



भारत सरकार
Government of India
केन्द्रीय लोक निर्माण विभाग
Central Public Works Department

BID DOCUMENT

FOR

CONSULTANCY SERVICE FOR Architectural Planning and Design of Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park Bagalur Bangalore.



Executive Engineer-I
CPWD, 3rd Floor, 'A' Wing,
Kendriya Sadan,
Koramangala, Bangalore - 560 034,
Email : eebcd1cpwd-ka@nic.in

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Name of Work: Consultancy Services for "Architectural Planning and Design of "Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore".

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Sd/-
Assistant Engineer (P)

Executive

Sd/-
Executive Engineer (P)

This NIT containing pages marked as 1 to 61 is hereby approved.

Sd/-
Chief Engineer,
CPWD, Bangalore

CENTRAL PUBLIC WORKS DEPARTMENT
e-NOTICE INVITING BIDS

1. The Executive Engineer-1, CPWD, 3rd floor, A-Wing, Kendriya Sadan, Koramangala, Bangalore-560034. Email ID: eebcd1cpwd-ka@nic.in on behalf of the President of India invites "Online Item Rate Bids" from the eligible CPWD empanelled Architectural Consultants (Category I & Category II) firms for Consultancy services for *"Architectural Planning and Design of Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore"*.

NIT No. 50/CE/BCD-I/ e-Tendering/ 2021-22 /B'LORE

EMD: Nil (Declaration to be given by agency)

Contract Period: 30 days for Stage-I, 60 days for Stage-II and Upto completion of Construction plus 2 months for Stage-III (Total: 30 months)

Last date and time of submission of online Bids will be **27.12.2021 up to *17:30Hrs.**

Bid shall be opened on **27.12.2021 at 18.00 Hrs.** The Bid forms and other details can be obtained from the website www.tenderwizard.com/CPWD.

Executive Engineer-I

**INFORMATION AND INSTRUCTIONS FOR BIDDERS FOR e-TENDERING
FORMING PART OF BID DOCUMENTS AND TO BE POSTED ON WEBSITE**

The Executive Engineer-1, CPWD, 3rd Floor, 'A' Wing, Kendriya Sadan, Koramangala, Bangalore-560034. Email ID: eebcd1cpwd-ka@nic.in on behalf of the President of India, invites "Online Item Rate Bids" from the eligible CPWD empaneled Architect Consultants (Category I & Category II) for the following works:

NIT No.	50/CE/BCD-I/ e-Tendering/ 2021-22 /B'LORE
Name of work	2. Consultancy service for "Architectural Planning and Design of Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore".
Location	Financial City at Bangalore Hardware Park, Bagalur, Bangalore
Earnest Money	Nil (Declaration to be given by agency in lieu of EMD)
Contract Period	30 days for Stage-I, 60 days for Stage-II and Upto completion of Construction plus 2 months for Stage-III (Total : 30 months)
Last date & time of submission of bid	Up to 17:30 Hrs. on 27.12.2021
Date & Time of pre-bid meeting.	11:00 Hrs. on 20.12.2021 in the CPWD O/o Chief Engineer, Bangalore, 6th Floor, D-Wing, Kendriya Sadan, Koramangala, Bangalore-34.
Time and date of opening of Bid	18.00 Hrs. on *27.12.2021

1. The intending bidder must read the terms and conditions of "Notice Inviting Bids" carefully. They should submit only if they consider themselves eligible and in possession of all the documents required.
2. Information and instructions for bidders posted on website shall form part of bid document.
3. The bid document containing set of terms & conditions of the contract to be complied with and other necessary documents can be seen and downloaded from website www.tenderwizard.com/CPWD or www.eprocure.gov.in free of cost.

4. The bid can only be submitted after uploading Declaration on EMD in given format (Annexure-I) and other documents as specified.
5. **Bidders those are not registered on the website mentioned above, are required to get registered themselves beforehand. If needed they can be imparted training on online bidding process as per details available on the website.**
6. **The intending bidders must have valid class-III digital signature to submit the bid.**
7. On opening date, the bidder can login and see the bid opening process. After opening of bids, they will receive the competitor bid sheets.
8. Bidders can upload documents in the form of JPG format and PDF format.
9. Bidders must ensure to quote rate of each item. The column meant for quoting rate in figures appears in pink colour and the moment rate is entered, it turns sky blue. In addition to this, while selecting any of the cells a warning appears that if any cell is left blank the same shall be treated as "0". Therefore, if any cell is left blank and no rate is quoted by the bidder, rate of such item shall be treated as "0" (Zero).
However, if a bidder quotes "nil" rates against each item in item rate tender or does not quote any percentage above/below on the lowest amount of the tender or any section/sub-head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
10. The bid shall be opened on due date and time as mentioned above.
11. Pre-bid meeting shall be held at ***11:00 Hrs on *20.12.2021**. with the eligible and intending bidders in the CPWD **O/o Chief Engineer, 6th Floor, 'D' Wing, Kendriya Sadan, Koramangala, Bengaluru-34**. All modifications/addendums/corrigendum issued regarding this bidding process, shall be uploaded on website only and shall not be published in any Newspaper.
12. The competent authority, on behalf of the President of India, does not bind himself to accept the lowest or any other bid and reserves to himself the authority to reject any or all the bids without assigning any reason.
13. After submission of the bid the agency can re-submit revised bid any number of times but before last time and date of submission of bid as notified.
14. While submitting the revised bid, agency can revise the rate of one or more item(s) any number of times (He need not re-enter rate of all the items) but before last time and date of submission of bid as notified.
15. **The CPWD has empanelled Architect Consultants under Category I & II (OM No. DG/Arch/80) vide letter No. 51/1/2013-ADG (Arch)/230 dated 28.05.2020. The empanelment of Architectural Consultants in the category I & II is for the maximum project size of Rs. 1200 crores and Rs. 500 crores respectively.**
16. The bids shall be uploaded latest by ***17:30 hrs on *27.12.2021** The Bid will be opened by the Executive Engineer or his authorized representative in his **office at 18:00hrs** on the same day.

17. a) The Bidder has to follow "Standard Operating Procedures (SOPs) and Prevailing Guidelines for Construction Site for COVID-19 Outbreak" issued vide DG, CPWD, New Delhi and **Income Tax** Department. Therefore, it is suggested to go through the above said guidelines before submitting the tender.

b) The Bidder has to follow "Standard Operating Procedures (SOPs) and Prevailing Guidelines issued from time to time by Ministry of Health and Family Welfare, Government of India and Prevailing Guidelines issued by State Government of the Area for COVID-19". Therefore, it is suggested to go through the above said guidelines before submitting the tender.

18. Consultant has to take necessary permissions from client (**Income Tax**) before start of the work for site visit / reconnaissance survey.

19. List of Documents to be scanned and uploaded within the period of bid submission:

- a) Copy of Declaration on EMD in given format (Annexure-I)
- b) Copy of Empanelment of Architectural Consultant in CPWD (All over India) of the Bidder issued by CPWD vide O.M no. DG/Arch/80 No. 51/1/2013/ADG (Arch)/230 dated 28.05.2020.
- c) PAN Card issued by Income Tax Department.
- d) **GST registration certificate**, if already obtained by the bidder.

If the bidder has not obtained GST registration as applicable, then he shall scan and upload following undertaking along with bid documents.

“If work is awarded to me / us, I/we shall obtain GST registration certificate, as applicable, within one month from the date of receipt of award letter or before release of any payment by CPWD, whichever is earlier, failing which I/we shall be responsible for any delay in payments which will be due towards me/us on account of the work executed and/or for any action taken by CPWD or GST department in this regard”.

**Signature of the Divisional Officer,
For and on behalf of the President of
India**

GOVERNMENT OF INDIA
CENTRAL PUBLIC WORKS DEPARTMENT
BANGALORE CENTRAL DIVISION-I

No. 69(1)/BCD-I/2021-222/

Dated:

Copy to: -

1. The Chief Commissioner of Income Tax, CR Building, Bangalore
2. The Chief Engineer, Bangalore Zone, CPWD, Bangalore
3. The Superintending Engineer, MCC, CPWD, Mysore for information.
4. The Executive Engineer, MCD/ HCD- Division, CPWD, Mysore/ Hubli for giving wide publicity
5. The Executive Engineer, BCD-II, & BCD-III CPWD, Bangalore for giving wide publicity.
6. The Executive Engineer (Elec), BCED, CPWD, Bangalore for giving wide publicity
7. The Assistant Engineer, BCSD-I, BCSD-II, BCSD-III, BCSD-IV under BCD-I, CPWD, Blore

Executive Engineer-I

1. Project Brief:

SECTION -I

BRIEF PARTICULARS OF THE WORK

It is proposed to construct Office space for Income Tax Department Bangalore situated at Financial City at Bangalore Hardware Park, Bagalur, Bangalore, Karnataka. The approximate plinth area of the Proposed buildings to be constructed is **24300** Sqm. The Infrastructure will consist of

Sl. no	Name of Building	Approximate Plinth Area
1.	Office Building for Income Tax Department	24300 sqm *
	Total area	24300 sqm

* The area mentioned is tentative and subject to change based on prevailing Bye-laws.

CPWD specifications along with all required services, parking space, bulk Services (Civil and E&M), Power wiring, Telephone wiring, Lighting Protection, Fire Fighting System, Roads and Hard standings, Effluent/Sewage Disposal, Water Supply, Storm Drainage, U.G. Sump and over head terrace tank, External Electrification, Substation / DG set / UPS, Photo Voltaic Solar Panels, Rain Water Harvesting, Landscaping works / Potted Plants, including Layout of Furniture & Furnishings details etc. and as per the functional requirements given by CPWD/ **Income Tax** authorities.

1. Scope of Consultancy work:

The Firms / Consultants shall provide comprehensive architectural Consultancy services for the subject work in following manner:

- i) Preparation of layout plan as per statutory and local bodies norms including service spaces.
- ii) After getting requirements of Buildings from CPWD/ **Income Tax**, Presentation of minimum 3 options of Conceptual Drawings suiting to location are to be submitted.
- iii) Preparation of Preliminary Drawings, 3D Images and Walkthrough
- iv) Detailed Architectural drawings.
- v) Preparation of all the coordinated good for construction drawings.

The Consultant shall be associated till completion of the project and upto completion certificate from the concerned local body if required. **Obtaining completion Certificate from the local bodies is not in the scope of consultant. The Consultant only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, lies with the construction agency.**

2. The Plinth Area for the buildings to be constructed in the project for which Consultancy is to be provided is approximately **24300 Sqm**. This is however merely for rough guidance. Detailed requirement of the building/services have been furnished with this bid document and buildings shall be designed to meet functional requirements and also accommodate the services.
3. The Building is to be planned & designed keeping in view minimum **4-Star GRIHA Rating (End to End certification of 4 Star GRIHA is not in the scope of the consultant)**. Total points attempted or to be scored on various criterion of GRIHA rating has to be finished along with concept drawings. The consultant shall associate with a GRIHA consultant for this purpose.
4. For End to End Certification of 4 Star GRIHA rating consultant may be required to change Layout / Architectural Drawings in Consultation GRIHA Consultant through while execution of the project.

SECTION-II
INFORMATION & INSTRUCTIONS FOR BIDDERS

1. GENERAL:

- 1.1. The Bidder should sign each page of the document.
- 1.2. Any information furnished by the Bidder found to be incorrect either immediately or at a later date, would render him liable to be debarred from Bidding/taking up of work in CPWD.

2. DEFINITIONS

In this document the following words and expressions have the meaning hereby assigned to them.

- 2.1. The **Contract** means the documents forming the Bid and acceptance thereof and the formal agreement executed between the competent authority on behalf of The President of India and the successful bidder, together with the documents referred to therein including the general conditions, correspondence with bidder and instructions issued from time to time by the Engineer-in- Charge and all these documents taken together, shall be deemed to form one contract and shall be complementary to one another.
- 2.2. **Employer** means The President of India, acting through the Engineer-in-charge.
- 2.3. **Bidder/Applicant** means the individual, proprietary firm, firm in partnership, limited company private or public or corporation submitting / intending to submit the bids.
- 2.4. "**Year**" means "Financial Year" unless stated otherwise.
- 2.5. The expression **works** or **work** means "Architectural consultancy work under scope of this contract".
- 2.6. The **Site** shall mean the land/or other places on, into or through which work is to be executed under the contract or any adjacent land, path or street through which work is to be executed under the contract or any adjacent land, path or street which may be allotted or used for the purpose of carrying out the contract.
- 2.7. The **Consultant** shall mean successful bidder i.e. individual, proprietary firm, firm in partnership, limited company private or public or corporation who has entered into agreement with employer for undertaking the consultancy work and shall include the legal personal representative of such individual or the persons composing such firm or company, or the successors of such firm or company and the permitted assignees of such individual, firm or company.
- 2.8. The **President** means The President of India and his successors.
- 2.9. The **Engineer-in-charge** means the Executive Engineer-I, CPWD, Bangalore who shall supervise and be in- charge of the work and who shall sign the contract on behalf of the President of India.
- 2.10. **Government or Government of India** shall mean The President of India.

- 2.11. **Department** means Central Public Works Department.
- 2.12. **Distinct Specifications** means the specifications followed by the State Government in the area where the work is to be executed.
- 2.13. **Bid value** means the amount of remuneration to be paid to the consultant for doing the entire work agreed by the consultant and accepted by the employer as mentioned in the letter of award.
- 2.14. **Client** means **Income Tax, Bangalore** or their authorized representative.

3. METHOD OF APPLICATION

- 3.1. If the Bidder is an individual, the application shall be signed by him above his full type written name and current address.
- 3.2. If the Bidder is a proprietary firm, the application shall be signed by the proprietor above his full typewritten name and the full name of his firm with its current address.
- 3.3. If the Bidder is a firm in partnership, the application shall be signed by all the partners of the firm above their full typewritten names and current addresses, or, alternatively, by a partner holding power of attorney for the firm. In the latter case a certified copy of the power of attorney should accompany the application. In both cases a certified copy of the partnership deed and current address of all the partners of the firm should accompany the application.
- 3.4. If the Bidder is a limited company or a corporation, the application shall be signed by a duly authorized person holding power of attorney for signing the application accompanied by a copy of the power of attorney. The Bidder should also furnish a copy of the Memorandum of Articles of Association duly attested by a Public Notary.

4. FINAL DECISION MAKING AUTHORITY

The competent authority on behalf of The President of India does not bind itself to accept the bid of consultant and reserves to itself the authority to accept or reject any Bid and to annul the process and reject all Bids at any time, without assigning any reason or incurring any liability to the Bidder. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put Forth by the Bidder shall be summarily rejected.

5. SITE VISIT

The Bidder is advised to visit the site of work, at his own cost, and examine it and its surroundings to himself collect all information that he considers necessary for proper assessment of the prospective assignment including Local Bye- laws, regulations and formalities required to be followed for development of Drawings acceptable to statutory authorities.

6. INITIAL ELIGIBILITY CRITERIA:

Applicants who fulfill the requirements of 'Initial Eligibility Criteria 'prescribed in the "**Notice Inviting Bids** "shall be eligible to apply.

7. SUBMISSION OF QUERIES AND PRE-BID MEETING

The applicants may raise any queries through email to—eebcd1cpwd-ka@nic before stipulated date and time of pre bid meeting.

8. AMENDMENT TO BID DOCUMENT

At any time before the submission of bids, the Department may, for any reason, whether at its own initiative or in response to a clarification requested by perspective bidding firm, modify the Documents by suitable amendment(s). The amendment shall be uploaded on the website www.tenderwizard.com/CPWD. The Department may at its discretion extend the deadline for the submission of bids. Such amendments shall form part of this RFP document and the applicants shall sign each page of such amendments and submit to the Employer along with their bids on the due date and time of submission for bids.

9. DISQUALIFICATION FROM THE SELECTION PROCESS

Consultants are liable to be disqualified, if they:

- 9.1. Make misleading or false representation, or deliberately suppress any information in the forms, statements and enclosures required to be submitted by them.
- 9.2. Have hidden the record of poor performance, such as being barred/blacklisted, abandoning projects, not completing the assigned projects properly, or of financial failure/ weaknesses.
- 9.3. Resort to any unethical means, like attempting to influence the evaluation committee officials.

10. SUBMISSION OF BIDS:

- 10.1. Bid shall be submitted online on above website i.e. www.tenderwizard.com/cpwd by uploading the desired scanned documents such as Declaration on Earnest Money, Copy of Empanelment of Architectural Consultant in CPWD of the bidder, Bid and other documents as specified in the bid document within the period of bid submission. Bidder shall upload documents in the form of **JPG** and/or **PDF** formats.
- 10.2. For submission of Online bids, the applicant must have valid class-III digital signature and registered on the website i.e. www.tenderwizard.com/cpwd. Those Bidders, who are not registered on the website mentioned above, are required to get registered beforehand. If needed they can be imparted training on online tendering process as per details available on the website.

11. OPENING OF BID

Bids of firms shall be opened at the notified time and date.

12. EVALUATION OF BID

12.1. **The bidders are required to quote fees for consultancy work in prescribed format inclusive of all Prevailing taxes including GST and levies in the prescribed format. The price bid will include inter-alia, the fee for all components identified including Conceptual Drawings, Detailed planning, Preliminary Drawings, Working Drawings, Detailed Drawings, 3D Images, Walkthrough, Simulation modelling for GRIHA 4-Star Rating and Specifications, follow the CPWD specifications / IS Specifications / any other specifications approved by Engineer-in-charge conforming to GRIHA 4-star rating, for all parts covered in the scope of Project.**

12.2 **The Item Rate quoted fee shall not be increased due to time and cost overrun. The Item Rate fee shall be quoted in Indian Rupees only.**

12.3. The conditional bid shall not be accepted.

13. AWARD OF WORK

13.1 The successful bidder shall be informed by the Engineer-in-Charge through a letter of acceptance of his offer.

13.2. The consultant shall submit to the Engineer-in-Charge within 7 days of award of work, prescribed Performance Guarantee.

13.3 The consultant shall submit to the Engineer-in-Charge for record, all the formal letters of confirmation.

13.4 Formal agreement will be drawn by the Executive Engineer-I, CPWD, Bangalore.

13.5 The consultant shall communicate to the Engineer-in-Charge with 10 days of award of work, the names of all Architects/ GRIHA Consultant etc.,

NOTICE INVITING BIDS

1. The Executive Engineer-I, CPWD, 3rd Floor, 'A' Wing, Kendriya Sadan, Koramangala, Bengaluru-560034 Email: eebcd1cpwd-ka@nic on behalf of The President of India, invites "**Online Item Rate Bids**" from the eligible CPWD empaneled Architect Consultants (Category I & Category II) for "**Consultancy services for "Architectural Planning and Design for Construction of Office Building for Income Tax Department at Financial City at Bangalore hardware Park, Bagalur, Bangalore "**".

1.1. The plinth area for the buildings to be constructed in the project for which Consultancy is to be provided is approximately **24300 sqm**. This is however merely for rough guidance. Detailed functional requirements and other details of the building/services have been furnished with this bid document. Area required for services has not been included in the same.

For Detailed Scope of Work, Please refer chapter "Scope of Work" of the Bid Document.

2. The bid document consisting of terms and conditions of the contract to be complied with and other necessary documents can be seen on website www.tenderwizard.com/CPWD free of cost.
3. Bids can be submitted online on above website i.e. www.tenderwizard.com/cpwd by uploading the desired scanned documents such as Declaration on EMD in given format (Annexure-I), Bid and other documents as specified in the bid document within the period of bid submission. Bidder can upload documents in the form of **JPG** and/or **PDF** formats.
4. The consultancy work shall be in **3 stages (Total: 30 months)**:

Stage-I: Submission of Concept Drawings, Preliminary Drawings, 3D Views, Walkthrough, Specifications and Development & Bulk Services for Civil & Electrical and Layout. The time allowed for this stage is **30 days** from the stipulated date of start. The same may be extended by the Engineer-in-Charge for valid reasons. His decision in this matter will be final and binding on the consultant.

Stage-II: Submission of Working Drawings, Detailed Drawings, Simulation Modelling for GRIHA 4-Star Rating and Final Layout. The time allowed for this stage is **60 days** from the completion of Stage-I. The same may be extended by the Engineer-in-Charge for valid reasons. His decision in this matter will be final and binding on the consultant.

Stage-III: Architectural Consultancy which will be two months beyond the **completion of construction work** and include assisting the Department. The Consultant may be required to visit the ongoing works during execution stage along with the field staff (minimum once in three months) and may advise Engineer-in-Charge to ensure that the works are being executed as per approved architectural scheme provided by the Consultant. He may suggest modifications in Working / Detailed Drawings as per site conditions to the Engineer In charge. The same may be extended by the Engineer-in-Charge for valid reasons. His decision in this matter will be final and binding on the consultant.

5. After submission of the bid the Bidder can re-submit revised bid any number of times but before last time and date of submission of bid as notified.
6. While submitting the revised bid, Bidder can revise the rate of one or more item(s) any number of times (he need not re-enter rate of all the items) but before last time and date of submission of bid as notified.
7. **If the bidder has not obtained GST registration in the state in which the work is to be taken up, then in such a case the bidder shall upload following undertaking with the bid document "If work is awarded to me, I/we shall obtain GST registration as applicable within one month from date of receipt of award letter or before payment of 1st RA Bill.**
8. Online bid submitted by intending bidders shall be opened only of those bidders, whose declaration on EMD as per Performa (Annexure-I), Copy of Empanelment of Architectural Consultant in CPWD (All over India) of the bidder vide O.M . DG/Arch/80 vide letter no. 51/1/2013/ADG (Arch)/230 dated 28.05.2020. Issued by CPWD and other documents scanned and uploaded are found in order.
9. The Bid submitted shall become invalid and cost of bid & E-tender processing fee shall not be refunded if:
 - a) The applicant is found to be ineligible.
 - b) Copy of Declaration on EMD in given format (Annexure-I) not uploaded
 - c) If any discrepancy is noticed between the documents as uploaded at the time of submission of bid and hard copies as submitted physically by the lowest bidder in the office of bid opening authority.
 - d) If a tenderer quotes nil rates against each item in item rate tender or does not quote any percentage above/below on the total amount of the tender or any section / sub head in percentage rate tender, the tender shall be treated as invalid and will not be considered as lowest tenderer.
10. Bids of firms shall be opened at the notified time and date the bidders are required to quote fees for consultancy work in prescribed format inclusive of all Prevailing taxes including GST and levies in the prescribed format. The price bid will include inter-alia, the fee for all components identified including **minimum 3 options of Conceptual Drawings, Detailed planning, Preliminary Drawings, Working Drawings, Detailed drawings, layout for all the services, development, parking, 3D Images, Walkthrough, Simulation Modelling for GRIHA 4-Star Rating** and Specifications for all parts covered in the scope of Project. The successful bidder shall be informed by the Engineer-in-Charge through a letter of acceptance of his offer.

11. The Bidder whose bid is accepted will be required to furnish **Performance Guarantee of 3%** (Three Percent) of the bid amount within the period specified in data sheet. This guarantee shall be in the form of cash (in case guarantee amount is less than Rs. 10,000/-or Deposit at Call receipt of any scheduled bank/ Banker's cheque of any scheduled bank/ Demand Draft of any scheduled bank/ Pay order of any Scheduled Bank (in case guarantee amount is less than Rs. 1,00,000/-) or Government Securities or Fixed Deposit Receipts or Guarantee Bonds of any Scheduled Bank or the State Bank of India in accordance with the prescribed form. In case the Bidder fails to deposit the said performance guarantee within the prescribed period, including the extended period if any, the **Government** shall, without prejudice to any other right or remedy, be at liberty to suspend the bidder for one year and the bidder shall not be eligible to bid for CPWD tenders from date of issue of suspension order.
12. The Bidder is advised to visit the site of work, at his own cost, examine it and its surroundings to collect all information that he considers necessary for proper assessment of the prospective assignment including Bye- laws and formalities required for getting various NOCs and approvals at various stages of work as applicable.
13. The competent authority on behalf of The President of India does not bind itself to accept the bid of consultant and reserves to itself the authority to reject any or all the bids received without the assignment of any reason. All bids in which any of the prescribed condition is not fulfilled or any condition including that of conditional rebate is put forth by the Bidder shall be summarily rejected.
14. Canvassing, whether directly or indirectly, in connection with bid is strictly prohibited and the bids submitted by the Bidders who resort to canvassing will be liable to rejection.
15. The competent authority on behalf of President of The India reserves to himself the right of accepting the whole or any part of the bid and the Bidder shall be bound to perform the same at the rate quoted.
16. The Bidder shall not be permitted to Bid for works in the CPWD Circle responsible for award and execution of contracts, in which his near relative is posted a Divisional Accountant or as an officer in any capacity between the grades of Chief Engineer and Junior Engineer, Senior Architect to Architect (both inclusive). He shall also intimate the names of persons who are working with him in any capacity or are subsequently employed by him and who are near relatives to any gazette officer in the Central Public Works Department or in the Ministry of Urban Development. Any breach of this condition by the Bidder would render him liable to be removed from the approved list of Bidder of this Department.
17. No Architect/ Engineer of Gazette rank or other Gazette Officer employed in Engineering, Architecture or Administrative duties in an Engineering Department of the Government of India is allowed to work as a Bidder for a period of one year after his retirement from Government service, without the previous permission of the Government of India in writing. This contract is liable to be cancelled if either the Bidder or any of his employees is found any time to be such a person who had not obtained the permission of the Government of India as aforesaid before submission of the Bid or engagement in the Bidder's service.

18. The Bid shall remain open for acceptance for a period of 30 Days from the date of opening. If any Bidder withdraws his Bid before the said period or issue of letter of acceptance, whichever is earlier, or makes any modifications in the terms and conditions of the Bid which are not acceptable to the department, then the Government shall, without prejudice to any other right or remedy, be at liberty to suspend the bidder for one year and the bidder shall not be eligible to bid for CPWD tenders from date of issue of suspension order.
19. Agreement shall be drawn with the successful Bidder on prescribed Form. The Bidders shall quote his rates as per various terms and conditions of the said form which will form part of the agreement.
20. If any information furnished by the applicant is found incorrect/false at a later stage, he shall be liable to be debarred from the Bidding/taking up consultancy works in CPWD.
21. The bids with any condition including that of conditional rebate will be summarily rejected.
22. This Notice Inviting e-Bids shall form part of the contract document. The successful Bidder, on acceptance of his bid by the accepting authority, shall, within 10 days from the date of issue of acceptance letter, sign the contract consisting of the Notice Inviting the e-Bid, Bid, acceptance letter together with any correspondence leading thereto.
23. Central PWD reserves all the rights to reject or accept any / all the bids, without assigning any reason whatsoever. Central PWD takes no responsibility for the delay / loss or non receipt of any submission or letter sent by post.

After getting requirement of the project from CPWD/ **Income Tax**, the Consultant shall submit minimum 3 options of Concept Drawings to suit the location. After approval of the concept drawings he shall submit 4 sets of signed and stamped hard copies (A1 size) of Preliminary Architectural Drawings and soft copies Auto CAD (DWG / PDF format) to Executive Engineer-I , CPWD, Bangalore for approval of the client department. The corrections / modifications, if any, suggested by the Engineer-in-charge shall be incorporated by the consultant and 6 sets of signed and stamped hard copies (A1 size) of all corrected drawings shall be submitted to Engineer-in-charge along with a CD containing soft copies of all drawings in AutoCAD format/ PDF format.
24. The Engineer-in-Charge shall have the right to request in writing any number of changes, additions, modifications or deletions in the drawing of any part of the work and at any stage during the progress of Architectural consultancy. Nothing extra shall be payable for the above mentioned changes, additions, modification or deletions.
25. The Consultant shall not make any deviations, alterations, additions to or omission to approved design and drawings except with proper approval of the Engineer – in – charge.
26. The quoted rates shall be inclusive of all statutory taxes, GST, cess and levies.

27. **The quoted amount shall be considering the plinth area of 24300 sqm. Actual plinth area may change on detailed planning & designing as per requirement / approval of client. Final payment shall be made on the basis of rate quoted by the consultant and actual plinth area of the buildings as planned & designed by the consultant and as approved by the department.**
28. Income tax / GST is payable as per statutory orders / laws shall be deducted at source. TDS certificate shall be issued for such tax deducted at source.
29. The six sets of final Working Architectural Drawings and Detailed Drawings in (A1 size) signed and stamped “Good For Construction” shall be submitted to Engineer-in-charge.
30. **The Consultant should engage at least one Efficient, Experienced Architect who has handled Big & Prestigious Projects in Past, stationed in the city of Bangalore for day to day interactions with department / client to maintain the required progress to complete the work as per time schedule during stage I & II of the work.**
31. **In case of Consultant fails to Engage Architect stationed at Bangalore for day to day interactions with department / client as mentioned above in para 30 (for Stage-I & II as explained in the Contract Period), commensurate penalty of Rs. 1000/- per day shall be imposed on the Consultant by Engineer-in-charge.**
32. In case of delay in services, unsatisfactory quality of output or violation of any terms & condition of this NIT, the consultancy contract is liable to be determined at the sole discretion of the Executive Engineer-I, CPWD, Bangalore and Performance Guarantee is liable to be fortified.
33. This Notice Inviting Bid shall form a part of the contract document. The Successful Bidder/ Consultant, on acceptance of his bid by the Accepting Authority shall within 10 days from the date of issue of acceptance letter, sign the contract consisting of the Notice Inviting Bid, Financial Bid including additional terms and conditions, specifications and drawings if any, forming part of the Bid as uploaded at the time of invitation of Bid and Rate quoted online at the time of submission of Bid and Acceptance thereof together with any correspondence leading thereto.

34. Settlement of disputes

- a) Amicable settlement: The parties shall use their best efforts to settle amicably all disputes arising out or in connection or the interpretation thereof.
- b) Disputes settlement: If any dispute arises regarding the scope of work or drawing or regarding any decision of Engineer-in-charge on any issue arising out of this contract, then it shall be referred to Chief Engineer, CPWD, Bangalore by the concerned party for settlement. Chief Engineer, Bangalore shall decide the dispute within 30 days of receipt of reference. If the consultancy firm is dissatisfied with the decision of Chief Engineer, Bangalore, the consultancy firm may appeal to the Additional Director General, (Region Bangalore), CPWD, Bangalore within 15 days of decision of Chief Engineer, Bangalore who shall decide the dispute in 30 days. Decision of the ADG (RB), CPWD, Bangalore shall be final.

35. ARCHITECTURAL CONTROLS FOR THE PROPOSED WORK

It is presumed that the consultant shall verify the applicable architectural control, bye-laws and all possible contingencies, situations and acts of coordination, which may be required to prepare the plans and drawings with required compliance of the bye laws and regulations. The department shall not bear any responsibility for the lack of such knowledge and also the consequences thereof to the consultant. Therefore, the consultant shall keep himself/ themselves fully informed of National Building Code Provisions, relevant BIS codes, all architectural controls bye laws for the proposed site of work, acts and laws of the Central & State Government / CRZ laws / rules all orders, decrees of bodies, tribunals, bye laws etc. having any jurisdiction or authority which in any manner may affect the consultancy work. All normal building bye laws of Corporation or any other local / statutory bodies shall deem to have protected and indemnify the department and its officials & employees against any claim or liability arising out of violation of any such laws, ordinances, orders, decree etc. whether by himself or by his employees or his authorized representatives. The details of utility services for the concerned plot should be obtained from the Concerned Corporation / Local Body.

36. TIME PERIOD

Time allowed for completing entire Architectural consultancy work (Stage-I & Stage-II as described in contract period) is 90 (Ninety) days as per milestones given below. However the Agreement shall be in operation till the completion of Construction of Project plus 2 months and upto obtaining completion certificate from local bodies if applicable. Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, lies with the construction agency. For delays in achieving any milestone, amount shall be withheld from running bills of the consultant as given in table below. Extension of time can be granted by Chief Engineer, Bangalore for reasons beyond control of consultant.

TABLE

Milestone and Compensation for non-Achievement of Milestone

Stage	Activity / Mile Stone	Time allowed	Cumulative	Amount to be withheld for non-achievement of milestone
I	Submission of minimum 3 options of Conceptual Drawings for approval	20 Days	20 Days	1% of the tendered value of consultancy work.
	Submission of Preliminary Architectural Drawings, Specifications and Layout for approval	5 days	25 Days	1% of the tendered value of consultancy work.
	Submission of modified Preliminary Architectural drawings after incorporating all suggestions if any by Engineer-in-charge for approval, 3D Views and Walkthrough	5 days	30 Days	1% of the tendered value of consultancy work.
II	<p>Submission of Working Architectural Drawings and Detailed Drawings duly signed and stamped as “Good For Construction” and Final Layout.</p> <p>Submitting the simulation model of the Buildings and entire built and provide the point system as per GRIHA 4-Star Rating, after working out the passive and active design strategies to sufficiently conclude that the campus will be a GRIHA 4-Star Rated post construction.</p> <ol style="list-style-type: none"> 1. Day light Analysis 2. Energy Modelling 3. Shading Analysis 4. Solar Path Analysis and other design Analysis related to necessary for GRIHA 4-Star Rating 	60 days from date of approval of previous stage	90 Days	2% of the tendered value of consultancy work.

Stage	Activity / Mile Stone	Time allowed	Cumulative	Amount to be withheld for non-achievement of milestone
III	CONSTRUCTION STAGE			
	Site visit along with Engineer-in-charge or authorized representative / Client, approval of shop drawings submitted by contractors and issue of finer details and drawings as per requirements.	As per separate construction contract period.		
	POST CONSTRUCTION STAGE			
	Issue completion certificate from local bodies if applicable.	2 months after date of completion of construction. Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, it lies with the construction agency.		

Time taken by the department in approving various inputs given by consultant at each stage shall be extra. The time shall be reckoned from the 10th day from acceptance of work. Notwithstanding the time frame given above, consultant shall be bound to provide advises / supports / clarifications etc. related to drawings issued by him till the buildings / other structures involved in the agreement are actually completed at site by civil / E & M contractor of the department.

**Executive Engineer-1
CPWD, Bangalore**

SCOPE OF WORK

1. PROJECT BRIEF:

1.1 NAME OF WORK : Consultancy Service for " *Architectural Planning and Design for Construction Office Building for Income Tax Department at Financial City at Bangalore hardware Park, Bagalur, Bangalore.* "

1.2. LOCATION:

The Building will be established at –*Financial City at Bangalore hardware Park, Bagalur, Bangalore (Plot No. 1 / AI).*

1.3. DETAILS OF THE PROJECT:

It is proposed to construct *Office Building for Income Tax Department at Financial City at Bangalore hardware Park, Bagalur, Bangalore.*

This Infrastructure to be located at *Financial City at Bangalore hardware Park, Bagalur, Bangalore (Plot No. 1 / AI)*,, Bangalore to be considered for preparation of Layout for comprehensive planning & designing for the proposed buildings etc. to meet the present as well as future projected requirements with maximum space utilization as per local bye laws in force. The Infrastructure will consist of Office Building 24300 sqm (Approx.).

The Proposed work consists of the following buildings along with Development and Bulk Services of Civil & Electrical:

Office building 24300 sqm (Approx.) or maximum area which can be built conforming to local bye-laws / NBC / CPWD Specifications.

1.4 The consultancy work shall be in **3 stages (Total: 30 months):**

Stage-I: Submission of Concept Drawings, Preliminary Drawings, 3D Images, Walkthrough, Specifications of Development and Bulk Services for Civil & Electrical and Layout. The time allowed for this stage is **30 days** from the stipulated date of start. The same may be extended by the Engineer-in-Charge for valid reasons. His decision in this matter will be final and binding on the consultant.

Stage-II: Submission of Working Drawings / Detailed Drawings of buildings and services, Simulation Modelling for GRIHA 4-Star Rating and Final Layout. The time allowed for this stage is **60 days** from the completion of Stage-I. The same may be extended by the Engineer-in-Charge for valid reasons. His decision in this matter will be final and binding on the consultant.

Stage-III: Architectural Consultancy which will be two months beyond the **completion of construction work** and include assisting the Department. The Consultant may be required to visit the ongoing works during execution stage along with the field staff (minimum once in three months) and may advise Engineer-in- Charge to ensure that the works are being executed as per approved architectural scheme provided by the Consultant. He may suggest modifications in Working / Detailed Drawings as per site conditions to the Engineer In charge. The same may be extended by the Engineer-in-Charge for valid reasons. His decision in this matter will be final and binding on the consultant.

The maximum permissible ground coverage, FAR, Maximum height permitted, setback on all sides etc. may be enquired from local authorities and must be followed.

The design shall be in strict conformity with the prevailing

- 1 . Local bye-laws
2. Environmental regulations
- 3 . Any other applicable statutory requirements and will also be built as per the Prescribed guidelines of local competent authority.

The Buildings shall be designed for the comfortable usage of differently abled persons as per the latest versions of "Guidelines and space standards for Barrier free Built Environment for Disabled and Elderly Persons" published by CPWD (Central Public Works Department, Ministry of Urban Affairs & Employment), India and the stipulations of the statutory bodies, for the respective areas of staff, public and toilets etc.

Provisions of lifts, corridors, staircases, toilets, shafts /spaces for various services, etc. shall be made as per the stipulations of the National Building Code 2016, National Electric Code, Relevant IS Codes and also the local bye-laws, GRIHA & statutory requirements.

Necessary provisions shall be made for suitable and statutory fire- fighting clearance. Complete Rain Water Harvesting as per bye-laws. Parking provisions as per prevailing bye-laws.

1.5 SUGGESTIVE BROAD AREA REQUIREMENT FOR VARIOUS FUNCTIONAL USAGE IN THE PROPOSED BUILDING:

- | | |
|---------------------|--------------------|
| 1. Office building | – 24300 sqm |
| 2. Service building | As per requirement |

2. SCOPE OF ARCHITECTURAL CONSULTANCY JOB

2.1 Brief Scope of Job

- a. The Consultant shall provide minimum 3 options of Conceptual Drawings to suit to the location before taking up comprehensive Architectural Drawings covering Layout of all services spaces required for it.
 1. Office building 24300 sqm
- b. Comprehensive design and drawings of Infrastructure for **Income Tax** Bengaluru for architectural and Interior design. Building will include passenger lifts & service lifts, Firefighting, Fire Alarm systems, LAN, IT (Server, PC) etc.,
- c. External Development work, Landscaping & Horticulture, Layout of Furniture, Drainage network, Water supply (Dual plumbing) / Roads / STP and solid waste management, U.G. Sump and Rain water harvesting scheme, Space planning for metering unit / RMU / Transformer / HT & LT Panels / DG set / fire pump room / HVAC / Server / UPS etc.
- d. Solar Water Heating System for required capacity. Solar power generation as per requirement for green building.
- e. **This scope of work shall also include minimum 3 options of Conceptual Drawings to suit the location before Preparation & Finalization of Preliminary Architectural drawings along with perspectives and 3 D images, walkthrough including specifications of all items for call of bid in EPC mode.**
- f. The scope of work also includes Architectural designing and drawing of all services mentioning in Para 1 under Scope of Work. Preparation of Architectural design basis report along with salient features of the services with quantification & Preliminary drawings required for preparation of Working / Detailed Drawings. If Working/ Detailed Drawings needs modifications as per Shop drawings prepared by EPC Contractor for execution of work or as per site conditions as directed by Engineer-in-charge, the Detailed Drawings shall be modified by Consultant Architect accordingly.
- g. The Consultant shall be associated till completion of work for clarification as may be required and approval by local bodies if any to the Agency for construction in normal mode for Detailed designing and developing working drawings by any agency of his choice. **Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, it lies with the construction agency.**

- h. The Consultant Architect should Design the Buildings and submit the report to the Engineer-in-charge, for GRIHA 4-star Rating by following the prevailing guidelines, which are broadly mentioned as follows:
1. Day light Analysis
 2. Energy Modelling
 3. Shading Analysis
 4. Solar Path Analysis and other design Analysis related to necessary for GRIHA 4-Star Rating

The Consultant Architect will be responsible for submitting the simulation model of the Buildings and entire built and provide the point system as per GRIHA 4-Star Rating, after working out the passive and active design strategies to sufficiently conclude that the campus will be a GRIHA 4-Star Rated post construction. The simulation model would be provided by Consultant Architect to EPC Contractor involved for construction of the project through Engineer-in-charge in a suitable format for constructing the campus and doing detailing engineering on the basis of provided simulation model and develop and follow the further norms of GRIHA for End to End Certification. The End to End Certification will be in the scope of EPC Contractor only.

2.2 Design Philosophy:

Design philosophy should cover at least the followings

- a. To cater for different functional requirements of user, with creative indoor spaces, surroundings, better circulation and flexibility in space planning.
- b. Consultant will submit write up on new construction technology to reduce time/cost of project if proposed to be adopted in the project. This will be first step after site visit of consultant.
- c. Climate responsive Architecture with integration of daylight and electric light, thermal comfort, ventilation and highest performance standards for work space efficiency.
- d. Use of low embodied energy materials and local/reused materials and consideration of green building principles for 4 Star GRIHA rating.
- e. Development of surrounding, Roads, footpaths, streetlights, traffic circulation with site terrain consideration and Horticulture with indigenous vegetation plantation, etc.
- g. In addition to above, salient features of the buildings shall also include the Green Building provisions and any other item required to make the building functional as per NBC and to achieve minimum **Four- star** GRIHA Rating
- h. The building(s) proposed to be developed should be amenable to latest systems of construction technologies for enabling repeatability and fast track and ease in construction, keeping in mind a lower embodied energy of material and lower energy consumption in the proposed complex.
- i. The Layout plan and detailed design of buildings should meet requirement of **Four- star GRIHA** rating and provisions for conservation of energy and water through energy efficient & water conservation design features and specifications.

2.3 Layout Planning and design of Buildings

2.3.1 Interact with Department / Client and assess the exact requirement of Client for preparation of concept and comprehensive **Layout plan**. The layout plan shall incorporate following minimum provisions for the entire campus:

- a. Final selected Conceptual Drawing by Department / Client out of minimum 3 options to suit the location.
- b. Layout of buildings proposed. He will also propose plinth area and building that can be constructed based on permissible FAR and other local body and latest NBC norms.
- c. Layout, design & drawing of internal roads/walkways/ footpaths/street lights
- d. Layout, design & drawings of Development and Bulk Services of Civil and Electrical.
- e. Layout of Horticulture details i.e. hardscape / softscape.

2.3.2 Buildings proposed for Construction:

S.No.	Description	Nos.	Tentative Plinth Area(sqm)
	All essential and desirable services as mentioned in SECTION- I, BRIEF PARTICULARS OF THE PROJECT AND BROAD SCOPE OF CONSULTANCY JOB		
1.	Office building	1 No.	24300

2.3.3 A detailed document for the concept planning for preparation of **Layout plan and Layout Plan** shall be prepared with best practices available in the global market.

2.3.4 The Consultant shall prepare the plan as per the local Bye Laws. The planning shall be carried in the terms of CPWD specifications, Prevailing Bureau of Indian Standards (BIS) Codes, National Building Code and CPWD Disability Act Guidelines and in compliance to various other approvals in India.

2.3.5 Carry out site evaluation and prepare site zoning and to propose various options for layout of the proposed buildings, their linkages in consultation with Department / Client etc.

- 2.3.6 Preparation of plans to be in 1:100 or any other scale as per prior approval of the Engineer-in-Charge.
- 2.3.7 It should also incorporate local architectural features, materials, art and culture in the proposed design.
- 2.3.8 The **Layout** plan should be cost effective in construction cost.
- 2.3.9 The **Layout** plan should be gel with local topographical features and climatic conditions of the site.
- 2.3.10 The **Layout** plan should incorporate features for conservation of water and energy in the campus and recycling of available resources.
- 2.3.11 The **Layout** plan should be such that it facilitates smooth and easy interaction between different functional zones/units of the campus.
- 2.3.12 Should be energy efficient and comply 5 Star GRIHA rating norms.

2.4 Architectural Planning and design

- 2.4.1 The Consultant shall prepare the drawings as per the local By Laws. The architectural design shall be carried in the terms of specifications of National Building Code-2016, and PWD Disability Act Guidelines etc. and in compliance to various other approvals in India.
- 2.4.2 Architectural planning and design strategy has to be based on permanent features of sustainable and energy efficiency from life cycle concept simultaneously giving regard to its aesthetics and innovation. For this, passive architecture, landscape minimizing hard areas, preserving existing sustainable site features, design according to existing topography and micro climate, and providing adequate shafts for better and effective maintenance are essential along with provisions made in design conforming to accessible norms, integrated services, and innovation.

2.4.3 a) The design should adopt the most favorable orientation in North-South for hot & dry, hot & humid and in cold zone, long axis of the building having an angle of 30 degree with E-W direction. This is required to minimize heat gain from the building envelope (facade). In case where it is not possible to achieve, shading devices be used to minimize heat gain as a guideline.

b) Zoning and massing as per solar path analysis and prevailing wind direction.

c) Any other climate responsive passive architecture design strategy.

2.4.4 All the norms of barrier free built environment (1. Main Entrance 2. Ramps 3. Doors 4. Corridors 5. Lifts 6. Stairs 7. Handrails 8. Toilets 9. Drinking Water 10. Signage 11. Emergency Exit 12. Public Telephone 13. Resting Facilities 14. Parking 15. Reception and Information Counters 16. Canteen) followed.

2.4.5 The Architectural & Interior plans/designs shall incorporate/meet following minimum provisions:

- (i) Meet the functional needs including requisite capacity of occupation.
- (ii) Planning of all civil and electrical services including firefighting and interiors, Layout of Furniture etc.
- (iii) Should be energy efficient and comply 4 Star GRIHA rating norms.
- (iv) Should also incorporate local architectural features, materials, art and culture in the proposed design.
- (v) Should be cost effective in construction cost.
- (vi) Should be gel with local topographical features and climatic conditions of the site
- (vii) Should have provision for recycling of water, wastes and available resources.

2.4.6 The Consultant shall prepare Integrated Civil, E&M and Landscape Drawings as per the details provided in Scope of Work.

2.4.7 The architectural design shall be carried in the terms of specifications of latest additions of CPWD norms, National Building Code norms, BIS Codes and CPWD Disability Act Guidelines etc.

- a) Preparation of Building wise Floor plans to be in 1: 200 or 1:100 or any other scale as per prior approval of the Engineer-in-Charge.
- b) Preparation of Elevations and Sections
- c) Preparation of Typical details in 1: 50 or any other scale as per prior approval of the Engineer-in-Charge.
- d) Preparation of interior design and Room wise Equipment /furniture layout/furnishing. Equipment layout drawings on scale as per prior approval of the Engineer-in-Charge for major areas.
- e) Details of Layout of Furniture & Furnishing of office building for **Income Tax**.

2.5 Energy Efficiency Requirements:

The required internal & external services with minimum cost, minimum maintenance and lowest consumption of energy, water & electricity should be envisaged for the building. Usage of Sustainable Planning criteria to develop a green building is proposed so as to comply standards equivalent to Four (4) star GRIHA rated building.

The buildings will set new standards in energy efficiency adapted to the composite climate. They shall integrate energy conservation, enable water and waste recycling, and reduce embodied energy to achieve life cycle advantages.

The building proposed to be developed should be amenable to latest systems of construction technologies for enabling repeatability and fast track Construction whilst keeping in mind a green material usage and lower energy consumption in the building.

2.6 Services and Miscellaneous works

2.6.1 Drawings of all the services (as per requirement of the building) like water supply/plumbing sanitary design, sewerage system, rainwater drainage & conservation, disabled friendly corridors, Signage, Landscaping, Fire Alarm & fire fighting, LAN wiring, Lifts, Exterior and interior lighting Internal Electrical Installation, Electric substation, Power supply & Distribution system, DG Set for essential load, Layout of Furniture & furnishing, energy efficient architectural building design, disable friendly building design, etc., and all essential services required for Offices for its Operation and satisfactorily completion of project and getting necessary approvals from Department/Clients/local bodies if applicable.

Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, it lies with the construction agency.

2.6.2 The required internal and external services have to be planned with economical cost, minimum maintenance and lowest consumption of energy, water & electricity.

2.7 3D Views & Walkthrough

2.7.1 Preparation of colored high resolution 3D MAX / Blender / Maya V-ray Rendering not less than 1920x1080 pixels views as per requirement of client department (**INCOME TAX, Bengaluru**)

1. Office building 24300 sqm

2.7.2 High resolution **Walkthrough not less than 1080 pixels (Progressive scan) of all buildings**

1. Office building 24300 sqm

2.8 Drawings for Approval From local Authorities if required

2.8.1 The consultant shall Prepare and submit Drawings as per rules so that they Comply all necessary requirement for preparation of all submission drawings (any numbers) / materials and models according to size/scale for statutory approval to the local authorities.

2.8.2 The consultant shall note that the drawings shall be required to obtain, if necessary, all statutory approval as per rules hence they should **not violate** any of the prevailing Building Bye Laws and have all information required for Preparation of all submission drawings (any numbers)/ materials and models for these approvals.

2.8.3 All statutory and local bodies approval if applicable shall be taken by the Executing Agency in the EPC mode. **All statutory payments required for these approvals from local authorities shall be made by the Client/CPWD. Therefore no payment shall be made to the Consultant for above.**

2.9 Specifications

2.9.1 Submission of details of doors, windows, Photovoltaic Solar Power Planning, civil and electrical fittings & fixtures, flooring types & patterns, painting details and other finishing item details as per direction of Engineer-in-charge.

2.9.2 Submission of Technical Specification for civil works, electrical works / services/ equipment's, Layout of Furniture, furnishing etc. for all items.

2.10 Bidding

2.10.1 The Consultant shall prepare Preliminary Drawings, specifications, and special conditions etc. for call of Bids **in EPC mode** for execution of work in suitable packages to be decided by the Department. The document shall be finalized by CPWD to ensure transparent and competitive bidding as per latest CPWD guidelines. Consultant shall provide any input required to finalized the BID documents as per direction of Engineer-in-Charge for approval by the competent authority.

2.11 Right to use of drawings & design

2.11.1 The consultant will hand over all the final drawings approved by client and local body (Through EPC Contractor), if applicable in hard and soft copy in desired format. The consultant shall submit 6 sets (A1 size) of all drawings & designs duly bounded in good quality prints. The soft copy of all drawings and designs in DVD in AutoCAD & excel format as well as in PDF format and in any other format in which it can be edited & reused. The department will have full right to use these drawings for its intended purpose, modifications and alterations and developing further through Other agency by Architect/ Consultant of his choice or any other Architect/ Consultant if required and to reuse at any other location by the department.

3 STAGES OF WORK

3.1 Preliminary Stage

- 3.1.1** **Digital Site** plan, showing boundaries and other existing features, shall be supplied by the Engineer-in-Charge. The consultant shall verify the same and give his comments and if required get further details of the site. The consultant shall prepare general layout of the proposed buildings & services, approved Conceptual Drawings to suit the location before Architectural design. He would also give details of useful areas, services areas, circulation areas, plinth areas, FSI consumed etc. is also included in the scope of the work.
- 3.1.2** Preliminary planning of all internal and external utility services like water supply sewerage treatment plant, soil waste disposal, storm water drainage, rain water harvesting, U.G. Sump, substation, electrical communication, street-lighting/compound lighting, firefighting, fire alarm system, landscaping, interior designs, Layout of Furniture, development plans showing roads, paths, parks, paved areas, drains, culverts compound walls external lighting indicating scope of work, specifications.
- 3.1.3** Submit Layout Plan in suitable scale showing layout of buildings and services as per the requirements of the client department.
- 3.1.4** Preparation of Conceptual Plans, Preliminary Drawings, Elevations, Sections and Architectural Designs with drawings giving details of useful areas, total plinth area of the buildings, specifications for various components along with Walkthrough & 3D view of elevations, perspectives, to provide information in respect of magnitude of work and its components and services to prepare preliminary estimate.

3.2 WORKING DRAWING STAGE

- 3.2.1** Release of “Good For Construction” (GFC) Architectural drawings, specifications and details which may be required for proper execution of the work. Obtaining employer’s approval for any material deviation in design, the working drawings, schedule and specification from the approved scheme or approved cost of the work.
- 3.2.2** Preparation of Working Drawings and Detailed Architectural Drawings including drawings showing details of all utilities and internal & external services, specifications, incorporating all revisions and obtaining approval of the Engineer-in-Charge in the following sequence.
- i) Consultant will Prepare Working Drawings and Detailed Drawings.
 - ii) If Detailed Drawings needs modifications as per structural input, Shop drawings prepared by EPC Contractor for execution of work or as per site conditions as directed by Engineer-in-charge, the Detailed Drawings, 3D Views and Walkthrough shall be modified by Consultant Architect accordingly.

- 3.2.3** While Obtaining approval of local and other authorities by EPC Contractor, if any modifications are required, the same has to be done by the Consultant Architect. **Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, lies with the construction agency.**
- 3.2.4** Coordinating the Architectural and services design & drawings and prepare complete working details, schedules, and specifications to describe the whole project adequately for the purpose of taking approval of the Engineer-in-Charge and various local bodies if applicable. While making the above said drawings the Consultants shall co-ordinate with experts in other connected fields of Electrical, Lift, fire safety, interiors and other services. It shall be the responsibility of the consultant to produce coordinated working drawings for execution taking into considerations the requirement of other fields / services. The Consultant shall also be required to incorporate any other additional services not included above and prepare the coordinated Architectural / service drawings based on the details provided / approved by the department, including any subsequent changes, even if they have not provided consultancy for such service.
- 3.2.5** Preparation of Working “Good For Construction (GFC)” architectural Drawings, Walkthrough including, 3D Image and Reflected Ceiling Plans (RCP) showing details of all utilities and services, internal and external including and incorporating all revision as stipulated in preceding / following **Paras** and including details of specifications of all special items of work that may be involved.
- 3.2.6** Submitting the simulation model of the Buildings and entire built and provide the point system as per GRIHA 4-Star Rating, after working out the passive and active design strategies to sufficiently conclude that the campus will be a GRIHA 4-Star Rated post construction.
1. Day light Analysis
 2. Energy Modelling
 3. Shading Analysis
 4. Solar Path Analysis and other design Analysis related to necessary for GRIHA 4-Star Rating

3.3 CONSTRUCTION STAGE

- 3.3.1 Check and approve shop drawings if any submitted by the contractors involved in Construction. If required, incorporating changes in the architectural drawings.
- 3.3.2 Periodical visit to site as and when required by the Engineer-in-Charge (minimum once in three months).
- 3.3.3 Advise Engineer-in-Charge on changes, if necessary, for technical / aesthetic / functional reasons.
- 3.3.4 **The scope of work described above is general the work content and is not exhaustive. There may be several incidental works, which are not mentioned herein but necessary to complete the work in all respects. All such incidental works which are not mentioned herein but are necessary to complete the work shall be deemed to have been included in the rate quoted by the consultant. Nothing extra shall be payable beyond the rate quoted by the consultant.**

3.4 GENERAL

- a) The Consultant shall assist the department regarding the sequence and methodology of construction.
- b) The Consultant shall co-ordinate with the department and attends meetings with the department as and when required including meeting with the client.
- c) The consultant shall also assist the department in making presentation and necessary presentation materials shall be provided by the consultant.

4. PAYMENT OF REMUNERATION:

- 4.1 **The Employer shall pay to the consultant as remuneration for the services to be rendered by the Consultant in relation to said work as per schedule of payment. The fees shall be inclusive of all taxes. The employer shall, however, have the liberty to omit, postpone or not to execute any work. The consultant shall not be entitled to any compensation or damages for such omission, postponement or non-execution of the work, except the fees which have become payable to them for the service actually rendered by them.**
- 4.2 The fees as per the schedule shall be inclusive of fees payable by the Consultant to any other sub-consultant including Associates if engaged by him and nothing extra shall be payable by the employer on this account.
- 4.3 The fees payable to the consultant shall be in full discharge of functions to be performed by the consultant and no claim whatsoever against the employer in respect of any proprietary right or copy right by the consultant or any other party will be entertained. The consultant shall indemnify and keep indemnified the employer against any such claims and against all cost and expenses paid by the employer in defending against such claims.
- 4.4 If the consultant fails to execute any sub-component within specified time/extended time (as approved by Engineer-in-Charge) or the same is not to the satisfaction of Engineer-in-Charge then the Engineer-in-Charge may get the same component executed at the risk & cost of the consultant. The expenditure, thus incurred shall be deducted from the amount due to consultant.

5. PAYMENT SCHEDULE:

S.No.	Activities	%age of total amount	Cumulative %age
1.	Submission of minimum 3 options of Conceptual Drawings suiting to location before submitting Preliminary Architectural drawings for approval	Nil	Nil
2.	On submission of Layout Plans / preliminary drawings showing proposed buildings / buildings to be demolished (if any) and Development and Bulk Services for Civil and Electrical, Preliminary drawings, Specifications, 3D views and Walkthrough	35	35
3	On Submission of Working Drawings, Detailed Architectural Drawings and Issue of "Good for Construction" (GFC) drawings for all Buildings. Submitting the simulation model of the Buildings and entire built and provide the point system as per GRIHA 4-Star Rating, after working out the passive and active design strategies.	35	70
CONSTRUCTION STAGE			
4	On completion of Civil work	10	80
5	On completion of Project	10	90
6	On submission of as built and complete drawings	10	100

Note:

1. Payment of fee as per the various stages of the above Payment Schedule shall be considered as due only when the entire work up to that stage is completed in all respects for all the buildings, structures, landscaping, and external development. **No intermediate payment on pro-rata basis shall be admissible for release to the consultant.**
2. For running payments the consultants shall submit necessary bill in duplicate with Plinth Area measurement taken as per CPWD PAR 2021. The payment due to the consultant will be made within 15 days of submission of bills of the corresponding stage after satisfactory performance.
3. All measurements of all items having financial value shall be entered by the contractor and compiled in the shape of the Computerized Measurement Book having pages of A-4 size as per the format of the department so that a complete record is obtained of all the items of works performed under the contract.

6. TIME SCHEDULE:

Stage	Activities	Time Period	
		For this Activity	Progressive period from commencement
I	Submission of minimum 3 options of Conceptual Drawings for approval	20 Days	20 Days
	Approval of Conceptual Drawings by CPWD/ Client	7 Days *	27 Days
	Submission of Preliminary Architectural Drawings and Layout for approval	5 days	32 Days
	Modifications, if any suggested by CPWD/ Client on Preliminary Architectural Drawings and Layout.	7 Days *	39 Days
	Submission of modified Preliminary Architectural drawings after incorporating all suggestions if any by Engineer-in-charge for approval and submission of 3D views & Walkthrough.	5 days	44 Days
II	<p>Submission of Working Architectural Drawings and Detailed Drawings duly signed and stamped as “Good For Construction”</p> <p>Submission of simulation model of the Buildings and entire built and provide the point system as per GRIHA 4-Star Rating, after working out the passive and active design strategies to sufficiently conclude that the campus will be a GRIHA 4-Star Rated post construction.</p> <ol style="list-style-type: none"> 1. Day light Analysis 2. Energy Modelling 3. Shading Analysis 4. Solar Path Analysis and other design Analysis related to necessary for GRIHA 4-Star Rating 	60 days	104 Days
III	CONSTRUCTION STAGE		
	Site visit along with Engineer-in-charge or authorized representative / Client, approval of shop drawings submitted by contractors and issue of finer details and drawings as per requirements.	As per separate construction contract period.	
	POST CONSTRUCTION STAGE		
	Issue completion certificate from local bodies if applicable.	2 months after date of completion of construction. Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, it lies with the construction agency.	

* Not to be counted in time stipulated for consultant.

GENERAL CONDITIONS OF CONTRACT

4. The rate(s) must be quoted in decimal coinage. Amounts must be quoted in full rupees by ignoring fifty paise and considering more than fifty paise as rupee one.

In case the lowest tendered amount (worked out on the basis of quoted rate of Individual items) of two or more contractors is same, then such lowest contractors may be asked to submit sealed revised offer quoting rate of each item of the schedule of quantity for all sub sections/sub heads as the case may be, but the revised quoted rate of each item of schedule of quantity for all sub sections/sub heads should not be higher than their respective original rate quoted already at the time of submission of tender. The lowest tender shall be decided on the basis of revised offer.

If the revised tendered amount (worked out on the basis of quoted rate of individual items) of two or more contractors received in revised offer is again found to be equal, then the lowest tender, among such contractors, shall be decided by draw of lots in the presence of CE of the zone EE(s) in-charge of major & minor component(s) (also DDH in case Horticulture work is also included in the tender), and the lowest contractors those have quoted equal amount of their tenders.

In case of any such lowest contractor in his revised offer quotes rate of any item more than their respective original rate quoted already at the time of submission of tender, then such revised offer shall be treated invalid. Such case of revised offer of the lowest contractor or case of refusal to submit revised offer by the lowest contractor shall be treated as withdrawal of his tender before acceptance and action will be taken as stipulated in EMD declaration submitted by the lowest contractor.

In case all the lowest contractors those have same tendered amount (as a result of their quoted rate of individual items), refuse to submit revised offers, then tenders are to be recalled and action will be taken as stipulated in EMD declaration submitted by each lowest contractor.

Contractor against who action is contemplated as above because of non-submission of revised offer, or quoting higher revised rate(s) of any item(s) than their respective original rate quoted already at the time of submission of his bid, shall not be allowed to participate in the retendering process of the work.

1. PERFORMANCE GUARANTEE

- 1.1 The Bidder shall submit an irrevocable **Performance Guarantee of 3%** (Three percent) of the bid amount in addition to other deposits mentioned elsewhere in the contract for his proper performance of the contract agreement, (not withstanding and/or without prejudice to any other provisions in the contract) within **7 (Seven) days** from the date of issue of letter of acceptance. This period can be further extended by the Engineer-in-Charge up to a maximum period of **3 (Three) days** on written request of the Bidder stating the reason for delays in procuring the Performance Guarantee, to the satisfaction of the Engineer-in-Charge. This guarantee shall be in the form of Fixed Deposit Receipts / Deposit at Call receipt / Banker's Cheque / Demand Draft / Pay Order of the State Bank of India or any scheduled bank (in case guarantee amount is less than Rs. 1,00,000/-) or Guarantee Bonds of the State Bank of India or any Scheduled Bank in accordance with the form annexed hereto.

- 1.2. The Performance Guarantee shall be initially valid for **30 months** will be get extended till construction work of the buildings under scope the consultancy work is completed and "**completion / occupancy certificate**" is obtained from local bodies if applicable. The performance guarantee shall be returned thereafter to the Bidder, without any interest. **Obtaining completion Certificate from the local bodies is not in the scope of consultant Architect. The Consultant Architect only has to provide required architectural drawings for obtaining local bodies approval. The responsibility of taking local bodies approval if applicable, lies with the construction agency.**
- 1.3. The Engineer-in-Charge shall not make a claim under the performance guarantee except for amounts to which The President of India is entitled under the contract (not withstanding and/or without prejudice to any other provisions in the contract agreement) in the event of:
 - a) Failure by the Bidder to extend the validity of the Performance Guarantee as described herein above, in which event the Engineer-in-Charge may claim the full amount of the Performance Guarantee.
 - b) Failure by the Bidder to pay President of India any amount due, either as agreed by the Bidder or determined under any of the Clauses/Conditions of the agreement, within 30 days of the service of notice to this effect by Engineer-in-Charge.
 - c) Failure to execute any sub component for which action to get it done at Risk and cost of the bidder is taken.
- 1.4. In the event of the contract being determined or rescinded under provision of any of the Clause/Condition of the agreement, the performance guarantee shall stand forfeited in full and shall be absolutely at the disposal of The President of India.
- 1.5. The Performance Guarantee shall be released on successful completion of all the activity as mentioned in the Time Schedule.

2. RECOVERY OF SECURITY DEPOSIT

The Consultant Firm whose bid may be accepted (hereinafter called the Bidder) shall permit Government at the time of making any payment to him for the work done under the contract to deduct a sum at the rate of 2.50% of the gross amount of each running/stage payments bill and final bill till the sum deducted, will amount to security deposit of 2.50% of the accepted bid value of the work. Such deductions will be made and held by Government by way of Security Deposit.

All compensations or the other sums of money payable by the Bidder under the terms of this contract may be deducted from, or from any sums which may be due to or may become due to the Bidder by Government on any account whatsoever and in the event of his Security Deposit being reduced by reason of any such deductions, the Bidder shall within 10 days make good in cash, any sum or sums which may have been deducted from his security deposit. The security deposit shall be collected from the running bills of the Bidder at the rates mentioned above.

The release of the Security Deposit will only be made after satisfactorily completion of the work and issue of the completion certificate by the Engineer-in-charge.

3. TERMINATION OF CONTRACT

Subject to other provisions contained in this clause, the Engineer-in-Charge may, without prejudice to his any other rights or remedy against the Bidder in respect of any delay, inferior work, any claims for damages and/or any other provisions of this contract or otherwise, and whether the date of completion has or has not elapsed, by notice in writing absolutely determine the contract in any of the following cases:

- 3.1. If the Bidder having been given by the Engineer-in-Charge a notice in writing that he failed to deliver the products expected of them during or at the end of consultancy work and fails to comply with the requirement of such notice for a period of seven days thereafter.
- 3.2. If the Bidder has, without reasonable cause, suspended the work or has failed to proceed with the work with due diligence so that in the opinion of the Engineer-in-Charge (which shall be final and binding) he will be unable to perform the work satisfactorily and continues to do so after a notice in writing of seven days from the Engineer-in-Charge.
- 3.3. If the Bidder fails to complete the work within the stipulated date or items of work with individual date of completion, if any stipulated, on or before such date(s) of completion and does not complete them within the period specified in a notice given in writing in that behalf by the Engineer-in-Charge.
- 3.4. If the Bidder persistently neglects to carry out his obligations under the contract and/or commits default in complying with any of the terms and conditions of the contract and does not remedy it or take effective steps to remedy it within 7 days after a notice in writing is given to him in that behalf by the Engineer-in-Charge.
- 3.5. If the Bidder shall offer or give or agree to give to any person in Government service or to any other person on his behalf any gift or consideration of any kind as an inducement or reward for doing or forbearing to do or for having done or forborne to do any act in relation to the obtaining or execution of this or any other contract for Government.
- 3.6. If the Bidder shall enter into a contract with Government in connection with which commission has been paid or agreed to be paid by him or to his knowledge, unless the particulars of any such commission and the terms of payment thereof have been previously disclosed in writing to the Engineer-in-Charge. If the Bidder shall obtain a contract with Government as a result of wrong Bidding or other non-bona fide methods of competitive Bidding or commits breach of integrity agreement.
- 3.7. If the Bidder being an individual, or if a firm, any partner thereof shall at any time be adjudged insolvent or have a receiving order or order for administration of his estate made against him or shall take any proceedings for liquidation or composition (other than a voluntary liquidation for the purpose of amalgamation or reconstruction) under any Insolvency Act for the time being in force or make any conveyance or assignment of his effects or composition or arrangement for the benefit of his creditors or purport so to do, or if any application be made under any Insolvency Act for the time being in force for the sequestration of his estate or if a trust deed be executed by him for benefit of his creditors.

- 3.8. If the Bidder being a company shall pass a resolution or the court shall make an order that the company shall be wound up or if a receiver or a manager on behalf of a creditor shall be appointed or if circumstances shall arise which entitle the court or the creditor to appoint a receiver or a manager or which entitle the court to make a winding up order.
- 3.9. If the Bidder shall suffer an execution being levied on his goods and allow it to be continued for a period of 21 days.
- 3.10. If the Bidder assigns, transfers, sublets or otherwise parts with or attempts to assign, transfer, sublet or otherwise parts with the entire works or any portion thereof will attract recession of contract and Performance Guarantee, Security Deposit recovered and Security Deposit payable till date will be forfeited.

When the Bidder has made himself liable for action under any of the cases aforesaid, the Engineer-in-Charge on behalf of the President of India shall have powers:

- a) To determine the contract as aforesaid (of which termination notice in writing to the Bidder under the hand of the Engineer-in-Charge shall be conclusive evidence). Upon such determination, the Security Deposit already recovered, Security Deposit payable and Performance Guarantee under the contract shall be liable to be forfeited and shall be absolutely at the disposal of the Government.
- b) After giving notice to the Bidder to measure up the work of the Bidder and to take such whole, or the balance or part thereof, as shall be un-executed out of his hands and to give it to another Bidder to complete the work. The Bidder whose contract is determined as above, shall not be allowed to participate in the Bidding process for the balance work.

In the event of above courses being adopted by the Engineer-in-Charge, the Bidder shall have no claim to compensation for any loss sustained by him by reasons of his having purchased or procured any materials or entered into any engagements or made any advances on account or with a view to the execution of the work or the performance of the contract.

And in case action is taken under any of the provision aforesaid, the Bidder shall not be entitled to recover or be paid any sum for any work thereof or actually performed under this contract unless and until the Engineer-in-Charge has certified in writing the performance of such work and the value payable in respect thereof and he shall only be entitled to be paid the value so certified.

- 3.11 In case, the work cannot be started due to reasons not within the control of the bidder within 1/8th of the stipulated total period (Time mentioned in Stage-I, Stage-II and Stage-III i.e., 30 months) for completion of work, either party may close the contract. In case bidder wants to close the contract if the work cannot be started within 1/8th period of 30 months, he shall give notice to the department stating the failure on the part of department. In such eventuality, the Performance Guarantee of the bidder shall be refunded.

4. TIME FOR COMPLETION

- 4.1. The time allowed for completion of the consultancy job will be as specified in this bid document or the extended time in accordance with these conditions shall be the essence of the Contract. If the Bidder commits default in commencing the execution of the work as aforesaid, Government shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the performance guarantee absolutely.
- 4.2. Request for extension of time, to be eligible for consideration, shall be made by the Bidder in writing on happening of the event causing delay to the Chief Engineer, CPWD, Bangalore. The Bidder may also, if practicable, indicate in such a request the period for which extension is desired. In any such case the Chief Engineer, CPWD, Bangalore may give a fair and reasonable extension of time and re-schedule the "time schedule". Non application by the bidder for extension of time/ re-scheduling of "time schedule for works" shall not be a bar for giving a fair and reasonable extension/re-scheduling of time schedule" by the Chief Engineer, CPWD, Bangalore and this shall be binding on the bidder.
- 4.3. Within ten days of the completion of the work, the Consultant shall give notice of such completion to the Engineer-in-Charge and within thirty days of the receipt of such notice, the Engineer-in-Charge shall check the compliance as per scope of the work and if there is no discrepancy found shall furnish the contractor with a final certificate of completion, otherwise a provisional certificate of physical completion indicating discrepancies to be attend by the Consultant. But no final certificate of completion shall be issued, nor shall the work be considered to be complete until the Consultant shall have attended all the discrepancies.

5. COMPENSATION FOR DELAY

If the Bidder fails to maintain the required progress to complete the work as per time schedule or extended date thereof, he shall, without prejudice to any other right or remedy available under the law to the Government on account of such breach, pay as agreed compensation the amount calculated @ 1 % per month of delay to be computed on per day basis or as decided by the **Chief Engineer, CPWD, Bengaluru** (whose decision in writing shall be final and binding) may decide on the amount of Bid value of the work for every completed day/month (as applicable) that the progress remains below that specified in the Time Schedule that the consultancy job remains incomplete.

Provided always that the total amount of compensation for delay to be paid under this Condition shall not exceed 10% of the bid value of work. The amount of compensation may be adjusted or set- off against any sum payable to the Bidder under this or any other contract with the Government.

6. FORECLOSURE OF CONTRACT

If the department due to the abandonment or reduction of scope of works due to any reason whatsoever do not require the whole or any part of the works to be carried out, the Engineer-in-charge by giving a notice may foreclose the agreement. In such circumstances the consultant shall be paid for the submission and work stages for which approvals are already granted the Performance guarantee of the consultant shall be refunded, but no payment on account of interest, loss of profit or damages etc. shall be payable at all and the employer shall be at liberty to make full use of all or any of the drawings, designs or other documents prepared by the Consultant.

7. BIDDER TO INDEMNIFY GOVT. AGAINST PATENT RIGHTS

The Bidder shall fully indemnify and keep indemnified the President of India against any action, claim or proceeding relating to infringement or use of any patent or design or any alleged patent or design rights and shall pay any royalties which may be payable in respect of any article or part thereof included in the contract. In the event of any claims made under or action brought against Government in respect of any such matters as aforesaid, the Bidder shall be immediately notified thereof and the Bidder shall be at liberty, at his own expense, to settle any dispute or to conduct any litigation that may arise there from, provided that the Bidder shall not be liable to indemnify the President of India if the infringement of the patent or design or any alleged patent or design right is the direct result of an order passed by the Engineer-in-Charge in this behalf.

8. LEVY/TAXES PAYABLE BY BIDDER

All applicable Taxes including GST in respect of this contract shall be payable by the Consultant Architect of the Contract and Government shall not entertain any claim whatsoever in this respect.

9. JURISDICTION OF COURTS

For any breach of the terms and conditions of this Agreement or for issues relating thereto with respect to its interpretation, liabilities, or any other issue, the courts at Bengaluru shall have the sole and exclusive jurisdiction to entertain and decide the issues involved.

10. CONFIDENTIALITY

The bidder agrees that any information provided to them for discharge of their obligations under this contract is confidential and it shall be used for the purposes of this Agreement only and the same shall not be disclosed to any third party.

11. NUMBER OF DOCUMENTS AND COPY RIGHT

All the documents/drawings, reports and any other details envisaged under this agreement shall be supplied in 6 (six) copies. All drawings as required for submission to all the local bodies (through EPC Contractor) if applicable and other authorities shall be developed by Consultant Architect as per the requirements. Six copies of all the final drawings shall be submitted to the Engineer-in-Charge along with a soft copy in CD for reproducing it in A-1 or large size. If there is any revision in any drawing/document for any reason, six copies of drawing/document shall be re-issued along with soft copy in CD without any extra charges. All these drawings/designs/reports will become the property of the Engineer-in-Charge. The Engineer-in-Charge may use these drawings in part or full in any other work without any notice to the consultant and without any financial claim of the consultant.

11.1 Issue of detailed working drawings/Modifications: The consultant will issue 6 (six) copies of detailed working drawings. These drawings should be on suitable duly marked “Good For Construction” and signed by the Architect for taking up the work during execution any discrepancy pointed out by the Engineer-in-Charge with regard to mismatch between architectural drawings and structural drawings shall be set right by the consultant and fresh drawings or Part of drawings shall be issued by the consultant incorporating such correction/modifications and nothing extra shall be paid on this account.

- 11.2. The drawings cannot be issued to any other person, firm or authority or used by the Consultant for any other project. No copies of any drawings or documents shall be issued to anyone except the Engineer-in-Charge and/ or his authorized representative.

12 RESPONSIBILITY OF ACCURACY OF DESIGN:

- 12.1 The consultant shall be responsible for accuracy of the data collected and the designs, drawings and construction drawings prepared by him as a part of the project. He shall indemnify the department against any action arising out of such inaccuracies in the work, which might surface at any time at a later date of implementation of the project.

- 12.2 Consultant would ensure that the variation in quantities (Overall Values) shall not be more than 5%, subject to the department not making any changes after the bid.**

- 12.3. The drawings prepared by the Consultant should have proper layer management and should be available to Department in Auto CAD format/soft copy in which the flexibility to make any change exists. These drawings shall be the property of the department.

Tender / Bid

I/We have read and examined the bid document relating to the Consultancy Services for "*Architectural Planning and Design of*" Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore".

NIT No:* 50/CE/BCD-I/ e-Tendering/ 2021-22 /B'LORE

I/We hereby offer to provide consultancy services as per terms and condition in the bid documents as per our rate

I/We hereby offer to provide consultancy services for the specified project for the President of India as per specified scope of work within the specified time and as per terms and condition laid down in the bid documents as per our rate quoted in Annexure-A **inclusive of all prevailing taxes (including GST) and levies.**

Payment shall be made on actual plinth area of the buildings only and cost of all the services, horticulture & site development works and other ancillary works as per scope of the work are deemed to be included therein for which nothing extra shall be paid.

For calculation of plinth area, rules for working out the plinth area from plans as given in the Annexure-II of CPWD PAR-2021 shall be followed.

I/We agree to keep the tender open for Thirty (30) days from the due date of its opening and not to make any modification in its terms and condition bid.

A declaration in lieu of submitting Earnest money Deposit in the Proforma as per Annexure-I is hereby submitted. A copy of Declaration in lieu of submitting Earnest Money Deposit is scanned and uploaded.

If I/We, fail to furnish the prescribed performance guarantee within prescribed period, I/We agree that the said President of India or his successors, in office shall without prejudice to any other right or remedy be at liberty to take action as per EMD declaration. If I/We fail to commence work as specified, I/ We agree that President of India or the successors in office shall without prejudice to any other right or remedy available in law, be at liberty to forfeit the said performance guarantee absolutely. The said Performance Guarantee shall be a guarantee to execute all the works referred to.

I/We hereby declare that I/We shall treat the tender documents, drawings and other records connected with the work as secret/confidential documents and shall not communicate information/derived there from to any person other than a person to whom I/We am/are authorized to communicate the same or use the information in any manner prejudicial to the safety of the State.

I/We declare that we shall treat these documents and other documents connected with the work confidential and shall not communicate the information derived there from to any person other than a person to whom we have authorized to communicate.

Formal Agreement with the successful bidder will be drawn by the Executive Engineer-I, CPWD, Bangalore.

Date: . **(Authorized signatory of the Applicant)**

(Name and Address of Applicant)

1

2

(Name & Address)

(Name & Address)

ACCEPTANCE OF BID

Name of Work: Consultancy Services for "Architectural Planning and Design of
"Construction of Office building for Income Tax Department at Financial City at Bangalore
Hardware Park, Bagalur, Bangalore".

NIT No: *.....

The above Bid (as modified by you as provided in the letters mentioned hereunder) is accepted
by me for and on behalf of the President of India for a sum of Rs
(Rupee _____).

The letters referred to below shall form part of this contract
agreement:

- (a) .
- (b) .
- (c) .

Dated
:

(For & on behalf of President of
India)

Signature
Designation

DATA SHEET

S. No.	Description	Details
1	Name of Work	Consultancy service for " Architectural Planning and Design of "Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore".
2	Engineer-in-charge	Executive Engineer-I.
3	Department	Central Public Work Department
4	Estimated Plinth Area	As detailed elsewhere in this Bid Document 24300 sqm
5	Earnest Money	Earnest Money Declaration Form
6	Performance Guarantee	3% of Accepted Bid Amount
7	Security Deposit	2.5% of Accepted Bid Amount
	Schedule of Payment	Attached in this Bid Document
	Time Allowed	30 days for Stage-I, 60 days for Stage-II and Upto completion of Construction plus 2 months for Stage-III (Total: 30 months)
	General Rules & Directions	As detailed in this Bid Document
	Accepting Authority	Chief Engineer, CPWD, Bangalore.
	Performance Guarantee i) Time allowed for submission of Performance Guarantee from the date of issue of letter of acceptance	7 days
	ii) Maximum allowable extension with late fee @ 0.1% per day of Performance Guarantee amount beyond the period as provided in (i) above.	3 days
	Authority for fixing Compensation for delay in Completion of Work	Chief Engineer, CPWD, Bangalore.
	Number of days from the date of issue of letter of Acceptance for reckoning Date of Start.	10 days
	Authority to give fair and reasonable Extension of Time for completion of work	Chief Engineer, CPWD, Bangalore.
	Tax liability	Consultant has to access all applicable taxes including GST and should include them in his quoted Financial Bid.
	Bid Validity period	30 days from the date of opening of Bid

INTEGRITY AGREEMENT

This Integrity Agreement is made at _____ on this _____ day of.. _____ 2021

BETWEEN

President of India represented through Executive Engineer-I, 3rd Floor, 'A' Wing, Kendriya Sadan, Koramangala, Bengaluru-560034, here in after referred as the Principal/Owner', which expression shall unless repugnant to the meaning or context thereof include its successors and permitted assigns)

AND

(Name and Address of the Individual/ firm/ Company)

Through _____
referred to as the

(Hereinafter

(Details of duly authorized
signatory)

"Bidder/Consultant" and which expression shall unless repugnant to the meaning or context here of include its successors and permitted assigns)

Preamble:

WHEREAS the Principal/ Owner has floated the Bid (hereinafter referred to as "Bid") and intends to award, under laid down organizational procedure, contract for the work of "Consultancy services for "Architectural Planning and Design of Additional Infrastructure **involving Construction of Office Building for Income Tax Department at Financial City at Bangalore hardware Park, Bagalur, Bangalore "** here in after referred to as the "Contract".

AND WHEREAS the Principal/Owner values full compliance with all relevant laws of the land, rules, regulations, economic use of resources and of fairness/ transparency in its relation with its Bidder(s) and Consultant(s). **AND WHEREAS** to meet the purpose aforesaid both the parties have agreed to enter in to this Integrity Agreement (hereinafter referred to as "Integrity Pact" or "Pact"), the terms and conditions of which shall also be read as integral part and parcel of the Bid / Bid documents and Contract between the parties.

NOW, THEREFORE, in consideration of mutual covenants contained in this Pact, the parties hereby agree as follows and this Pact witnesses as under:

Article 1: Commitment of the Principal / Owner

- 1) The Principal/Owner commits itself to take all measures necessary to prevent corruption and to observe the following principles:
 - (a) No employee of the Principal/Owner, personally or through any of his/her family members, will in connection with the Bid, or the execution of the Contract, demand, take a promise for or accept, for self or third person, any material or immaterial benefit which the person is not legally entitled to.
 - (b) The Principal/Owner will, during the Bid process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Bid process, provide to all Bidder(s) the same information and will not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in relation to the Bid processor the Contract execution.
 - (c) The Principal/ Owner shall Endeavour to exclude from the Bid process any person, whose conduct in the past has been of biased nature.
- 2) If the Principal / Owner obtains information on the conduct of any of its employees which is a criminal offence under the Indian Penal code (IPC) I Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles here in mentioned or if there be a substantive suspicion in this regard, the Principal/Owner will inform the Chief Vigilance Officer and in addition can also initiate disciplinary actions as per its internal laid down policies and procedures.

Article 2: Commitment of the Bidder(s)/Consultant(s)

- 1) It is required that each Bidder/Consultant (including their respective officers, employees and agents) adhere to the highest ethical standards, and report to the Government/ Department all suspected acts of fraud or corruption or Coercion or Collusion of which it has knowledge or becomes aware, during the bidding process and throughout the negotiation or award of a contract.
- 2) The Bidder(s)/Consultant(s) commit himself to take all measures necessary to prevent corruption.
He commits himself to observe the following principles during his participation in the Bid process and during the Contract execution:
 - (a) The Bidder(s)/Consultant(s) will not, directly or through any other person or firm, offer, promise or give to any of the Principal/Owner's employees involved in the Bid process or execution of the Contract or to any third person any material or other benefit which he/she is not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the Bid processor during the execution of the Contract.

- (b) The Bidder(s)/Consultant(s) will not enter with other Bidder(s) into any undisclosed agreement or understanding, whether formal or informal. This applies in particular to prices, specifications, certifications, subsidiary contracts, submission or non-submission of bids or any other actions to restrict competitiveness or to cartelize in the bidding process.
- (c) The Bidder(s)/Consultant(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/Contract(s) will not use improperly, (for the purpose of competition or personal gain), or pass on to others, any information or documents provided by the Principal/Owner as part of the business relationship, regarding plans, technical proposals and business details, including information contained or transmitted Electronically.
- (d) The Bidder(s)/Consultant(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly Bidder(s)/Consultant(s) of Indian Nationality shall disclose names and addresses of foreign agents/representatives, if any. Either the Indian agent on behalf of the foreign principal or the foreign principal directly could bid in a bid but not both. Further, in cases where an agent participate in a bid on behalf of one manufacturer, he shall not be allowed to quote on behalf of another manufacturer along with the first manufacturer in a subsequent/ parallel bid for the same item.
- (e) The Bidder(s)/Consultant(s) will, when present in his bid, disclose any and all payments he has made, is committed to or intends to make to agents, brokers or any other intermediaries in connection with the award of the Contract.
- 3) The Bidder(s)/Consultant(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
- 4) The Bidder(s)/Consultant(s) will not, directly or through any other person or firm indulge in fraudulent practice means a willful misrepresentation or omission of facts or submission of fake/forged documents in order to induce public official to act in reliance thereof, with the purpose of obtaining unjust advantage by or causing damage to justified interest of others and/or to influence the procurement process to the detriment of the Government interests.
- 5) The Bidder(s)/Consultant(s) will not, directly or through any other person or firm use Coercive Practices (means the act of obtaining something, compelling an action or influencing a decision through intimidation, threat or the use of force directly or indirectly, where potential or actual injury may be fall upon a person, his /her reputation or property to influence their participation in the bidding process).

Article 3: Consequences of Breach

Without prejudice to any rights that may be available to the Principal/Owner under law or the Contract or its established policies and laid down procedures, the Principal/Owner shall have the following rights in case of breach of this Integrity Pact by the Bidder(s)/ Consultant(s) and the Bidder/ Consultant accepts and undertakes to respect and uphold the Principal/ Owner's absolute right:

- 1) If the Bidder(s)/ Consultant(s), either before award or during execution of Contract has committed a transgression through a violation of Article 2 above or in any other form, such as to put his reliability or credibility in question, the Principal/ Owner after giving 14 days' notice to the Consultants shall have powers to disqualify the Bidder(s)/Consultant(s) from the Bid process or terminate / determine the Contract, if already executed or exclude the Bidder/Consultant from future contract award processes. The imposition and duration of the exclusion will be determined by the severity of transgression and determined by the Principal/Owner. Such exclusion may be forever or for a limited period as decided by the Principal/Owner.
- 2) Forfeiture of /Performance Guarantee/Security Deposit :If the Principal/Owner has disqualified the Bidder(s) from the Bid process prior to the award of the Contract or terminated/determined the Contractor has accrued the right to terminate/determine the Contract according to Article 3(1), the Principal/Owner apart from exercising any legal rights that may have accrued to the Principal/Owner, may in its considered opinion forfeit the entire amount of Performance Guarantee and Security Deposit of the Bidder/Consultant.
- 3) Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Consultant, or of an employee or a representative or an associate of a Bidder or Consultant which constitutes corruption within the meaning of IPC Act, or if the Principal/ Owner has substantive suspicion In this regard, the Principal/Owner will inform the same to law enforcing agencies for further investigation.

Article 4: Previous Transgression

- 1) The Bidder declares that no previous transgressions occurred in the last 5 years with any other Company in any country confirming to the anticorruption approach or with Central Government or State Government or any other Central / State Public Sector Enterprises in India that could justify his exclusion from the Bid process.
- 2) If the Bidder makes incorrect statement on this subject, he can be disqualified from the Bid process or action can be taken for banning of business dealings / holiday listing of the Bidder/Consultant as deemed fit by the Principal / Owner.
- 3) If the Bidder/ Consultant can prove that he has resorted/ recouped the damage caused by him and has installed a suitable corruption prevention system, the Principal/Owner may, at its own discretion, revoke the exclusion prematurely.

Article 5: Equal Treatment of all Bidders/Consultants/Sub Consultants

- 1) The Bidder(s)/Consultant(s) undertake(s) to demand from all sub Consultants a commitment in conformity with this Integrity Pact. The Bidder/Consultant shall be responsible for any violation(s) of the principles laid down in this agreement / Pact by any of its Sub Consultants/ sub-vendors.
- 2) The Principal / Owner will enter into Pacts on identical terms as this one with all Bidders and Consultants.
- 3) The Principal/ Owner will disqualify Bidders, who do not submit, the duly signed Pact between the Principal/Owner and the bidder, along with the Bidder violate its provisions at any stage of the Bid process, from the Bid process.

Article 6: Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Consultant/ Vendor 12 months after the completion of work under the contract or till the continuation of defect liability period, whichever is more and for all other bidders, till the Contract has been awarded. If any claim is made /lodged during the time, the same shall be binding and continue to be valid despite the lapse of this Pacts as specified above, unless it is discharged/ determined by the Competent Authority, CPWD.

Article 7: Other Provisions

- 1) This Pact is subject to Indian Law, place of performance and jurisdiction is the Headquarters of the
Division of the Principal/ Owner, who has floated the Bid.
- 2) Changes and supplements need to be made in writing. Side agreements have not been made.
- 3) If the Consultant is a partnership or a consortium, this Pact must be signed by all the partners or by one or more partner holding power of attorney signed by all partners and consortium members. In case of a Company, the Pact must be signed by a representative duly authorized by board resolution.
- 4) Should one or several provisions of this Pact turn out to be invalid; the remainder of this Pact remains valid. In this case, the parties will strive to come to an agreement to their original intentions.
- 5) It is agreed term and condition that any dispute or difference arising between the parties with regard to the terms of this Integrity Agreement/ Pact, any action taken by the Owner/ Principal in accordance with this Integrity Agreement / Pact or interpretation there of shall not be subject to arbitration.

6) Article 8: Legal and Prior Rights

- 7) All rights and remedies of the parties here to shall be in addition to all the other legal rights and remedies belonging to such parties under the Contract and /or law and the same shall be deemed to be cumulative and not alternative to such legal rights and remedies afore said. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Bid/Contact documents with regard any of the provisions covered under this Integrity Pact. IN WITNESS WHERE OF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

Date: .

(Authorized signatory of the
Applicant)

**Proforma for Earnest Money Deposit Declaration
(To be given on Ten Rupees Non-Judicial Stamp Paper duly notarized)**

Format for Earnest Money Deposit Declaration by the Agency

Whereas, I/we..... (Name of agency) have submitted bids for "**Consultancy services for Architectural Planning and Design for Construction of Office Building for Income Tax Department at Financial City at Bangalore Hardware Park Bagalur, Bangalore**".

I/We hereby submit following declaration in lieu of submitting Earnest Money Deposit.

- (1) If after the opening of bid, I/We withdraw or modify my/our bid during the period of validity of tender (including extended validity of tender) specified in the tender documents,

or

- (2) If, after the acceptance of the bid, I/we fail to submit performance guarantee before the deadline as defined in the NIT / bid document,

I/We shall be suspended from bidding, making me / us ineligible to bid for CPWD tenders all over India for a period of one year from the date of issue of the order stating so and issued under the authority of Executive Engineer of this work.

**Signature of the contractor (s)
Name of Agency with complete address and email ID**

Note: Executive Engineer shall initiate issue of show cause notice to the contractor who has violated Earnest Money Deposit Declaration within 15 days of violation by the contractor and his decision (to be taken within 60 days of violation by the contractor) thereof shall be final and binding on the contractor.

(On non-judicial stamp paper of minimum Rs. 100)

(Guarantee offered by Bank to CPWD in connection with the execution of contracts)

Form of Bank Guarantee for Earnest Money Deposit /performance Guarantee/Security Deposit/Mobilization Advance

1. Whereas the Executive Engineer..... (name of division) CPWD on behalf of the President of India (hereinafter called "The Government") has invited bids under(NIT number) dated for..... (name of work) The Government has further agreed to accept irrevocable Bank Guarantee for Rs. (Rupees only) valid upto(date)*..... as **Earnest Money Deposit** from (name and address of contractor), (hereinafter called "the contractor") for compliance of his obligations in accordance with the terms and conditions of the said NIT.

OR**

Whereas the Executive Engineer..... (name of division) CPWD on behalf of the President of India (hereinafter called "The Government") has entered into an agreement bearing number..... with(name and address of the contractor)..... (hereinafter called "the Contractor") for execution of work..... (Name of work)..... The Government has further agreed to accept an irrevocable Bank Guarantee for Rs. (Rupees only) valid upto (date)..... as **Performance Guarantee/security Deposit/Mobilization Advance** from the said Contractor for compliance of his obligations in accordance with the terms and conditions of the agreement.

2. We, (indicate the name of the bank) (herein after referred to as "the Bank"), hereby undertake to pay to the Government an amount not exceeding Rs..... (Rupees..... only) on demand by the Government within 10 days of the demand.
3. We, (indicate the name of the Bank) do here by undertake to pay the amount due and payable under this guarantee without any demur, merely on a demand from the Government stating that the amount claimed is required to meet the recoveries due or likely to be due from the said contractor. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee. However, our liability under this guarantee shall be restricted to an amount not exceeding Rs..... (Rupeesonly).
4. We, (indicate the name of the Bank), further undertake to pay the Government any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any court or Tribunal, our liability under this Bank Guarantee being absolute and unequivocal. The payment so made by us under this Bank Guarantee shall be a valid discharge of our liability for payment there under and the contractor shall have no claim against us for making such payment.
5. We,(indicate the name of the Bank) further agree that the Government shall have the fullest liberty without our consent and without affecting in any manner our obligation here under to vary any of the terms and conditions of the said agreement or to extend time of performance by the said contractor from time to time or to postpone for any time or from time to time any of the powers exercisable by the Government against the said contractor and to forbear or enforce any of the terms and conditions relating to the said agreement and we shall not be relieved from our liability by reason of any such variation or extension being granted to the said contractor or for any forbearance, act of omission on the part of the Government or any indulgence by the Government to the said contractor or by any such matter or thing whatsoever which under the law relating to sureties would, but for this provision, have effect of so relieving us.
6. We, (indicate the name of the Bank) further agree that the Government at its option shall be entitled to enforce this Guarantee against the Bank as a principal debtor at the first instance without proceeding against the contractor and notwithstanding any security or other guarantee the Government may have in relation to the Contractor's liabilities.

7. This guarantee will not be discharged due to the change in the constitution of the Bank or the Contractor.
8. We, (indicate the name of the Bank), undertake not to revoke this guarantee except with the consent of the Government in writing.
9. This Bank Guarantee shall be valid up to unless extended or demand by the Government. Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. (Rupees only) and unless a claim in writing is lodged with us within the date of expiry or extended date of expiry of this guarantee, all our liabilities under this guarantee shall stand discharged.

Date.....

Witnesses:

- | | |
|-------------------|----------------------|
| 1. Signature..... | Authorized signatory |
| Name and address | Name |
| | Designation |
| | Staff code no. |
| | Bank seal |
| | |
| 2. Signature..... | |
| Name and address | |

*Date to be worked out on the basis of validity period of 90 days where only financial bids are invited and 180 days for two/three bid system from the date of submission of tender.

**In paragraph 1, strike out the portion not applicable. Bank Guarantee will be made either for earnest money or for performance guarantee/security deposit/mobilization advance, as the case may be.

GUIDELINES FOR WORKING OUT PLINTH AREA

(As per IS:3861-2002 with upto date amendments as may be issued from time to time)

In order to ensure the adoption of a uniform method of working out Plinth Area from plans, the following guidelines are laid down. These guidelines are general in nature. These are based on the fundamental principle that the plinth area of a building should present a true picture of the covered floor area provided in the plans.

1. Terminology

1.1 Plinth Area :

The plinth area shall mean the built-up covered measured at the floor level of basement or of any storey.

1.2 Balcony :

A horizontal projection with a hand-rail, balustrade or a parapet.

1.3 Mezzanine Floor:

An intermediate floor in between two main floor having minimum height of 2.2 m from the floor and having a proper and permanent access to it.

Note: Where rules of the local bodies permit intermediate floor of minimum 1.8 m clear height, may also be considered as mezzanine floor for the purpose of measurement.

1.4 Mumty (Stair Cover) :

It is a structure with a roof over a staircase and its landing, built to enclose only the stairs for the purpose of providing protection from weather and not used of human habitation.

1.5 Loft

A structure providing, intermediate storage space in between two main floors without having a permanent access and at a height not less than 2.0 m from the floor below.

1.6 Porch

It is a covered structure supported on pillars or otherwise for the purpose of pedestrian or vehicular approach to a building.

2. General

2.1 Linear measurement shall be measured to nearest 0.01 m, and areas shall be worked out to the nearest 0.01 m²

2.2 The areas of each of the following categories shall be measured separately and shall not be clubbed together so as to enable the cost computation at different rates per unit area as worked out for varied heights or categories.

- a) Basement
- b) Floor without cladding (stilted floor)
- c) Floors including top floor which may be partly covered;
- d) Mezzanine floor including additional floor for seating in assembly building/theatre, auditorium etc
- e) Garage
- f) Accommodation for service staff
- g) Mumty (Stair cover)
- h) Machine room
- i) Porch
- j) Towers, turrets, domes projecting above the terrace level at terrace.

3. Method of measurement of Plinth Area

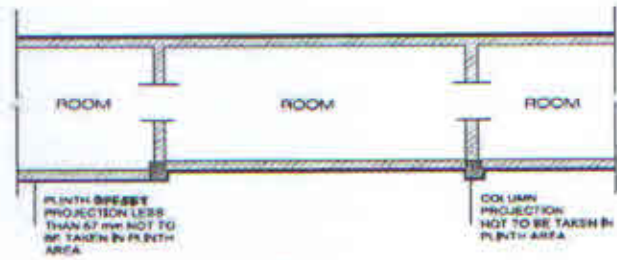
The total Plinth area shall be the sum total of built up covered areas measured at each floor level of the buildings for the categories mentioned under 3.1 below and exclude the areas given in 3.2

3.1 For the purpose of plinth area, following shall be included:

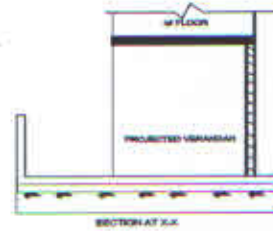
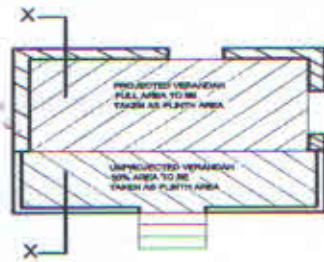
- a) Area of the wall at the floor level excluding plinth offsets, if any; when the building consists of columns projecting beyond cladding, the plinth area shall be taken upto the external face of cladding (in case of corrugated sheet cladding outer edge of corrugation shall be considered) (Refer sketch-1)
Note: In case, a common wall is owned jointly by two owners, only half the area of such walls shall be included in the plinth area of one owner.
- b) Shafts for sanitary, water supply installations, garbage chute, telecommunication, electrical, fire fighting, air-conditioning and lifts.
- c) Stair case: Main stair case, open spiral/service stair case/fire escape stair case etc.
 - (i) 100 percent of the plan area of main / service / fire escape stair (enclosed in defined stair hall and mumty at top)
 - (ii) 50 percent of the plan areas of service /fire escape/ openstairs (without any enclosure around andmumty at top).Note:- Any type of steps, ladder/cat-ladder, spiral/flat, with or without side guard rails created for the purpose of approaching inaccessible terrace or from terrace to top of bulk water storage tanks or otherwise for maintenance purposes shall not account for plinth area.
- d) In case of open verandah with parapets (Refer sketch-2):
 - (i) 100 percent areas for the portion protected by the projections above, and
 - (ii) 50 percent area for the portion unprotected from above.
- e) In case of balcony projections with railing / parapets (Refer sketch-3):
 - (i) 100 percent area of the balcony covered by projection above
 - (ii) 50 percent area of the uncovered balcony
- f) In case of alcove made by cantilevering a slab beyond external wall:
 - (i) 25 percent of the area for the alcove of height upto 1 m.
 - (ii) 50 percent of the area for the alcove of height more than 1 m and upto 2 m, and
 - (iii) 100 percent of the area for the alcove of height more than 2 m.
- g) Area of mumty and machine rooms (Refer sketch-4)
- h) Mezzanine floors shall be measured as different floor levels with deduction for lesser floor heights than the standard heights

3.2 The following shall not be included in the plinth area

- a) Area of loft
- b) Area of architectural band, cornice, etc.
- c) Area of vertical sun breaker or box louver projecting out and other architectural features, for example slab projection for flower pot, etc. (Refer sketch-5)
- d) Terrace
- e) Open platform on ground
- f) Towers, turrets, domes projecting above terrace level.



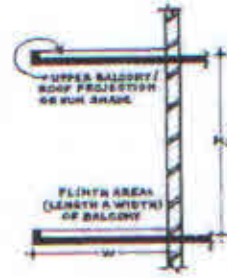
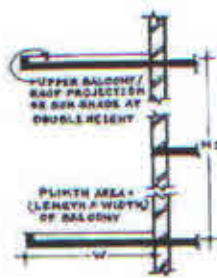
Sketch -1



Sketch -2



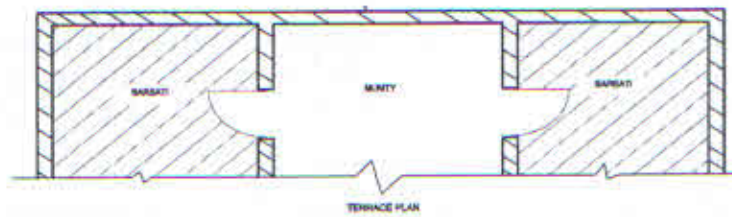
Uncovered balcony



Covered balcony

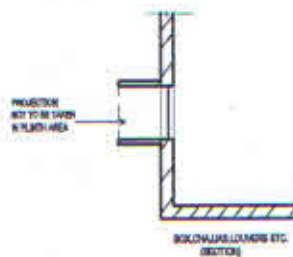
H-1 refers to floor height & H-2 refers to double the floor height in case of staggered balconies.

Sketch -3

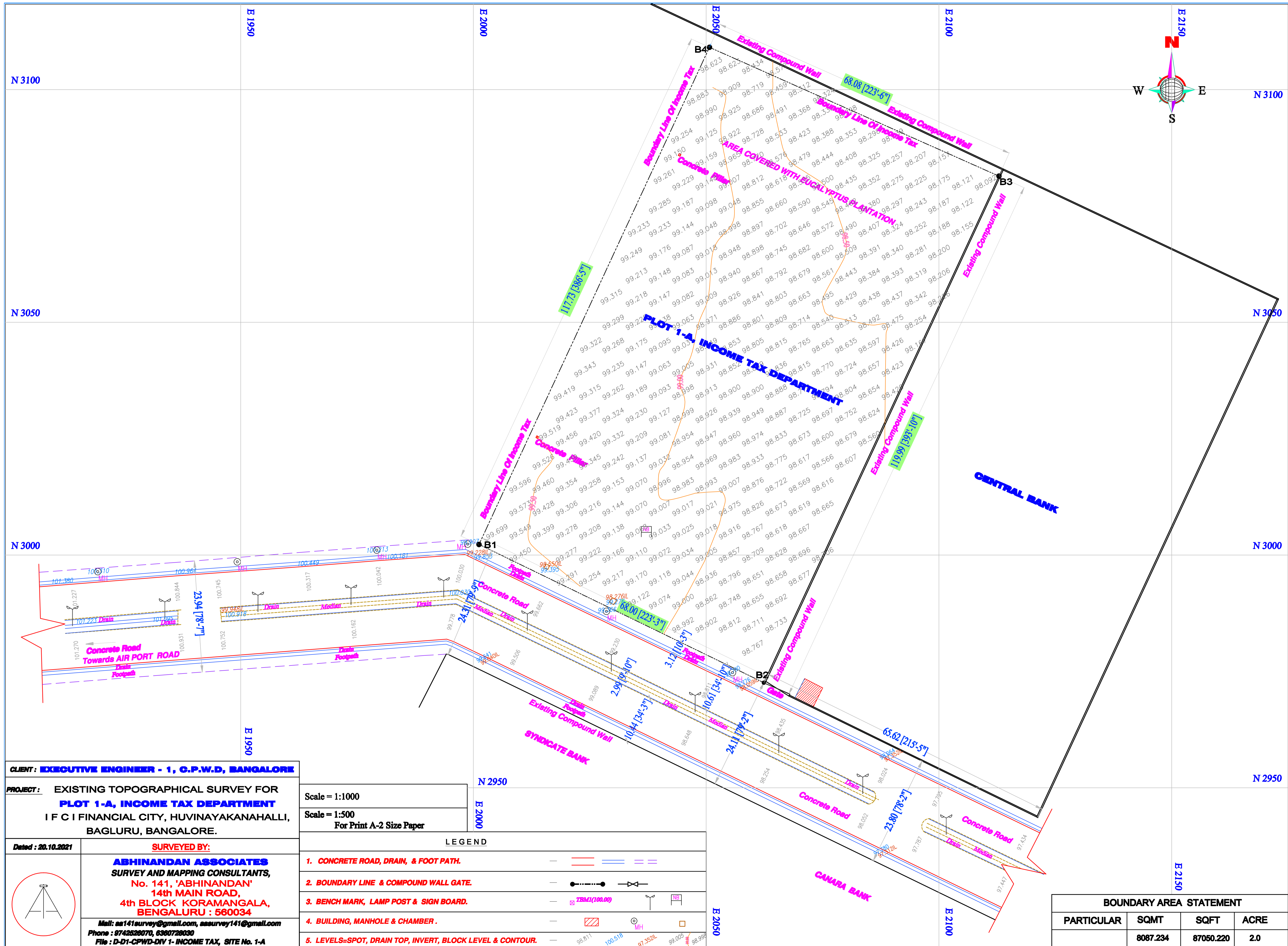


TERRACE PLAN

Sketch -4



Sketch-5



CLIENT : EXECUTIVE ENGINEER - 1, C.P.W.D, BANGALORE

PROJECT : EXISTING TOPOGRAPHICAL SURVEY FOR
PLOT 1-A, INCOME TAX DEPARTMENT
 I F C I FINANCIAL CITY, HUVINAYAKANAHALLI,
 BAGLURU, BANGALORE.

Dated : 20.10.2021

SURVEYED BY:

ABHINANDAN ASSOCIATES
 SURVEY AND MAPPING CONSULTANTS,
 No. 141, 'ABHINANDAN'
 14th MAIN ROAD,
 4th BLOCK KORAMANGALA,
 BENGALURU : 560034

Mail: aa141survey@gmail.com, aasurvey141@gmail.com
 Phone : 9742628070, 6360728030
 File : D-D1-CPWD-DIV 1- INCOME TAX, SITE No. 1-A

Scale = 1:1000
 Scale = 1:500
 For Print A-2 Size Paper

LEGEND	
1. CONCRETE ROAD, DRAIN, & FOOT PATH.	— — — — —
2. BOUNDARY LINE & COMPOUND WALL GATE.	— — — — —
3. BENCH MARK, LAMP POST & SIGN BOARD.	BM (100.00)
4. BUILDING, MANHOLE & CHAMBER.	— — — — —
5. LEVELS-SPOT, DRAIN TOP, INVERT, BLOCK LEVEL & CONTOUR.	98.811 100.518 97.352L 99.005 98.999

BOUNDARY AREA STATEMENT			
PARTICULAR	SQMT	SQFT	ACRE
	8087.234	87050.220	2.0

Price bid

Name of Work: CONSULTANCY SERVICE FOR "Architectural Planning and Design of "Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore".

S. No.	Item of Work	Quantity	Rate Per Sqm of plinth area of building	Total Amount both in Figures & Words (including GST)
1.	Providing Architectural Consultancy services for "Construction of Office building for Income Tax Department at Financial City at Bangalore Hardware Park, Bagalur, Bangalore".			
1.1	Stage I	24300 sqm		
1.2	Stage II	24300 sqm		
1.3	Stage III	24300 sqm		
	TOTAL	24300 sqm		

Note:

1. Payment shall be made on actual plinth area of the buildings only and cost of all the services, horticulture & site development works and other ancillary works as per scope of the work are deemed to be included therein for which nothing extra shall be paid.
2. For calculation of plinth area, rules for working out the plinth area from plans as given in the Annexure-II of CPWD PAR-2021 shall be followed.

Contractors/Bidders

Executive Engineer-I
CPWD, Bangalore