clarification required	Clarification / Amendment by MPCB
	Section 4 – Statutory Approvals Page 45	Oversee the process of obtaining all necessary building permits, approvals, and other entitlements.	Please confirm that the PMC’s role in statutory approvals is limited to coordination and follow-up, and that final responsibility for approvals rests with the respective statutory authorities.	Submission of Drawings and Documentation for Statutory Approvals: Preparation, coordination, and submission of all required drawings, calculations, and supporting documentation to the relevant statutory and local authorities for obtaining building plan sanction and other applicable approvals and providing necessary assistance and coordination during the approval process. The responsibility for grant of approvals/sanctions shall rest with the competent statutory authorities.
3	Section 4 – Sustainability Page 42	Project Goals Definition: Clearly define project goals and objectives, ensuring alignment with MPCB's strategic aims and the requirements for a LEED/IGBC rating. This includes setting specific sustainability objectives such as energy efficiency, water conservation, and reduced carbon emissions.	Please clarify whether green building certification is mandatory, and whether the PMC role is limited to coordination with sustainability consultants.	The RFP envisages incorporation of green building principles, sustainability measures, and energy-efficient design practices in the proposed development. However, obtaining a formal green building certification is not mandatory, unless specifically required by applicable statutory regulations or expressly directed by the Authority during project implementation.
4	Section 4 – Design Management Page 42	Provide Engineering & Architectural Design & Documents	Please confirm that all architectural and engineering designs shall be prepared by appointed consultants, and PMC responsibility is limited to review and coordination.	RFP Clause Prevails
5	Section 4 – Construction Oversight Page 43	Prepare comprehensive bid documents for selection of General Contractor for the project	Please confirm whether the Project will be awarded to a EPC contractor or GC	RFP Clause Prevails

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6	Section 2 – Engg Architectural Design Page 42	Provide Engineering & Architectural Design & Documents	Please confirm if this is essentially outsourced or consortium scope	RFP Clause Prevails
7	Section 4 – Project Monitoring & Implementation Page 44	Phase 4: Project monitoring and Implementation assistance	Kindly clarify and provide further details.	RFP Clause Prevails
8	Section 4 – Design Liability Page 42	Provide Engineering & Architectural Design & Documents	In case of design errors or omissions by design consultants, please clarify that PMC shall not be held liable, provided due review and coordination procedures are followed.	RFP Clause Prevails
9	Section 4 – Construction Oversight Page 43	Prepare comprehensive bid documents for selection of General Contractor for the project	Please clarify that PMC's role in contractor appointment is advisory and support-based, with final selection authority resting with MPCB.	RFP Clause Prevails. The final decision, approval, and appointment of contractors shall rest solely with Maharashtra Pollution Control Board (MPCB).
10	Section 6: KPI And Penalty Page 64	The date of delivery of the services stipulated in the acceptance of Work Order /LoA shall be the essence of the contract and delivery shall be completed no later than the dates specified therein. Extension of time shall only be granted if MPCB is convinced about the cause stated by the Service Provider, or the cause of the delay is not in the control of the Service Provider.	Please clarify that delays caused due to statutory authorities, utilities, or third parties shall not be attributed to the PMC.	RFP Clause Prevails

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11	Section 6: KPI And Penalty Page 64	The date of delivery of the services stipulated in the acceptance of Work Order /LoA shall be the essence of the contract and delivery shall be completed no later than the dates specified therein. Extension of time shall only be granted if MPCB is convinced about the cause stated by the Service Provider, or the cause of the delay is not in the control of the Service Provider.	Please clarify how delays arising from delayed client decisions or approvals will be treated in PMC performance evaluation and KPIs.	RFP Clause Prevails
12	Financial Proposal And Resource Deployment Details – Page 104	The proposed deployment schedule shall be consistent with the Scope of Work, project milestones, and timelines indicated in the RFP and shall form the basis for assessment of resource adequacy during technical and financial evaluation. Any changes to the approved deployment schedule during execution shall be subject to prior approval of MPCB.	Please confirm whether manpower deployment can be adjusted based on project stages, subject to MPCB approval.	RFP Clause Prevails
13	Variation In Agreement Quantity & Its Payment – Page 97	Modification to Agreement to be in writing: In the event of any of the provisions of the Agreement requiring to be modified after the Agreement documents have been signed, modifications shall be made in writing and signed by both the Service Provider and MPCB. Powers of Modification to Agreement: MPCB shall be entitled by order in writing to enlarge or extend, diminish, or reduce scope.	Please clarify whether services, if any, required beyond the defined Scope of Work shall be treated as additional services and handled separately, subject to mutual agreement.	RFP Clause Prevails

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S. No.	Clause & Page No.	Content of RFP Requiring Clarification	Change Requested/ Clarification required	Clarification / Amendment by MPCB
14	Section 6: KPI And Penalty Page 64	The date of delivery of the services stipulated in the acceptance of Work Order /LoA shall be the essence of the contract and delivery shall be completed no later than the dates specified therein. Extension of time shall only be granted if MPCB is convinced about the cause stated by the Service Provider, or the cause of the delay is not in the control of the Service Provider.	Please confirm that delays attributable to the Client, statutory authorities, utility agencies, or reasons beyond the PMC's control shall not be attributed to the PMC for performance evaluation purposes.	RFP Clause Prevails
15	Section 4 – Design Management Page 42	Provide Engineering & Architectural Design & Documents	Please clarify the PMC's role with respect to coordination for temporary and permanent utilities such as electricity, water, sewerage, and other essential services, and confirm that obtaining such connections shall remain the responsibility of the Client and/or relevant authorities.	Obtaining temporary and permanent utility connections, including fulfilment of statutory requirements, approvals, deposits, charges, and related payments, shall remain the responsibility of the Client and/or the respective statutory or utility authorities, as applicable.
16	Section 4 – Provide Engineering & Architectural Design & Documents Page 42	Project Documentation includes conducting all site investigation & evaluation, topographic survey & geotechnical research, hydraulic & hydrological studies, pavement analysis, Environmental research & assessment of all existing conditions.	Please clarify that surveys, investigations, and reports required from consultants appointed directly by the Client shall be provided to the PMC in a timely manner at the Client's cost, and the PMC shall be entitled to rely on their professional completeness.	RFP Clause Prevails

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17	Section 4 – Scope of Work Page 41	Consultants are required to plan and implement best site management practices for construction, environment, health, and safety during the course of project	Please clarify that primary responsibility for site safety, safe working conditions, and statutory compliance shall rest with the Contractors, and that the PMC’s role shall be limited to monitoring and reporting.	The role of the Integrated Project Management Consultant (IPMC) in this regard shall be limited to monitoring, coordination, review, and reporting of safety practices and compliance status as part of its project management and oversight functions.
18	Phase 2: Provide Engineering & Architectural Design & Documents Page 42	Structural Design of the Building including vetting of the Structural Design of the building. The vetting would be done by VJTI, IIT-Mumbai, COEP Pune or similar Institute as agreed upon by MPCB and the fees for the same would have to be borne by the Consultancy Firm.	Please clarify if these vetting fees are to be included in the Lump-Sum Professional Fee for Phases 1–7 or if they will be reimbursed by MPCB at actuals.	RFP Clause Prevails
19	Phase 7: Post-Handover Compliance Management (1 Year) - 12 Months Page 46	For a period of one-year post-handover of the building to MPCB	Query: Does the 48-month PMC period (T0 to T48) include the one-year Phase 7 Post-Handover Compliance period, or does Phase 7 start after the T48 milestone?	Phase 7: Post-Handover Compliance Management (1 Year) - 12 Months post-handover support will be over and above the construction period.

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20	General		Kindly confirm if the QAQC personnel is required as the same is not mentioned in the RFP	Yes. Deployment of full-time Quality Assurance / Quality Control (QA/QC) personnel is required for the project. 12-15 Years of Experience BE/BTech in Civil engineering or Equivalent. 10+ years' experience in QA/QC in large real estate projects.
21	39. Replacement of Key Experts Page 105	Except as the Client may otherwise agree in writing and subject to sub-Clauses (i) – (iii) below, no changes shall be made in the Key Experts without the prior consent of the Client.	Considering that the Project duration is long-term and involves deployment of 17 Key Personnel, maintaining the same personnel throughout the entire contract period may be practically challenging. We kindly request the Authority to consider relaxing the Resource Replacement clause.	It is clarified the Consultant may replace any Key Expert during the term of the Contract, as and when required, subject to prior written approval of the Client. Provided that the proposed replacement Key Expert possesses qualifications and experience criteria as specified in the RFP.
22	Consortium/ Joint Venture/ Sub-contracting Page 21	Consortium/ Joint Venture/ Sub-contracting Consortium / Joint Venture is not allowed within the scope of this RFP.	Kindly clarify whether MPCB would consider allowing Consortium / Joint Venture participation	RFP Clause Prevails
23	4.6 Project Timelines Page 59	The RFP defines the overall project timeline; however, timelines for obtaining statutory approvals have not been explicitly considered. As approvals may extend beyond the stipulated T+06 period, clarification is required on whether the construction	With reference to Clause 4.6 – Project Timeline, kindly clarify whether defined timelines will be provided for obtaining necessary approvals for MPCB. Further, confirm that delays in approvals shall not be attributable to	Any delay in receiving approvals, shall not be attributable to the IPMC, and that corresponding adjustments in the project timeline shall be considered without any adverse impact on the IPMC's performance obligations. The timelines outlined in the tender

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		<p>timeline shall commence only after receipt of statutory approvals and corresponding adjustments shall be made in the project schedule.</p>	<p>the IPMC and corresponding timeline extensions shall be considered.</p>	<p>document do not currently factor in MPCB's approval timelines, which shall be incorporated at each relevant stage of the project.</p>
24	<p>Clause 18 – Risk and Cost Page 95</p>	<p>If it is observed that the Service Provider carrying out the work fails to comply with instructions given by the MPCB authorities during execution of work twice, the work will be carried out at the risk and cost of the Agreement & penal action will be taken against them.</p>	<p>Considering that the role of the Integrated Project Management Consultant (IPMC) is primarily advisory, supervisory, and coordination-based, it is requested to kindly clarify and consider that such provisions may be applicable only in cases of material breach, wilful default, or persistent non-compliance, after providing adequate notice and opportunity to remedy.</p>	<p>It is clarified that any action relating to risk and cost or penal measures shall be considered only in cases of repeated and material non-compliance or wilful default, and only after issuance of multiple written notices and provision of reasonable opportunity and time to remedy the same. Further, considering that the role of the Integrated Project Management Consultant (IPMC) is primarily advisory, supervisory, and coordination-based, such provisions shall be applied judiciously and proportionately, and shall not be invoked for minor, procedural, or inadvertent lapses. The application of such provisions shall be subject to due review and mutual discussion and aligned with the overall responsibilities of the IPMC under the Agreement.</p>
25	<p>Clause 15 – Audit, Access and Reporting Page 94</p>	<p>MPCB may engage a suitable, neutral, and technically competent third-party agency or agencies for project, quality, safety, financial, statutory compliance, or facility operations audits, upon reasonable prior notice to the Service Provider</p>	<p>it is requested to kindly clarify and consider that, given the advisory and supervisory role of the Integrated Project Management Consultant (IPMC), the cost of third-party audits may be borne by MPCB. Further, it is requested to clarify that the Service Provider's obligation shall be limited</p>	<p>It is clarified that the cost of such third-party audits shall ordinarily be borne by MPCB. The Service Provider shall take necessary corrective actions within reasonable timelines, commensurate with the nature and extent of observations, and in coordination with the Authority and</p>

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			to cooperation and facilitation of audits, and that corrective actions shall be undertaken within reasonable timelines, commensurate with the nature of observations.	other stakeholders.
26	Clause 14 – Default and Termination Page 93	Where despite the issuance of a default notice to the Service Provider by MPCB, the Service Provider fails to remedy the default to the satisfaction of MPCB, MPCB may, where it deems fit, issue to the defaulting party another default notice or proceed to adopt such remedies as may be available to MPCB including immediate termination of contract agreement. In such a case the Performance Security shall be forfeited by MPCB and outstanding payments, if any shall be made to the extent for the services found acceptable and satisfaction of MPCB.	Kindly clarify that termination and forfeiture of Performance Security shall be invoked only in cases of material breach or persistent non-performance, after providing reasonable opportunity and time to remedy the default and shall be applied in a fair and proportionate manner.	It is clarified that the provisions relating to default, termination, and forfeiture of Performance Security shall be invoked in cases of material breach or persistent non-performance, after providing reasonable opportunity and adequate time to remedy the default. Such actions shall be applied in a fair and proportionate manner, in line with the terms of the Agreement.
27	Clause 40 – Financial Proposal and Resource Deployment Details Page 106	i Man-Month Rates and Deployment for Phases 1 to 7 (IPMC Scope) The Bidder shall submit, as part of the Financial Proposal, the man-month rates for each of the proposed Key Personnel identified under the IPMC scope (Phases 1 to	The RFP requires submission of man-month rates and deployment schedule for Key Personnel, whereas the Financial Proposal is to be submitted on a lump sum basis. In this regard, kindly clarify the purpose and applicability of man-month rates, and whether these shall be considered only for reference / internal evaluation or shall have any commercial or payment implications during contract execution.	The Financial Proposal for the assignment shall be evaluated on a lump sum basis, man-month rates shall not have any direct commercial implication on the lump sum contract value, and payments shall be made in accordance with the agreed payment milestones under the contract.

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28	Clause 40 – Financial Proposal and Resource Deployment Details Page 106	The proposed deployment schedule shall be consistent with the Scope of Work, project milestones, and timelines indicated in the RFP and shall form the basis for assessment of resource adequacy during technical and financial evaluation. Any changes to the approved deployment schedule during execution shall be subject to prior approval of MPCB.	Kindly clarify that the proposed deployment schedule is indicative, and reasonable changes based on project requirements shall be permitted with prior approval, without any adverse contractual implications.	The proposed deployment schedule is indicative in nature. Reasonable changes based on project requirements and progress shall be permitted, subject to prior approval of MPCB, without any adverse contractual implications, provided overall deliverables and timelines are maintained.
29	Annexure 13 – Format for Financial Bid. Page 84	Payments shall be released on a monthly basis, subject to deployment of approved manpower, submission of complete monthly invoices along with supporting documents, submission of monthly progress and performance reports, and due certification by MPCB. No lump sum or fixed annual fee shall be applicable under this Contract. The rate quoted by Bidder shall include all costs associated with fulfilling the project deliverables, Out of Pocket Expenses including Travelling, Lodging, Food, Insurance, etc. MPCB shall not pay any additional cost to Bidder. additional cost to Bidder.	The RFP specifies payment on a monthly basis linked to manpower deployment. Kindly clarify whether payments may also be linked to achievement of key milestones / part milestones, in addition to monthly payments, to ensure alignment with deliverables and project progress.	The payments shall be made in accordance with the milestones defined in the RFP. Payment shall be processed upon achievement of the respective milestones / part milestones, as specified in the RFP. The detailed part milestones shall be finalized during the Work Order stage, based on detailed project planning and mutual agreement between MPCB and the selected Service Provider. It is further clarified that monthly payments shall be applicable only during Milestone 6 – Construction & Fit-Out Execution.
30	Clause 39- Replacement of Key Experts Page 105	Request for substitution of a Key Expert during the term of the Contract may be considered based on the Service Provider's written request and only in circumstances outside the reasonable control of the	Considering the long-term nature of the project, it is requested to kindly allow replacement of Key Experts for other valid reasons such as resignation, career progression, or unforeseen personal circumstances, subject to prior approval of MPCB	Considering the long-term nature of the project, replacement of Key Experts may be permitted for valid reasons, including but not limited to resignation, personal circumstances, or other unavoidable situations, subject to prior approval of MPCB.

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		Consultant		
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Shri. Balchandra Jagtap
Executive Engineer

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