



## **MINISTRY OF AYUSH**

**Expression of Interest (EOI)**

**For**

**Selection of CPSU**

**for Preparation of Detailed Project Report (DPR)**

**for Establishing three AIIA Institutes**

**and**

**Upgradation of traditional medicine infrastructure across the WHO-  
GTMC Centre at Jamnagar**

**Brief details of the tender**

|                                                     |                                                                                                                                                                                                                                  |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Tender No.</b>                                   | NIT- 01/2026/MoA                                                                                                                                                                                                                 |
| <b>Name of work</b>                                 | Preparation of DPR including preliminary estimates for<br><br>i. Establishing three AIIA Institutes in 3 different States / UTs<br>ii. Upgradation of traditional medicine infrastructure across the WHO-GTMC Centre at Jamnagar |
| <b>Time for completion of work</b>                  | 4 weeks (From the date of award of assignment)                                                                                                                                                                                   |
| <b>Tender invitation date</b>                       | 07.09.2026                                                                                                                                                                                                                       |
| <b>Amount of Earnest Money Deposit</b>              | Rs.1, 20, 000/- (Rs. One lakh Twenty Thousands Only)                                                                                                                                                                             |
| <b>Last date of Online submission</b>               | 21.09.2026                                                                                                                                                                                                                       |
| <b>Date &amp; time of opening of financial bids</b> | 22.09.2026                                                                                                                                                                                                                       |

## **EXPRESSION OF INTEREST**

The Ministry of Ayush invites proposals from eligible CPSUs for the preparation of Detailed Project Reports (DPR) for the following projects:

- i. Establishment of Three All India Institute of Ayurveda in 3 different States/UTs of the country (3 separate DPRs)
- ii. Upgradation of traditional medicine infrastructure across the WHO-GTMC Centre at Jamnagar

The DPRs must be compliant with the General Financial Rules (GFR) and of guidelines of the Department of Expenditure Ministry of Finance, Government of India.

### **1. PROJECT PROPOSALS IN BRIEF**

During the presentation of the Union Budget 2026–27 on 1<sup>st</sup> February, 2026, the Hon'ble Finance Minister announced:

- i. Establishment of three new All India Institutes of Ayurveda (AIAs)
- ii. Upgradation of the WHO-GTMC Centre at Jamnagar.

In pursuance of the above, following project proposals have been formulated:-

#### **A. Establishment of 3 AIA Institutes**

Ministry has setup a benchmark at tertiary level healthcare through its National Institutes like All India Institute of Ayurveda (New Delhi), ITRA (Jamnagar), National Institute of Ayurveda (Jaipur), National Institute of Unani Medicine (Bangalore), National Institute of Siddha (Chennai), National Institute of Homeopathy (Kolkata) etc. Besides providing advanced healthcare and creating a pool of well-trained human resource, these institutes have been majorly contributing in drug development, standardization and scientific validation of medicines and treatment protocols, translational research, public health related R&D and education. The institutes have also pioneered in setting up strong collaborations internationally.

Keeping in view the encouraging experience with the AIA and other National institutes, setting up new AIA like institutes in different traditional systems of medicine in different regions of the country has been proposed as a key initiative of Ministry of Ayush, Government of India.

The Ministry is in the process of finalizing the locations for the 3 AIA projects by Challenge Method. In this regard, the different States has been requested to submit their Bid proposals for evaluation. The Bids from eligible states have been received and the

evaluation of the Bids are under process. The evaluation exercise and finalization of the sites for the 3 AIIA institutes is expected by 15<sup>th</sup> September, 2026.

### **Scope of AIIA Project:**

The Ministry has carried out a detailed exercise to standardize the level of academic activities, physical infrastructure (Buildings, medical equipment) and Faculty and other human resource to be provisioned for in each new institute proposed to be set up. The standardization has been done keeping in view the imperative that there has to be emphasis on higher education and research. The requirement of hospital beds, faculty, paramedics and built-up spaces has been assessed keeping in view the NCISM (MSR guidelines). However, for determining the area requirement for the private/ semiprivate wards in the hospitals and in the academic block the experience gained/ difficulties and constraints experienced in AIIA, Sarita Vihar, AIIA Goa and NIA Panchkula has also been taken into consideration. For hostels and residential accommodations, CPWD norms have been followed.

Based on the above considerations, the following key standards are envisaged in each AIIA:

#### **Academic Activities**

|                                                     |   |           |
|-----------------------------------------------------|---|-----------|
| • UG course                                         | - | 100 Seats |
| • Departments                                       | - | 15        |
| • PG courses                                        | - | 90 Seats  |
| • Ph. D                                             | - | 45 Seats  |
| • Nursing / Paramedical (Short upskilling courses)- |   | 120 Seats |

#### **Faculty required (144)**

|                        |   |    |
|------------------------|---|----|
| • Professor            | - | 29 |
| • Additional Professor | - | 22 |
| • Associate Professor  | - | 36 |
| • Assistant Professor  | - | 57 |

#### **Hospital infrastructure**

- 350 Bed hospital
- Surgical and non-Surgical units
- 06 Modular OTs
- 45 OPD clinics
- Speciality Clinic – 10 No
- Diagnostic services
- Yoga and Meditation Hall
- Panchakarma therapy block

### **Hostel Facilities**

Special provision for foreigner students

In order to smoothly run the above activities / services, the Ministry has estimated the built up area requirements for different buildings, proposed to be built at each AIIA Campus, as below:-

| <b>S. No.</b> | <b>Building Description</b>     | <b>Area (Sqm)</b> |
|---------------|---------------------------------|-------------------|
| <b>1</b>      | Hospital Block (350 beds) (G+6) | 34628             |
| <b>2</b>      | Academic Block (G+8)            | 19294             |
| <b>3</b>      | Hostels Block(G+8)              | 23565             |
| <b>4</b>      | Residential Block (G+8+)        | 31709             |
| <b>5</b>      | Auditorium Block                | 2180              |
| <b>6</b>      | Pharmacy Block (G+1)            | 2394              |
| <b>7</b>      | Sub Station / Service Block     | 812               |
| <b>8</b>      | GYM, Yoga & Swimming Pool       | 1840              |
| <b>9</b>      | Other Building                  | 1840              |
| <b>10</b>     | Clinical Unit (G+1)             | 1625              |
|               | <b>Total built up area</b>      | <b>119887</b>     |
| <b>11</b>     | Herbal Garden                   | 4000              |

-

All buildings are majorly planned to be multi storied building. The total ground coverage is expected to be 22,000 Sq M, for each AIIA.

### **B. Upgradation of traditional medicine infrastructure across the WHO-GTMC Centre at Jamnagar**

Under the project, the Ministry envisages to set up with following for facilities:

- i. Setting up of a Global Traditional Medicine Village (GTMV) with following key components
  - Medicinal Plant Business Centre
  - Global Traditional Medicine Museum
  - Ayush Incubation Centre

- State-of-the-art Yoga Centre
  - Herbal Garden
- ii. Setting up of a state-of-the-Art advanced care 500 Bed speciality Ayurveda Hospital (Capitalizing on the presence of the ITRA at Jamnagar)

In order to smoothly run the above activities / services, the Ministry has estimated the built up area requirements for different buildings, proposed to be built under the project, as below:-

| S. No. | Building Description                                        | Area (Sqm)   |
|--------|-------------------------------------------------------------|--------------|
| 1      | 250 bedded Hospital Block with residential facilities (G+1) | 37500        |
| 2      | Evidence based Research Centre (G+1)                        | 3510         |
| 3      | Global TM Museum (G)                                        | 4360         |
| 4      | Incubation centre (G)                                       | 1840         |
| 5      | Yoga Centre (G)                                             | 1625         |
|        | <b>Total built up area</b>                                  | <b>48835</b> |
| 6.     | <b>Herbal Garden</b>                                        | <b>10000</b> |
|        |                                                             |              |

The total ground coverage is expected to be 27305 Sq M

## 2. Scope of the Work under present Consultancy Tender

The scope of work shall involve preparation of the DPRs for the 3 AIIA projects and the project for “Upgradation of traditional medicine infrastructure across the WHO-GTMC Centre at Jamnagar”.

Each DPR preparation will encompass the following:-

Preparation of Detailed Project Report (DPR) with due care and accuracy, using latest technological tools collecting all relevant ground information, including consultation with the field units, wherever applicable. The DPR will involve carrying out of the following activities and preparation of the following details / information as mentioned below:

- i. Concept plan/ preliminary drawings and their acceptance - This shall indicate the details of Concept plan/ preliminary drawings prepared and their approval by the requisitioning authority;

- ii. Pre-requisite for DPR: Site Survey and soil investigation. The Soil investigation activity will require drilling of boreholes as below:

a. For each AIIA Institute project

Minimum 5 boreholes (one at each of 4 corners and one in the centre) in every 4000 square meter area, where construction is envisaged. The total ground coverage is expected to be 22000 square metre. Thus, in all 25 boreholes would be required to be drilled in area, where construction is envisaged. The selected agency should judiciously plan the location of the boreholes.

b. For Upgradation of traditional medicine infrastructure across the WHO-GTMC Centre at Jamnagar,” project.

Minimum 5 boreholes (one each of 4 corner and one in the centre) in every for 4000 square meter area, where construction is envisaged. The total ground coverage is expected to be 27305 square metre. Thus, in all 35 boreholes would be required to be drilled. The selected agency will be required to also prepare conceptual architectural drawings

- iii. Details of scope of the project indicating clearly the list of Engineering Services (Mechanical/ Electrical/ Plumbing) as well as Operation and Maintenance included or not included in the DPR/PE;
- iv. Preliminary estimated cost – This will also include the expected escalation for the period of completion of the project and also the departmental or lump sum charges as PMC fee to be paid to the executing agency (Public Works Organization or PSUs). Cash flow projection should show year-wise requirement. While designing the projects etc, if and to the extent possible, principles of Life Cycle Cost may also be considered.

Preliminary cost estimates should also include following:-

- a. Cost of consultancy
  - b. Cost of construction
  - c. Taxes/fees/ Statutory Charges for approval by municipal / Development authority
  - d. Cost of shifting of services, tree cutting permissions
- v. Time of completion – This will consist of three parts, one for pre- construction activity till award of the work and the second one for the physical execution; and the third for post completion -obtaining Statutory clearance/approval including occupancy certificate and handover/takeover.
- vi. Environmental impact assessment (EIA) of the project and approval thereof, wherever applicable;
- vii. List of Approval of Statutory Bodies required;
- viii. Availability of Essential / External Services (nearest point) in the area of site
- ix. Approach to site

- x. Existing underground / overhead services passing through the land which may require shifting
- xi. Annual plan allocation and cash flow;
- xii. Systems to be adopted for project monitoring;
- xiii. Works accounting system;
- xiv. Quality assurance system/ mechanism;

### 3. Eligibility Criteria

**3.1** As per Rule 133 (3), General Financial Rules (GFR) 2017, Govt. of India following CPSUs will be eligible to participate in the bid:

Any Public Sector Undertaking set up by the Central Government to carry out civil or electrical works

Or

Notified by the Ministry of Urban Development (MoUD), Government of India for such purpose after evaluating their financial strength and technical competence.

**3.2** The CPSUs must not be blacklisted or debarred by any Govt. and no work awarded to CPSUs should have been terminated during the last three years on the ground of unsatisfactory performance, at the time of submission of bid.

#### 3(A) Relevant Experience

Minimum of ten years' experience in DPR preparation / execution of work involving construction of multi-storeyed Hospital buildings/ office buildings / Institutional Buildings/ Commercial buildings. Details should be furnished in **Annexure-I**, in support of the eligibility.

### 4. Earnest Money Deposit:

Each bid should be accompanied by an Earnest Money Deposit of Rs.1.20 Lakhs (Rupees one lakh and twenty thousand only). Earnest Money should be deposited along with the Technical bid by means of Bank Guarantee (**in the respective format enclosed as Annexure II**) drawn in favour of the Pay and Accounts Officer, Ministry of Ayush, Govt. of India, payable at Delhi .The Earnest Money Deposit shall have to be valid for at **least six months beyond the last date of submission of the bid**. The bids not accompanied by Earnest Money or Earnest Money being in deviation from above, shall be summarily rejected. No interest shall be payable by the Employer for the sum deposited as EMD.

**4.1** Earnest Money will be returned to all unsuccessful PSUs without interest after completion of the tender process.

**4.2** The Earnest Money shall be liable for forfeiture in the following events:

- i. If the bid is withdrawn during the validity period or any extended validity period agreed to by the bidder.

- ii. If the bid is varied or modified in a manner not acceptable to the employer after opening of the bid during the validity period or any extension thereof.
- iii. If the bidder tries to influence the evaluation process.
- iv. If the first ranked bidder withdraws his proposal prior to signing of contract or fails or refuses to furnish the performance security in accordance with instruction to the bidders.

For contravention of any of the conditions of the NIT not acceptable to the Employer.

## **5. Performance Security Deposit:**

**5.1** Successful CPSUs shall, within 07 days from the date of conveying acceptance of the tender in his favour in writing, have to deposit sum equal to five per cent of the total Consultancy fee for the preparation of DPRs as security for the fulfilment of the contract, in the form of a Bank Guarantee (**in the prescribed format in Annexure IV**) drawn in favour of the Pay & Accounts Officer, Ministry of Ayush, Govt. of India, payable at Delhi.

**5.2** The Performance Security Deposit must remain valid for a minimum period of ninety days beyond the stipulated completion date of this consultancy contract.

## **6. Documents / details to be submitted in the offer:**

The bidder is required to furnish the following **details / documents duly signed and stamped** on each page by the authorized signatory of the bidder: -

- i. Technical Details about the CPSU and other relevant information in the formats prescribed at **Annexure I to IV** including documents in the details provided therein.
- ii. Copy of Certificates for GST Registration and copy of PAN.
- iii. A certificate from the Chairman / Company Secretary of the PSU certifying the details of the signatory authority and attestation of such authority's signature or Power of Attorney in favor of the signatory authority for the purpose of signing bid documents.

### **Note:**

- i. All papers which are a photocopy and submitted as part of the proposal shall be duly attested by the Authorized signatory.
- ii. Each of the pages of the Bid document submitted will be signed and stamped by the authorized signatory of the PSU.
- iii. Each page of the Bid document should be duly numbered and the total number of pages in the Bid document should be clearly mentioned in the Bid document. Index of the documents submitted in the Bid document should be given and location of the documents submitted should be clearly mentioned in the index so that the tender evaluation committee is able to easily locate them. Non-compliance of this condition may result in rejection of the bid.

## **7. Availability of NIT**

Copy of the NIT can be downloaded from the website of Ministry of Ayush website <https://ayush.gov.in/or CPP Portal.https://eprocure.gov.in/>

## **8. Time Frame:**

All four DPRs, complete all respects, are required to be submitted within 4 weeks after the work is assigned to the successful CPSU.

## **9. Payment Terms**

The full consultancy fee in reference to each DPR would be payable on successful completion of the assignment, i.e., final preparation of the DPR and its acceptance by the Ministry of Ayush.

## **10. Submission of Bids:**

**10.1** The prospective bidders should upload their bids in CPP Portal (<https://eprocure.gov.in/>) up to **15:00 Hrs. (Indian Standard Time) on 21.09.2026** Ministry of Ayush, at its discretion, may extend the deadline for the submission of the proposals prior to the date and time of last date of submission of Bids, as it may deem appropriate.

**10.2** Financial quote will consist of the Agency Charges to be quoted by the PSU in the prescribed format in BOQ given online in CPP Portal at <http://eprocure.gov.in/>. The Financial proposal shall not include any conditions to it and any such conditional financial proposal shall be rejected summarily.

**10.3** The bidder is also required to submit the bid in physical mode at the following address up to **1430 Hrs.** (Indian Standard Time) on 21.09.2026 However, the financial quote for the scope of work is required to be submitted only in BOQ as given above on the CPP Portal. Physical copies of financial bids are not required to be submitted.

The physical copy of the bid proposal shall be addressed to:

**Abdul Sadiq Khan**  
**Under Secretary (Project Cell)**  
Ministry of Ayush, Ayush Bhawan  
B Block, GPO Complex, INA,  
New Delhi-110023  
Ph: 011-24651971/246519

**11. Opening of Proposals:**

Ministry of Ayush shall open the Bids at the CPP Portal at **1500 Hrs. on 22.09.2026** at the address stated in para 9 above in the presence of authorized representatives from participating CPSUs, who choose to attend. In case the date fixed for opening of the proposals is subsequently declared as holiday by the Government, the proposals will be opened on the next working day with the time and venue remaining unaltered.

**12. Validity of the Bids:** The bids submitted by bidders shall remain valid for a period of **60 days** from the deadline date for submission of bids.

**Annexure I**

**LIST OF ALL PROJECTS (HOSPITALS/ TEACHING INSTITUTIONS / RESIDENTIAL  
COMPLEX/HOSPITALITY PROJECTS) DPR COMPLETED / PROJECTS EXECUTED BY THE  
BIDDING PSU DURING LAST TEN YEARS (2014-15 to 2024-25) AND IN THE CURRENT YEAR UP  
TO THE SUBMISSION DATE OF THE TENDER**

| Sl.<br>No. | Name of<br>Project | Nature<br>of<br>Project | Name<br>of<br>Client | Date of<br>Award of<br>Project | Scheduled Date of<br>Completion of<br>DPR/Project | Actual Date of<br>Completion of<br>DPR/Project | Document<br>attached as proof<br>of preparation of<br>DPR | Reference<br>Page No. of<br>the bid<br>document |
|------------|--------------------|-------------------------|----------------------|--------------------------------|---------------------------------------------------|------------------------------------------------|-----------------------------------------------------------|-------------------------------------------------|
| 1.         |                    |                         |                      |                                |                                                   |                                                |                                                           |                                                 |
| 2.         |                    |                         |                      |                                |                                                   |                                                |                                                           |                                                 |
| 3.         |                    |                         |                      |                                |                                                   |                                                |                                                           |                                                 |
| 4.         |                    |                         |                      |                                |                                                   |                                                |                                                           |                                                 |
| 5.         |                    |                         |                      |                                |                                                   |                                                |                                                           |                                                 |
| 6.         |                    |                         |                      |                                |                                                   |                                                |                                                           |                                                 |

**Annexure II**

**BID SECURITY (BANK GURANTEE)**

WHEREAS \_\_\_\_\_ (name of bidder)  
(hereinafter called “the bidder”) has submitted his bid dated \_\_\_\_\_  
\_\_\_\_\_ (date) \_\_\_\_\_ for  
\_\_\_\_\_ (name of contract  
) (hereinafter called “ the Bid”).

KNOW ALL PEOPLE by these presents that we \_\_\_\_\_ (name of  
bank) of \_\_\_\_\_ (name of country) having our registered  
office at \_\_\_\_\_ (hereinafter called “ the Bank”) are bound  
unto \_\_\_\_\_ (name of employer)  
((hereinafter called “ the Employer”) in the sum of \_\_\_\_\_ for  
which payment well and truly to be made to the said Employer the bank binds itself, his  
successors and assigns by these presents.

SEALED with the common seal of the said Bank this \_\_\_\_\_ day of  
\_\_\_\_\_ 20\_\_\_\_\_ .

THE CONDITIONS of these obligations are:

(1) If after Bid opening the Bidder withdraws his Bid during the period of bid validity specified in the Form of Bid;

Or

(2) If the Bidder having been notified of the acceptance of his Bid by the Employer during the period of bid validity;

a. Fails or refuses to execute the Form of Agreement in accordance with the instruction to Bidders, if required; or

b. Fails or refuses to furnish the Performance security, in accordance with the instruction to bidders, or

c. Does not accept the correction of the Bid Price.

We undertake to pay to the Employer up to the above amount upon receipt of his first written demand, without the Employer having to substantiate his demand, provided that in his demand the employer will note that the amount claimed by him is due to him owing to the occurrence of one or any of the three conditions, specifying the occurred condition or conditions.

This Guarantee will remain in force up to and including the date \_\_\_\_\_ days after the deadline for submission of Bids as such deadline stated in the instructions to Bidders or as it may be extended by the Employer, notice of which extension (s) to the Bank is hereby waived. Any demand in respect of this Guarantee should reach the Bank not later than the above date.

DATE \_\_\_\_\_ SIGNATURE OF THE BANK  
\_\_\_\_\_ WITNESS

\_\_\_\_\_ SEAL

\_\_\_\_\_

(Signature, name and address)

\_\_\_\_\_

\_\_\_\_\_.

1. The Bidder should insert the amount of the guarantee in words and figures denominated in Indian Rupees.
2. 28 days after the end of the validity period of the Bid. Date should be inserted by the Employer before the Bidding documents are issued.

**Annexure III**

**Details about bidding PSU**

| <b>S.<br/>No.</b> | <b>Particulars</b>                                                                                                              |  |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|--|
| 1.                | Full name of the Bidder PSU<br>(in capital letters)                                                                             |  |
| 2.                | Full address of the Bidder PSU                                                                                                  |  |
| 3.                | (A) Telephone No.<br>(B) Fax No.                                                                                                |  |
| 4.                | Names and details of the Authorized Signatory of this NIT (Address, contact telephone number, Mobile number, Fax No., Email ID) |  |
| 5.                | Has the bidder PSU been black listed by any organization? If so, attach the details of the same.                                |  |
| 6.                | PAN :                                                                                                                           |  |
| 7.                | TAN :                                                                                                                           |  |
| 8.                | GST No.:                                                                                                                        |  |

9. It is hereby certified that ..... (The bidding PSU herein) is not black-listed by Central Government/ State Governments / PSUs.

10. It is hereby submitted that all the terms and conditions of this NIT are acceptable to the bidder.

I hereby certify that the above-mentioned particulars are true and correct.

**Signature of Authorized Signatory**

**Name of Authorized Signatory of the Bidder**

**Stamp of the Bidder**

**Annexure IV**

**PERFORMANCE SECURITY**

To: \_\_\_\_\_ (Name of Employer)  
\_\_\_\_\_ (Address of Employer)

WHEREAS \_\_\_\_\_ (name and address of contractor) (hereinafter called “the contractor”) has undertaken, in pursuance of contract \_\_\_\_\_ No.

\_\_\_\_\_ (date) \_\_\_\_\_ to execute  
\_\_\_\_\_ (name of contract and brief description of works) (hereinafter called “the contract”).

AND WHEREAS we agreed to give the contractor such a Bank Guarantee;

NOW THEREFOR we hereby affirm that we are the Guarantor and responsible to you, on behalf of the contractor, up to a total of \_\_\_\_\_

\_\_\_\_\_ (amount of guarantee) \_\_\_\_\_  
(in words) such sum being payable in the types and proportions of currencies in which the contract price is payable, and we undertake to pay you, upon your first written demand, and without cavil or argument, any sum or sums within the limits of

\_\_\_\_\_ (amount of guarantee) as  
aforesaid without your needing to prove or to show grounds or reasons for your demand for the sum specified therein.

We hereby waive the necessity of your demanding the said debt from the contractor before presenting us with the demand.

We further agree that no change or addition to or other modification or the terms of the contract or of the works to be performed there under or of any of the contract documents which may be made between you and the contractor shall in any way release us from any liability under this guarantee, and we hereby waive notice of any such change, addition or modification.

This guarantee shall be valid until 28 days from the date of expiry of the Defects Liability Period.

Signature and seal of the guarantor

Name of Bank \_\_\_\_\_ Address  
\_\_\_\_\_

Date \_\_\_\_\_

1. An amount shall be inserted by the Guarantor, representing the percentage of the contract Price specified in the contract and denominated in Indian Rupees.

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