



NHPC Limited
(A Govt of India Enterprise)



E-TENDER DOCUMENT (For PAFs and/or Locals Residents near to the Power Station)

FOR

“General Up keeping & Housekeeping of VIP Guest House & Officer's Club of Rangit Power Station for Year 2025”

Tender Specification No: NH-RPS-CTS012/9/2024-CIVIL TS/120 Date: 31.10.2025

Tender ID: GEM/2025/B/

Procurement & Contract Division,
NHPC Limited,
Rangit Power Station,
Rangit Nagar, South Sikkim-737111
Sikkim

NHPC Office Complex Sector - 33, Faridabad, (Haryana) - 121003 (INDIA)



SECTION 0

NOTICE INVITING TENDER (NIT)

NHPC LIMITED
(A Govt. of India Enterprise)
Rangit Power Station,
Rangit Nagar, South Sikkim-737111
Sikkim
CIN: L40101HR1975G01032564

SECTION-0: NOTICE INVITING E-TENDER (NIT)
(Domestic Open Competitive Bidding)
(For PAFs and/or Locals Residents near to the Power Station)

Online electronic bids (e-tenders) under two cover system are invited on behalf of NHPC Limited (A Public Sector Enterprise of the Government of India) from **Project Affected Families and/or Locals Residents near to the Power Station, registered under GeM Portal as bidders.**

“General Up keeping & Housekeeping of VIP Guest House & Officer's Club of Rangit Power Station for Year 2025”

Tender Specification No.: NH-RPS-CTS012/9/2024-CIVIL TS/120 Date: 31.10.2025

Tender document can be viewed and downloaded from NHPC Limited website www.nhpcindia.com and GeM portal at <https://gem.gov.in>.

The bid is to be submitted online only on <https://gem.gov.in> up to last date and time of submission of bids. Sale of hard copy of tender document is not applicable.

a) Brief Details & Critical Dates of Tender:

1.1 Brief Details of Tender:

S. No.	Item	Description
(i)	Name of work	General Up keeping & Housekeeping of VIP Guest House & Officer's Club of Rangit Power Station for Year 2025
(ii)	Tender Specification No.	NH-RPS-CTS012/9/2024-CIVIL TS/120
(iii)	Mode of tendering	e-procurement system (Local Competitive Bidding)
(iv)	Tender ID	GEM/2025/B/
(v)	Cost of Bidding Document	NA
(vi)	Estimated cost	Rs. 90,68,380/- (including EPF, ESI & GST @18%)

(vii)	EMD (Bid Security)	Rs. 1,81,368/- either in the form of Crossed Demand Draft / Bankers Cheque drawn in favour of NHPC Ltd., Rangit Power Station, payable at State Bank of India, Rangit Nagar (Hingdam) (code-9808) issued by State Bank of India. or In the form of Bank Guarantee from a Nationalized or any Scheduled Bank of India in the prescribed proforma or in the form Irrevocable Insurance Surety Bond valid for a period of 90 days beyond the validity period of the bid issued by any Indian Insurance Company registered under Insurance Act 1938 or as amended from time to time and approved by the Insurance Regulatory Development Authority of India (IRDAI) in the prescribed format (Form of Insurance Surety Bond) for EMD excess of Rs. 50,000/-. Bank guarantee shall be valid up to three months beyond the Bid validity period as per format appended as Annexure-I of ITB. (refer clause 4.0 of ITB).
(viii)	Completion Period / Schedule	24 (Twenty Four) Months
(ix)	Required validity of Bid	120 days from the last date of online submission of Bids.
(x)	Independent External Monitor	Dr. Vinod Aggarwal, IAS (Retd.) Shri Prabhash Singh, ITS (Retd.) Shri Upendra Malik, CES (Retd.)
(xi)	Name of Institution for Arbitration	NA
(xii)	Tender Inviting Authority	Gr. Sr. Manager (P&C), NHPC Limited, Rangit Power Station, Rangit Nagar, South Sikkim-737111, Sikkim

1.2 Critical Dates of Tender:

S. No.	Particulars	Date & Time
(i)	Publish date and time	As mentioned in GeM bid document
(ii)	Sale / Document Download Start Date & Time	As mentioned in GeM bid document
(iii)	Sale / Document Download End Date & Time	As mentioned in GeM bid document
(iv)	Online Bid Submission Start Date & Time	As mentioned in GeM bid document
(v)	Online Bid Submission End Date & Time	As mentioned in GeM bid document

2.0 Eligibility Criteria for Bidders

As per policy for reservation of Works/ Services to be awarded on “Local Competitive Bidding Basis to PAFs (Project Affected Families) and Locals residing near to Power Station, only PAFs (Project Affected Families) and Locals residing near to Rangit Power Station can participate in this bid.

A. Definitions of Project affected families (PAFs):

The definition of Project affected families (PAFs) shall be as per definition provided in the “Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013” and subsequent amendments, if any.

The definition of Project affected families (PAFs) in relation to land for NHPC is as below:

- (i) a family whose land or other immovable property has been acquired.
- (ii) a family which does not own any land but a member or members of such family may be agricultural labourers, tenants including any form of tenancy or holding of usufruct right, share-croppers or artisans or who may be working in the affected area for three years prior to the acquisition of the land, whose primary source of livelihood stand affected by the acquisition of land;
- (iii) the Scheduled Tribes and other traditional forest dwellers who have lost any of their forest rights recognized under the Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Right) Act, 2006 due to acquisition of land;
- (iv) family whose primary source of livelihood for three years prior to acquisition of land is dependent on forests or water bodies and includes gatherers of forest produce, hunters, fisher folk and boatman and such livelihood is affected due to acquisition of land;
- (v) a member of the family who has been assigned land by the State Government or the Central Government under any of its schemes and such land is under acquisitions;
- (vi) a family residing on any land in the urban areas for preceding three years or more prior to the acquisition of the land or whose primary source of livelihood for three years prior to the acquisition of the land is affected by the acquisition of such land.

B. Definitions of Locals:

“The geographical limits for defining the local residents eligible under the policy at the individual ~~Project~~/Power Station shall be district(s) where the Project/ Power Station and its components are located. Since, Rangit Power Station and its components are located in South Sikkim & West Sikkim Districts, locals from these Districts are eligible for applying this tender.

C. Who are eligible for reservation:

- (i) PAFs, in the form of Individuals, Partnership firms, Group of people in the form of Cooperative societies/Self Help Groups (SHGs)/ Companies (having 100% beneficiaries

from the category of PAF/Locals) by Locals from the notified area will only be considered under policy for award of the reserved works/services. The eligibility of PAF to participate in the tenders shall be considered taking into account the works awarded to PAF's family as a whole. The person, his family alongwith legal heirs shall be considered as single PAF. Declaration in this regard shall be provided by the PAF. In case of false declaration, the concerned PAF shall be debarred from participation of tenders for six months.

- (ii) To claim the eligibility of Project Affected Families (PAF) and Locals status as per Sl. No. 3.2 (G), documentary evidence/certificates to be submitted by the bidder are as follows:-

For Project Affected Families (PAF)	
Relevant Document which shall be considered for evaluation only after verification from List of PAF as available in Rangit Power Station, NHPC Ltd.	
For Locals	
Residents of West Sikkim	Attested copy of Certificate of Identification (COI)/Sikkim Subject Certificate (SSC)/Any Documentary proof issued by Govt. of Sikkim mentioning residential address of the bidder.
Residents of South Sikkim	

- (iii) For benefit of larger population of the nearby areas of S&I Projects / Projects under Construction / Power Stations, at a time not more than 04 works/services be allotted / awarded to the same entity. Where PAFs / Locals are not available in sufficient numbers the limit may be changed in consultation with ED concerned. **Further, the value of works and services to be awarded to any single entity at any point of time shall be limited to Rs. 125 lakhs (Rupees One Hundred Twenty Five Lac).**
- (iv) The provisions regarding Public Procurement (Preference to Make in India) Order-2017, Restrictions under Rule 144(xi) of the General Financial Rules (GFRs) 2017, Micro and Small Enterprises and Startups as amended from time to time shall be applicable for this policy. The ownership of MSMEs/ Startup shall be from the entities listed at Sl. No. C (i) above.

- 2.1 Bids of those Bidders who have not submitted the requisite Cost of bidding document and EMD (as per Instructions to Bidders (ITB) Clause 3.0 & 4.0) shall not be considered for evaluation, except in case of exemption as per Clause No. 3.2 & Clause No. 4.1 of ITB. Further, those Bidders who fail to declare Udyog Aadhaar Memorandum (UAM) number on Central Public Procurement Portal (CPPP)/GeM Portal shall not be able to avail the benefits available to MSEs as contained in Public Procurement Policy for MSEs Order, 2012 issued by Ministry of Micro, Small & Medium Enterprises for tenders invited electronically through CPPP. Such bidders shall be treated as non-MSE bidders and bids of such bidders shall be considered only if it is accompanied by Cost of bidding document/ EMD (if applicable against Tender).

Login → My Account → Privileges → MSME → Tick on MSME registered → Enter UAM & Mobile no. → Verify & Save

- 2.2 The bidders must fulfill the following minimum Qualifying Criteria:-

2.2.1

Financial Criteria:

Bidder should have achieved in any one year in last three year, ending 31st March 2025, a minimum Annual turnover of at least equivalent to the **Annualized estimated cost*** for which bid has been invited.

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.

For arriving at the cost of similar work, the value of work executed shall be brought to current costing level by enhancing the actual value of work at simple rate of seven percent per annum, calculated from the date of completion to the date of bid opening.

Technical Criteria:

Experience of having successfully completed similar works for not less than one year during last 7 years ending last day of month previous to the one in which applications are invited should be either of the following: -

Three “similar completed works” each costing not less than the amount equal to **40% of the Annualized estimated cost***.

OR

Two “similar completed works” each costing not less than the amount equal to **50% of the Annualized estimated cost***.

OR

One “similar completed work” costing not less than the amount equal to **80% of the Annualized estimated cost***.

$$\text{Annualized estimated cost*} = \frac{\text{Total Estimated Cost}}{\text{Period of Completion in years (n)}} = (9068380/2) = \text{Rs. 45,34,190/-}$$

In case period of completion is less than 1 year than value of (n) will be considered as 1.

Similar works means: “Any R&M Work”

The bidder should submit work experience of similar works executed during the last 07 (Seven) years, supported by award letter and completion certificate by EIC/project authority needs to be submitted by the bidder along with techno-commercial document.

In case of experience certificates produced by the contractors for having executed works for Private Organizations, TDS Certificate shall be produced along with experience certificate.

Establishment Criteria:

Bidder shall have their registered office / local office in the district of Namchi / Geyzing, in state of Sikkim, at the time of submission of bid. Documentary evidences in this regard shall require to be submitted along with Bid. Any undertaking in regards to opening of his registered office / local office, after submission of bid, will not be entertained by employer. If registered office / local office as above, is not convinced / evident during bid evaluation, their bid will liable to be rejected.

2.2.2 All Startups (whether MSEs or otherwise), falling within the definition as per Gazette notification-G.S.R. 501(E) dt. 23.05.2017 or as amended from time to time are exempted from meeting the qualification criteria in respect of Prior Experience-Prior Turnover subject to their meeting the

quality and technical specification. **However, the Employer reserves the right to deny such exemptions to Startups (whether MSEs or otherwise) in case of circumstances like procurement of items related to public safety, health, critical security operations and equipments etc. Declaration in this regard is to be submitted by the Bidder as per Annexure-VIII.**

2.2.3 All Micro and Small Enterprises (MSEs) are exempted from meeting the qualification criteria in respect of Prior Experience-Prior Turnover in public procurement subject to meeting of quality and technical specifications for which necessary documents shall be submitted by such bidders.

2.2.4 The reference date for considering the period for eligibility / qualification requirements above shall be the last day of the month previous to the one in which tenders are invited.

2.2.5 Each bidder must produce with their Bid - Copy of current income tax Challan/Return, PAN Card, Goods & Services Tax Identification No. (GSTIN), EPF Registration No., ESIC Registration No and labour license as per contract labour (Regulation and abolition) act.

2.2.6 Each bidder must also produce with their Bid- Copies of original documents defining the constitution or legal status and information regarding any litigation or arbitration during the last five years in which the Bidder is involved, the parties concerned, the disputed amount, and the matter.

2.2.7 A declaration that the information furnished with the bid documents is correct in all respects.

2.2.8 GST has been implemented by the Government w.e.f. 01.07.2017. The Contractor, except for the supplies for the categories mentioned at Section 9(3) of GST Act, shall submit GSTIN and shall quote his prices in accordance with GST provisions after considering the benefit of Input Tax Credit etc. Undertaking in the prescribed format for passing on benefit of Input Tax Credit and compliance of Anti-profiteering clause under Section 171 of CGST Act / SGST Act shall be submitted along with bid.

2.3 The Bidder should not have been banned / de-listed / black listed / debarred from business or declared ineligible on the grounds mentioned in para 6 of Guidelines on Banning of Business Dealings (Annexure-A) to Integrity Pact, ITB Clause 9.0. Self-declaration in this regard is to be submitted as per enclosed Annexure-III.

2.4 To improve transparency and fairness in tendering process and/or during execution of work undertaken, the Employer is implementing Integrity Pact as per Clause No. 9.0 of the ITB. The bidder must submit the Integrity Pact as per Proforma (Annexure-II) duly signed as per Clause 9.0 of ITB.

Pre-contract Integrity Pact is to be executed on plain paper with NHPC Ltd. at the time of submission of Bids. The successful bidder (Contractor) shall submit duly executed Integrity Pact on Non-Judicial Stamp Paper of appropriate value prior to signing of Contract Agreement.

To oversee the compliance under the Integrity Pact, **Dr. Vinod Aggarwal, IAS (Retd.), Shri Prabhash Singh, ITS (Retd.) and Shri Upendra Malik, CES (Retd.)** has been appointed as an Independent External Monitor (IEM) by the owner.

Contact Details of IEMs are as under:

Dr. Vinod Aggarwal, IAS (Retd.) B-103, Sarvodaya Enclave, 2nd Floor, New Delhi - 110017 E-mail: arsv50@gmail.com	Shri Prabhash Singh, ITS (Retd.) E7, M702, Housing Board Colony, Arera Colony, Bhopal, Madhya Pradesh, 462016 E-mail: srgmhrbpl@gmail.com	Shri Upendra Malik, CES (Retd.) B-108, NSG Society, Plot-2, Pocket-6, Builders Area, Greater Noida - 201315 (UP) E-mail: upendra.malik@gmail.com
--	--	---

- 2.5** Bids of only those Bidders who are meeting the Eligibility Criteria specified above will be considered for evaluation and award of the Contract. Bidders will submit duly notarized requisite supporting documents (***in case remoteness of the project duly attested documents may be asked in place of Notarized***) and testimonials with their Bids to prove their credentials and claim of meeting the Eligibility Criteria.
- 2.6** (a) For procurement of Goods/Services/Works, irrespective of purchase value where there is sufficient local capacity and local competition, only Class-I local supplier (i.e. a supplier or service provider, whose Goods/ Services/ Works offered for procurement, meets the minimum local content) shall be eligible to bid.
- b) For procurement of Goods/Services/Works, not covered under a) above and having estimated value less than INR 200.00 Crore, Global tender enquiry shall not to be issued except with the approval of Competent Authority as designated by Department of Expenditure. Only Class-I and Class-II local suppliers (i.e. a supplier or service provider, whose Goods/ Services/ Works offered for procurement, meets the minimum local content but less than that prescribed for "Class-I local supplier") shall be eligible to bid in procurements, except when Global tender enquiry has been issued. In Global tender enquiries, Non-local suppliers shall also be eligible to bid along with Class-I and Class-II local suppliers.

The above criteria shall be subject to compliance of following:

- (i) The bidder shall have to be an entity registered in India in accordance with law. Indian subsidiaries of foreign bidders are eligible to participate in the bidding process provided they meet the qualifying criteria in terms of capability, competency, financial position, past performance etc. Further, Foreign bidders shall compulsorily set up their manufacturing units on a long term basis in India.
- (ii) Foreign bidders can also participate in the bidding process provided they form Joint Venture with any bidder registered in India in accordance with law.
- (iii) Country of origin of the equipment/material shall be provided in the bid.
- (iv) The bids shall be in Indian National Rupees (INR) only in respect of local content.
- (v) The bidder shall follow Indian laws, regulations and standards.
- (vi) For supply of equipment / material from the country of origin other than India, the bidder shall submit performance certificate in support of satisfactory operation in India or a country other than the country of origin having climatic and operational conditions including ambient temperature similar to that of India for minimum one year.
- (vii) The manufacturer/ supplier shall list out the products and components producing Toxic E-waste and other waste. It shall have an Extended Producers Responsibility (EPR) so that after the completion of the lifecycle, the materials are safely recycled / disposed of by the Manufacturer/

Supplier and for this, the Manufacturer/Supplier along with procurer has to establish recycling / disposal unit or as may be specified.

- (viii) The bidder shall have to furnish a certificate regarding cyber security/safety of the equipment / process to be supplied/services to be rendered as safe to connect.
- (ix) Wherever required, the Foreign supplier shall establish fully functional service centers in India and shall keep spares/material locally for future needs of Utilities.
- (x) Arbitration proceedings shall be instituted in India only and all disputes shall be settled as per applicable Indian Laws.

Procedure for Purchase Preference

- (a) Subject to the provisions of this Order and to any specific instructions issued by the Nodal Ministry or in pursuance of this Order, purchase preference shall be given to "Class-I local supplier" only in procurement undertaken by procuring entities in the manner specified here under.
 - (b) In the case of procurement of goods / works, covered under para 3.2F(b) and divisible in nature, the 'Class-I local supplier' shall get purchase preference over 'Class-II local supplier' as well as 'Non-local supplier' (i.e. a supplier or service provider, whose Goods/ Services/ Works offered for procurement has local content less than that prescribed for "Class-II local supplier"), as per following procedure:
 - (i) Among all qualified bids, the lowest bid will be termed as L1. If L1 is 'Class-I local supplier', the contract for full quantity will be awarded to L1.
 - (ii) If L1 bid is not a 'Class-I local supplier', 50% of the order quantity shall be awarded to L1. Thereafter, the lowest bidder among the 'Class-I local supplier' will be invited to match the L1 price for the remaining 50% quantity subject to the Class-I local supplier's quoted price falling within the margin of purchase preference, and contract for that quantity shall be awarded to such 'Class-I local supplier' subject to matching the L1 price. In case such lowest eligible 'Class-I local supplier' fails to match the L1 price or accepts less than the offered quantity, the next higher 'Class-I local supplier' within the margin of purchase preference shall be invited to match the L1 price for remaining quantity and so on, and contract shall be awarded accordingly. In case some quantity is still left uncovered by Class-I local suppliers, then such balance quantity shall be ordered to the L1 bidder.
 - (c) For procurement of goods / works, which are covered by para 3.2F(b) and not divisible in nature, and in procurement of services where the bid is evaluated on price alone, the 'Class-I local supplier' shall get purchase preference over 'Class-II local supplier' as well as 'Non-local supplier', as per following procedure:
 - (i) Among all qualified bids, the lowest bid will be termed as L1. If L1 is 'Class-I local supplier', the contract will be awarded to L1.
 - (ii) If L1 is not 'Class-I local supplier', the lowest bidder among the 'Class-I local supplier', will be invited to match the L1 price subject to Class-I local supplier's quoted price falling within the margin of purchase preference, and the contract shall be awarded to such 'Class-I local supplier' subject to matching the L1 price.
 - (iii) In case such lowest eligible 'Class-I local supplier' fails to match the L1 price, the 'Class-I local supplier' with the next higher bid within the margin of purchase preference shall be invited to match the L1 price and so on and contract shall be awarded accordingly. In case, none of the 'Class-I local supplier' within the margin of purchase preference matches the L1 price, the contract may be awarded to the L1 bidder.
 - (d) "Class-II local supplier" and "Non-local supplier" will not get purchase preference in any procurement, undertaken by procuring entities.
- 2.7 Even though the bidders meet the above qualifying criteria, they are subject to be disqualified if they have:
- (i) made misleading or false representations in the forms, statements, declarations and attachments submitted in proof of the qualification requirements; and/or

(ii) participated in the previous bidding for the same work and had quoted abnormally high or low bid prices and could not furnish rational justification for it to the Employer.

- 2.8 Any bidder from a country which shares a land border with India (except to which the Government of India has extended line of credit or in which the Government of India is engaged in development projects as mentioned in Order Public Procurement No. 2 dt. 23.07.2020 or its subsequent revisions/amendments) will be eligible to bid only if the bidder is registered with the Competent Authority, i.e. Registration Committee constituted by DPIIT.
- 2.9 The successful bidder shall not be allowed to sub contract works to any contractor from a country which shares a land border with India (except to which the Government of India has extended line of credit or in which the Government of India is engaged in development projects as mentioned in Order Public Procurement No. 2 dt. 23.07.2020 or its subsequent revisions/amendments) unless such contractor is registered with the Competent Authority, i.e. Registration Committee constituted by- DPI IT.
- 2.10 A bidder is permitted to procure raw material, components, sub assemblies, etc. from the vendors of countries sharing a land border with India without getting registered with the Competent Authority, i.e. Registration Committee constituted by DPIIT, as it is not regarded as "sub contracting".
- 2.11 However, in case a bidder proposes to supply finished goods procured directly/indirectly from the vendors of the countries sharing land border with India, such vendors will be required to get registered with the Competent Authority, i.e. Registration Committee constituted by DPIIT.
- 2.12 Procurement of spare parts and other essential service support like Annual Maintenance Contract (AMC) / Comprehensive Maintenance Contract (CMC), including consumables for closed systems, from Original Equipment Manufacturers (OEMs) or their authroised agents, shall be exempted from the requirement of registration as mandated under Rule 144(xi) of GFRs 2017.
- 2.13 To claim the eligibility of Project Affected Families (PAFs) and Locals status as per Sl. No. 2.0 documentary evidence/certificates to be submitted by the bidder are as follows:-

For Project Affected Families (PAF)	
Relevant Document which shall be considered for evaluation only after verification from List of PAF as available in Rangit Power Station, NHPC Ltd.	
For Locals	
Residents of West Sikkim	Attested copy of Certificate of Identification (COI)/Sikkim Subject Certificate (SSC)/Any Documentary proof issued by Govt. of Sikkim mentioning residential address of the bidder.

- 3.0 The details/ information regarding online tendering i.e. Registration on GeM portal, Preparation of Bid and Submission of bid are available in the tender document and as well as on GeM Portal.
- 4.0 **NHPC reserves the right to reject any or all tenders and shall not be bound to assign any reason for such rejection.**

For & on behalf of NHPC Ltd.

**Gr. Sr. Manager (P&C)
Rangit Power Station,
Rangit Nagar,
South Sikkim-737111,
Sikkim
Email: pnc-rangit@nhpc.nic.in**