

PRE-BID QUERIES for e-tender for construction of covered godowns under 10 year PEG Scheme

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S. No.	Query	Clause as per ATC	Clarification
1	Construction of verandha in both side or one side, because there are no clarity about this.	Schedule-1 (specification proposed for construction of Conventional type godown <i>Sr. no 5 Platform shall be constructed on both sides. Isolated Platform of 4.65 m x 0.90 m to be constructed in case of non-availability of sufficient space.</i>	As per clarification received from FCI, the clause is amended as follows: <i>Sr. no 5 Platform shall be constructed on both sides.</i>
2	To Allow Compartment Size less than 5000 MT in irregular shape land. For example 12 Stack = 1670 MT and 24 Stack = 3340 MT Godown should be separately allowed if needed.	Schedule-1 (specification proposed for construction of Conventional type godown <i>9. 5,000 MT godowns = 3 Compartments. (Carpet Area of Each Compartment: 41.45m X 21.34m, 4 Compartment of 1250 MT each under 3 stack plan, 2 stack plan having capacity 1120 MT and 1 stack plan having capacity 640 MT as per FCI standard layout).</i>	As per FCI specifications only. No change needs to be incorporated.
3	Roof design with Truss should be allowed as previous 10 Year PEG scheme Godowns.	Schedule-1 (specification proposed for construction of Conventional type godown <i>Sr. no 24: Roofing should be trussless</i>	As per FCI specifications only. No change needs to be incorporated.
4	GST exclusive Price Bid be allowed so that Lease Only Godowns bidders can fairly compete with Lease with Services (GST not applicable) bidders.	Price bid is to be filled online only as per stipulated format.	As per GEM requirement. No change needs to be incorporated.
5	Estimated Cost for construction of 5000 MT Godown be described as per Silo Tender.	--	It is a service contract. Therefore estimated cost cannot be given.
6	EMD amount 20 MT be allowed to as per previous Tenders.	Clause 6: EMD Technical Bid shall be accompanied by an earnest money of @ Rs. 50.00 (Rs. fifty Only) per MT for quantity offered as per e-tender terms (separate for each location as applying for). In case the Tenderer does not own land or hold it on Registered Lease but intends to acquire the same by way of Ownership/Registered Lease within 120 days from the date of acceptance letter, he shall also furnish, in	As per FCI conditions only. No change needs to be incorporated.

		addition to aforesaid EMD, a Supplementary Guarantee in the form of Bank Guarantee @ Rs. 100.00 (Rs. One Hundred Only) per MT for quantity offered as per e-tender terms issued by ‘Scheduled Commercial Bank’ notified by RBI (excluding all Urban/Rural/State Co-Operative banks and Gramin Banks) and valid for a minimum period of six months from the date of submission of E-Tender.....	
7	Normalisation factor is applicable in road fed godowns on non-rail head centres or not.	60. NORMALIZATION OF FINANCIAL BIDS <i>A normalizing factor in terms of Rs 0.07/- per Quintal per Kilometer will be applied, if more than one bid is received, to all the bids received for a location beyond a distance of 8 KM from the railhead while evaluating the price bid.</i>	As per clarification received from FCI, all the 31 centres mentioned in MTF are connected to railhead. Normalization factor will be applicable as per Clause 60.
8	CO-OWNERS may also be allowed to participate in construction of Godowns. CO-OWNERS are encouraged for construction of godowns by NABARD. They are eligible for all benefits extended by NABARD. Individual / Co owner on behalf of others members of family or other members be allowed to apply for tender after taking power of attorney from other members.	Clause 5 (1) Who can apply: Eligible tenderers i) Individual:- An individual applying as owner of the Land should have Land in his own name only. ii) Partnership Firm: In case the Tenderer is a Registered/Unregistered Partnership Firm, the Land must be in the name of the Firm or one or more of its Partner(s), in which case the said Land must have been contributed to the Firm, which should be reflected in the Partnership Deed iii) In case of Public or Private Limited Company or a Registered Trust, the Land should be in the name of the Company or Trust only. Land in the name of Directors or Shareholders or Trustees or Sister Concern or Promoters etc. shall not be considered iv) A person who does not own Land or hold it on Registered Lease but intends to acquire the same	As per FCI conditions only. No change needs to be incorporated.

		<p>by way of Ownership/Registered Lease within 120 days from the date of acceptance letter, can apply by furnishing an addition to requisite EMD, a Supplementary Guarantee in the form of Bank Guarantee @ Rs. 100.00 per MT for quantity offered as per e-tenders. The bidders are requested to submit their Bank Guarantee if any on or before 15-04-2024 at 04:30 PM without fail i.e. on the day of opening of online bid at “Pungrain”.</p> <p>v) iv) A person holding Land under Registered Lease for a minimum period of 13 YEARS with permission to construct godown can also apply.</p>	
9	<p>HOW EARNEST MONEY WILL BE CALCULATED, AS WE OWN 60% OF LAND & 40% LAND WILL BE ON LEASE. DO WE SUBMIT EMD @50/MT OR 100/MT - OR IN 60-40 RATIO</p>	<p>Clause 6: EMD Technical Bid shall be accompanied by an earnest money of @ Rs. 50.00 (Rs. fifty Only) per MT for quantity offered as per e-tender terms (separate for each location as applying for). In case the Tenderer does not own land or hold it on Registered Lease but intends to acquire the same by way of Ownership/Registered Lease within 120 days from the date of acceptance letter, he shall also furnish, in addition to aforesaid EMD, a Supplementary Guarantee in the form of Bank Guarantee @ Rs. 100.00 (Rs. One Hundred Only) per MT for quantity offered as per e-tender terms issued by ‘Scheduled Commercial Bank’ notified by RBI (excluding all Urban/Rural/State Co-Operative banks and Gramin Banks) and valid for a minimum period of six months from the date of submission of E-Tender.....</p>	<p>As per FCI conditions only. No change needs to be incorporated.</p>
10	<p>In the notice inviting E-Tender, it is mentioned that Storage Requirements of FCI to be managed and supervised by</p>	<p>E-bids are invited under two-bid system from Tenderer who owns Land / CAP premises or holds Land / CAP premises under registered lease deed for a minimum period</p>	<p>Guaranteed means Guaranteed lease of 10 years for the capacity hired provided that bidder fulfill all the</p>

	Pungrain for a ‘Guaranteed lease of 10 years’. Nowhere it is defined as to what ‘Guaranteed’ means? It needs to be clearly defined.	of 13 years with permission to construct godown or willing to acquire land by way of ownership /registered lease deed within 120 days from the date of acceptance of E-Tender for construction of godowns for Storage Requirements of FCI to be managed and supervised by Pungrain for a guaranteed lease of Ten years on Build, Own & Operate/lease basis for 9 LMT capacities for storage of food grains	terms and conditions of ATC.
11	Whether this ‘Guarantee’ is for 10 years of whole of agreed upon capacity of storage as constructed by investors.(As mentioned in Clause 1 of Annexure I at Page 33 of the said notice)?	As mentioned in Annexure 1 & Annexure 2 CAPACITY HAS ALREADY BEEN MENTIONED IN THE FORMAT OF LEASE AGREEMENT ON “WHEREAS pursuant to the offer of Ten years guaranteed hiring given by the Lessee for using the godowns to be constructed with private participation and whereas Lessee floated E-Tenders for the same and after the acceptance of the said E-Tender a valid contract dated has been concluded for the construction of godown and subsequent lease to Lessee, binding between the parties therein in accordance with the terms and conditions of the E-Tender and as the Lessor since completed the Construction and handed over the possession of godown at (complete address of godown) of capacity to Lessee.”	As per FCI conditions only. No change needs to be incorporated.
12	If lessee fails to make payment in time, i.e. in 15 days of submission of monthly bills by lessor, and due to this late payment lessor suffers penal interest by bank or make default of payment of instalment of loan to bank, then, whether it is not lessee who is liable. Why such liability clause should not be there in	--	As per FCI conditions only. No change needs to be incorporated.

	lease agreement?		
13	Please mention which locations are road fed and which are rail fed.	--	As per clarification received from FCI, all the 31 centres mentioned in MTF are connected to railhead.
14	From where to calculate the distance of 15 km in case of road fed godowns. Please clear the zero point of location. Also clarify that if any normalisation factor will be applicable for road fed godowns with in radius of 15 km from zero point.	<p>60. NORMALIZATION OF FINANCIAL BIDS: A normalizing factor in terms of Rs 0.07/- per Quintal per Kilometer will be applied, if more than one bid is received, to all the bids received for a location beyond a distance of 8 KM from the railhead while evaluating the price bid. However, in case of road-fed godowns, the following guidelines will be followed: -</p> <p>1. The limit of location of godowns is fixed at 8 Kms from the boundary of municipal limits of District Headquarters or 15 Kms from the zero point of the location. No normalization factor would be applied for such road-fed locations. NOTE: Road fed godowns are godowns where transportation takes place through road only</p> <p>2. The offers beyond the above limits will not be considered.</p>	<p>FCI has clarified as follows: As per Point 60 of the MTF "NORMALIZATION OF FINANCIAL BIDS", it is clarified that distance of location has to be done from the rail Head. Hence Zero point mentioned for the normalization is midpoint of rail head.</p>
15	Can a same partnership firm with same pan no and GST no can bid for multiple locations?	As per Clause 6 of ATC, bidder can apply for multiple locations provided he/she fulfills all conditions of ATC.	As per FCI conditions only. No change needs to be incorporated.
16	What is the methodology for Evaluating financial bid for Lease only and lease with services comparison?	--	<p>FCI has clarified as follows: PMS Charges applicable as on date</p>

			and GST Component on Lease only Godown, needs to be consider while deciding L1. Lease with Services is exempt from GST as on date
17	What is current PMS rate?	--	Currently, PMS rate @ Rs. 2.77 per quintal per month is being paid by FCI.
18	As per technical evaluation Sheet Point No.6 Bidder can provide Undertaking for removing below 11KVA lines from the Proposed Site But as per previous tenders option for giving Undertaking of removing 11KVA lines was also available. Many Locations have 11 KVA lines passing through them due to tubewell connections. So kindly Include 11KVA lines for giving removal Undertaking as well.	Clause 21: ".....The land on which the godown is proposed to be constructed should not have a HT Line (11 KVA and above) passing over the proposed layout plan of the godown....."	As per FCI conditions only. No change needs to be incorporated.
19	The expenditure towards registration, stamp duty, etc. of the lease deed shall be borne by the lessor and lessee in equal proportions.	Clause 35. The expenditure towards registration, stamp duty etc. of the lease deed shall be borne by the lessor.	As per FCI conditions only. No change needs to be incorporated.
20	There are some confusion about size of chambers in the MTF page no. 25 column no. 9 chambers of 1250 mt 1120 mt and 640 mt are given but in pre-bid no clarity about this we can construct 2stack plan 1 stack plan or not.	Schedule-1 (specification proposed for construction of Conventional type godown 9, 5,000 MT godowns = 3 Compartments. (Carpet Area of Each Compartment: 41.45m X 21.34m, 4 Compartment of 1250 MT each under 3 stack plan, 2 stack plan having capacity 1120 MT and 1 stack plan having capacity 640 MT as per FCI standard layout).	As per FCI specifications only. No change needs to be incorporated.

21	Multiple of 5000 MT capacity is mandatory or not, please clarify.	<p>DNIT</p> <p>1. Offers for smaller capacity will also be considered in case sufficient offers are not received for the capacities indicated above against any one or more locations subject to the condition that minimum godown size should be of 5,000 MT. Capacity applied should be in the multiples of 5000 MT only.</p>	As per FCI specifications only. No change needs to be incorporated.
22	If there is godown capacity of 10000 MT. Can we construct godown of 1674 mt each or we have to construct 5000*2MT EACH(1674*3). Please clarify in map	<p>Schedule-1 (specification proposed for construction of Conventional type godown)</p> <p>9. 5,000 MT godowns = 3 Compartments. (Carpet Area of Each Compartment: 41.45m X 21.34m, 4 Compartment of 1250 MT each under 3 stack plan, 2 stack plan having capacity 1120 MT and 1 stack plan having capacity 640 MT as per FCI standard layout).</p>	As per FCI specifications only. No change needs to be incorporated.
23	Clarify the difference of preservation rate and only without preservation rates.	--	For reference, preservation rate would be a composite rate including godown rental and charges for PMS service. Whereas, without preservation rate would be godown rental only.
24	Last date for opening of bid may be extended for 15 days so that documents can be procured.	Tender Submission Last Date : 15-04-2024 till 4:00 PM	The last date of bid submission has already been extended till 30-04-2024 till 4:00 PM. Any further extension will be notified by way of corrigendum on GEM Portal.