



REQUEST FOR PROPOSAL

(RFP Reference NO: IITBhilai/Estate/RFP/2026-27/1, Dated 05/05/2026)

Indian Institute of Technology Bhilai invites Request for Proposal FOR SELECTION OF Architects / Architectural Firms for providing architectural designs and services towards Development of Research Park and associated facilities at IIT Bhilai.

INDIAN INSTITUTE OF TECHNOLOGY IIT BHILAI

District-Durg, Chhattisgarh-491002

Website: <https://www.iitbhilai.ac.in>

SCHEDULE OF RFP – TABLE 1

RFP Number	IITBhilai/Estate/RFP/2026-27/1, Dated 05/05/2026
Name of the work	SELECTION OF Architects / Architectural Firms for providing architectural designs and services towards Development of Research Park and associated facilities at IIT Bhilai.
IIT Bhilai website	https://www.iitbhilai.ac.in
Tender fee in Rs.	Rs 1000/- (Rs. One Thousand only) through State Bank Collect Link https://onlinesbi.sbi.bank.in/sbicollect/ step1. Search “IIT BHILAI”. step2. In Payment Category Select “Estate Tender Fee/EMD”. Step3. Fill all Details and (This online payment receipt shall be provided in the on-line quotation/bid.)
EMD amount in Rs.	Rs. 3,00,000/- (Three Lacs only) through State Bank Collect Link https://onlinesbi.sbi.bank.in/sbicollect/ step1. Search “IIT BHILAI”. step2. In Payment Category Select “Estate Tender Fee/EMD”. Step3. Fill all Details and (This online payment receipt shall be provided in the on-line quotation/bid.) Or by Fixed Deposit Receipt in the name of Director, IIT Bhilai valid for 45 days beyond the final bid validity period.
Publication on CPPP and IIT Bhilai website	05-May-2026
Last date for pre-bid queries by email	10-May-2026
Pre-Bid meeting (online/offline) for all applicants at IIT BHILAI	11-May-2026 from 11:00 AM to 12:30 PM (Online meeting link : https://meet.google.com/hco-xinx-rqh)
Response to pre-bid queries	12-May -2026
Last date of Online Bid Submission	25-May-2026
Last date of receiving Hard Copy of Technical Bid at IIT Bhilai	27-May-2026
Eligibility evaluation	27-May-2026
Presentation by Applicants	08-June-2026 (Time and venue shall be intimated)
Evaluation of Technical Bids and shortlisting of Applicants	09-June-2026

Opening of Financial bid	09-June-2026
Declaration of result	09-June-2026
Address for communication	Executive Engineer, Estate and Work Department, Nirman Bhawan, Near Gate No 1, Permanent Campus of IIT Bhilai, Kutelabhata, Durg (C.G.) Mobile:7000374609 Email: estatetenders@iitbhilai.ac.in

Note: These dates are tentative, but will strive to adhere to this schedule

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SECTION – I: INVITATION OF RFP

The Indian Institute of Technology Bhilai (IIT Bhilai), an autonomous institute of National importance established by the Ministry of Education (MoE), Government of India, invites Request for Proposal from Experienced and Qualified Architects, Architectural firms or consortia with Architectural firm for undertaking the comprehensive Master Planning and Architectural Design of the Research Park zone as per the processes outlined in this RFP document.

1. Background:

INDIAN INSTITUTE OF TECHNOLOGY BHILAI, (hereinafter referred to as 'IIT BHILAI' or 'the Institute') Indian Institute of Technology Bhilai (IIT Bhilai) was set up by the Ministry of Education (previously known as the Ministry of Human Resources and Development) by the Government of India in the state of Chhattisgarh and has been functioning since the academic year 2016-17. Indian Institute of Technology Bhilai was brought under the purview of the Institutes of Technology (Amendment) Act, 2016, which was published in the Gazette Notification on 10th August 2016. For developing its permanent campus, the Government of Chhattisgarh state allotted the following three land parcels to IIT Bhilai.

a) Kutelabhata Village site in District Durg	: 362.58 Acre
b) Sirsa-Khurd Village site in District Durg	: 86.98 Acre
c) Banjari Village site in Nava Raipur Atal Nagar	: 10.08 Acre
<hr/>	
Total land allocated	: 459.64 Acre

IIT Bhilai has been allotted about 449.56 acres of land in Durg District. Phase A project of IIT Bhilai has been completed, and institute is functioning from Kutelabhata Village Campus, Distt. Durg with over 1,200 students. At present Phase B project of IIT Bhilai has commenced and development of Research Park is its prominent part. IIT Bhilai is desirous of creating a world-class research park inside the Main campus at Kutelabhata Village Distt Durg, which is functionally suitable, safe, convenient and pleasant to work in.

The proposed Research Park (10.0 acres) is located in the Academic Zone of the campus, near to the Teaching Lab, CIF, and CPF buildings. It is envisioned as a hub for industry-institute collaboration, supporting research and development, technology incubation, and innovation-driven entrepreneurship. More specific Schedule of Requirements is given in Section – III of this document.

2. Contact Information

Provided in the RFP Schedule as per Table -1.

3. How to Apply and send the Proposal

Bids are invited under **Single stage (Two bid systems) as per Quality Cum Cost Based Selection (QCBS)** methodology from the qualified and reputed Architects / Architectural Firms for the work mentioned below:

The tenderer who has downloaded the RFP document from the IIT Bhilai website or from CPP portal (<https://eprocure.gov.in/eprocure/app>) **shall not tamper/modify the RFP form, including the downloaded price bid template, in any manner.** In case the same is found to be tempered/modified in any manner, the RFP will be completely rejected, and the tenderer is liable to be banned from doing business with IIT Bhilai. Intending tenderers are **advised to visit the IIT Bhilai website & CPP Portal regularly till the closing date of**

submission of bid for any corrigendum/addendum/ amendment. The RFP shall be submitted in CPP portal as follows:

- Pre-qualification documents
- Price bid as per Price Bid format

3.1 E-Tendering procedure:

Accessing/ Purchasing of RFP Documents

- a) The complete RFP Document can be viewed /downloaded from the CPP portal or Tender section of IIT Bhilai website free of cost.
- b) It is mandatory for all the applicants to have appropriate Digital Signature Certificate from any of the licensed Certifying Agency (Applicants can see the list of licensed Certifying Agencies from the link www.cca.gov.in) to participate in e-Tendering of IIT BHILAI.
- c) Validity of Applicant's Registration on the e-Tendering portal of CPP. Applicants may note the following: It shall be the sole responsibility of the applicant(s) to keep the Registration valid up to the original/extended date of submission of bid. Bids can be submitted only during the validity of their registration.
- d) IIT Bhilai may issue addendum(s)/corrigendum(s) to the RFP documents. In such case, the addendum(s)/corrigendum(s) shall be issued and placed on website of e-procurement portal at any time before the closing time of tender. The applicants who have downloaded the RFP documents from website must visit the website and ensure that such addendum(s)/corrigendum(s) (if any) is also downloaded by them. This shall be the responsibility of the prospective registered applicants to check the web site for any such corrigendum/addendum till the time of closing of RFP and ensure that bid submitted by them are in accordance with all the corrigendum /addendums.
- e) The RFP documents shall be submitted online in CPP portal on or before as mentioned in Table 1 in the prescribed format given on the websites and Pre-qualification (Technical) bids received online shall be opened as mentioned in Table 1. No other mode of Bid submission is acceptable. Detailed credentials as per the requirement of eligibility criteria and all RFP papers are to be submitted online.
- f) Applicants cannot submit the RFP after the due date and time of e-bid submission. Time being displayed on e-procurement portal of CPP ("Standard Time") shall be final and binding on the applicants. E-Bids are required to be submitted by applicants, only as per the Indian Standard Time (IST) and not the time as per their location/country.
- g) The complete application shall be signed by the Authorized Signatory of the applicant and submitted "on-line" and Price Bid Sheets should be filled and submitted "online" only. The authorized signatory of the applicant must be in possession of Power of Attorney before submitting the digitally signed bid. Scanned copies of various documents can be prepared in PDF file format only.
- h) For technical proposal, soft copies to be uploaded by applicant in CPP portal and hard copies to be sent to IIT Bhilai by speed post/ registered post/courier as per address and timeline mentioned in table 1. The offers submitted by Fax/email shall not be considered. No correspondence will be entertained in this matter.

- i) There should not be any discrepancy between soft and hard copies.
- j) The Application submitted by an applicant should be complete in all respects. Incomplete applications or conditional applications shall be subject to automatic rejection and the said decision shall not be challenged by any applicant in any manner whatsoever.

4. Validity of RFP

The RFP proposal must be valid for a period of at least 90 days from the date of submission. It shall be assumed so in case, it is not explicitly mentioned in the proposal. Proposals will be summarily rejected if they are not valid for at least 90 days.

5. Last Date for submission of RFP Documents

The last date for submission of RFP documents is given in the RFP schedule Table 1. The technical bid documents (in proper spiral binding with page no and arranged as per **Appendix-2**) shall be sent through speed post/ registered post/courier, so as to reach on or before the last date and time stipulated. Delay in receipt will result in disqualification / rejection of the bid. IIT Bhilai shall not be responsible for postal / courier delay, if any, or any other reason for non-receipt of documents within the specified time.

6. Opening of RFP Documents

The RFP Documents will be opened, as per the RFP schedule mentioned in Table 1.

(END OF SECTION – I)

SECTION – II: TERMS AND CONDITIONS

1. Objective

IIT Bhilai proposes to develop a world-class, future-ready Research Park on approximately 10 acres of land within the Academic Zone of the permanent campus. The Research Park is envisioned as an integrated ecosystem that promotes advanced research, innovation, technology incubation, start-ups, and strong industry–institute collaboration, catering to the academic and technological needs of the Institute over the next 25 years.

The proposed facility will serve as a hub for research, innovation, and industrial collaboration, complementing the academic and research ecosystem of the Institute. The planning approach shall draw reference from internationally reputed research parks in Europe, South Asia, and North America, incorporating best practices in planning concepts, infrastructure models, sustainability measures, and governance structures.

The Institute intends to engage a qualified and experienced Architect / Architectural firm with proven expertise and international exposure in the planning and design of large-scale research or technology parks for the comprehensive planning, design, and development of the proposed Research Park at IIT Bhilai.

The selected consultant shall prepare a visionary yet implementable Master Plan for the entire 10-acre site, with provision for future expansion of land use, infrastructure, utilities, and phased development. The overall development is expected to accommodate approximately 30,000 sq.m of built-up area over the next 10 years, including facilities such as specialized R&D centres, innovation hubs, incubation spaces, corporate offices, and support infrastructure, all while adhering to the highest standards of internationally reputed research parks.

The Research Park shall be planned as a self-sufficient, smart, and sustainable development, integrated with the infrastructure and character of the existing permanent campus. The consultant shall design all external development works, including roads, electrical networks, digital infrastructure, storm water management, wastewater recycling, HVAC systems, and renewable energy integration, ensuring scalability, resilience, and alignment with net-zero sustainability goals. The design should achieve functional efficiency, architectural quality, and environmental sustainability, reflecting the vision of a globally benchmarked research institution.

2. The Site

The proposed Research Park site is located behind the Teaching Lab Building within the Academic Zone of IIT Bhilai permanent campus.

Key site parameters include:

- Total site area: Approximately 10 acres
- Planned total built-up area: Approximately 30,000 sq.m over 10 years
- Phase-1 built-up area: Approximately 15,000 sq.m (Present scope)
- Phase-1 Initial building footprint: Approximately 100 ft × 300 ft (≈ 3,000 sq.m)
- Phase-1 Proposed building Floor/height: G+4 storeys
- Provision for future expansion within the identified 10-acre site shall be incorporated at the master planning stage.
- The satellite images showing the locations of these land parcels were provided in the RFP

documents.

- The topographical report pertaining to the site is attached at **Appendix 3** to this document.

(Note: At present HT Lines passing through proposed site, which shall be relocated in near future. Or suitable equivalent land shall be provided by Institute)

3. Scope of Work/ Services

The details of the scope of work is provided in SECTION – III.

4. Eligibility Criteria

The Request for Proposal is invited from experienced and internationally reputed Architectural firms or firms in consortia with the Indian or Foreign Architectural firm with the requisite professional qualifications, demonstrated technical capacity, and experience in planning and designing advanced research/technology parks, institution etc. of international repute in India or abroad. The eligibility requirements are detailed as follows:

4.1. Legal and Organizational Status:

The applicant must be a legally registered architectural firm under applicable laws with at least 10 years of continuous operations as of 31st March 2026, such as:

- a. Applicant must be an Indian entity, having an office in India.
- b. Applicant Architect/Architectural firm should have a valid GST registration.
- c. Company registered under the Companies Act or equivalent foreign legislation.
- d. Partnership Firm registered under the relevant Partnership Act or equivalent foreign legislation; or Sole Proprietorship registered under applicable laws.
- e. Consortium participation is permitted under the following conditions:
 - i. An Indian Architectural firm acting as the Lead Firm may form a Consortium with a Foreign Architectural firm for the purpose of participating in this RFP. Lead firm shall be responsible for fulfilling the contractual obligations.
 - ii. A Consortium of up to two firms is permitted. In such cases, the Lead Firm must be clearly identified, and it shall be responsible for overall coordination, submission of deliverables, and contractual obligations with the Institute. All communications and payments shall be made through the Lead Firm.
 - iii. In consortium one of the firm must have experience in designing a Research Park or Innovation Technology Park (of national importance in India / QS world ranked for International project) of at least 10 acres of site area and 12,000 sqm of built-up space.
 - iv. The Consortium Agreement or Memorandum of Understanding (MoU) shall clearly define the roles, responsibilities, and scope of work of each participating firm, and must be duly signed by authorized representatives of all consortium partners.
 - v. The following conditions shall be applicable to the Applicant Firm as well as all Consortium Partner Firms:
 - a) The firm shall not have been blacklisted by any Central/State Government, Government Department, PSU, or Educational/Autonomous Institution as on the date of submission of the proposal.
 - b) The firm shall not have been subjected to any disciplinary action by any

professional body or debarred by any court of law from practicing during the last five (5) years.

4.2. Minimum Technical Eligibility:

The applicant must have successfully designed at least two (02) similar completed projects in the last Ten (10) years i.e. after 30/04/2016 for any educational Institution of repute.

Similar work /Project of a Research Park or Innovation Park or a Higher Educational/Institutional campus (such as IITs, NITs, IISc, IISERs, AIIMS, IIMs etc.) be in a minimum of 10-acre area and with built-up area not less than 12000 sqm. The capital cost of such project shall not be less than Rs 56 Cr.

Extra weightage shall be given to the firm have designed the Research Park or the Technological Park of repute as detailed in evaluation criteria. For this purpose, the consortium with reputed foreign consultant is allowed subject to the condition as mentioned in 4.1.

4.3. Professional Qualifications:

- a) The Principal Architect(s) must hold recognized qualifications and be registered with the Council of Architecture (CoA), India or relevant statutory authorities. The firm must have a dedicated team (on roll and tie-ups) with expertise in:
 - Master Planning and Urban Design
 - Architectural Design
 - Structural Engineering
 - Electrical, Mechanical, and Public Health Engineering (MEP)
 - HVAC and Firefighting Design
 - Landscape Architecture and Site Planning
 - BIM Modelling and Sustainability Assessment
 - Quantity Surveying and Cost Estimation
- b) A detailed summary of the professional staff, including their academic qualifications, years of experience, areas of specialization, and membership in professional bodies (such as CoA, ISOLA, IGBC, GRIHA, ASHRAE, etc.), must be submitted in prescribed formats as per Annexure 9, 10 and 11.
- c) Completion or performance certificates from the respective clients must be submitted in the format provided in **Annexure 6**.

4.4. Financial Standing:

- a) The applicant must be in sound financial health and must submit audited financial statements or ITRs of any three years from the last four financial years (2022-23, 2023-24, 2024-25 and 2025-26) with the minimum average annual turnover of Rs. 3.0 Crores in last three years as per Annexure 3. For FY 2025-26 bidder may submit financial statement certified by chartered accountant.
- b) Firms should not be under liquidation, insolvency, or bankruptcy at the time of submission.

- c) There should be no history of debarment, blacklisting, or disciplinary action by any Government, Semi-Government, PSU, or statutory agency in India over the last five years. An Affidavit as per **Annexure-8** to this effect must be enclosed.

4.5. Technological Capability: The bidding consultant firm are expected to demonstrate their technological capability during the presentation on the following parameters:

- a) The Applicant should have demonstrable experience in using advanced design and coordination platforms, particularly:
- BIM (Building Information Modelling) platforms such as Autodesk Revit,
 - ArchiCAD, or equivalent. All the drawings should be prepared in BIM/RIVET only
 - Proficiency in CAD, 3D visualization, and documentation tools.
 - Service integration both internal and external are to be prepared and submitted in BIM/RIVET model only with clash detection features.
- b) The Applicant must possess a fully functional Design and Drawing Office setup, including licensed software, high-performance computing equipment, and skilled personnel capable of delivering timely outputs with accuracy and consistency.

5. Details for submission of concept proposal:

The information contained in this RFP reflects certain assumptions and assessments based on the present understanding of the Institute's requirements. Applicants may supplement this information with their own professional experience and analysis while preparing the technical and financial proposals.

Applicants are expected to make their own assessment of the project requirements. They may visit the site, if required, to familiarize themselves with the site conditions, surrounding campus infrastructure, functional requirements, local environment, and applicable statutory regulations related to the development of the proposed Research Park and associated infrastructure. The proposals shall be prepared accordingly. Applicants shall submit their proposals strictly in accordance with the terms, conditions, format, and requirements specified in this RFP document.

The following submissions shall form part of the technical proposal:

- a) Submit an overall write-up describing the Design Philosophy and planning approach for the proposed Research Park, highlighting the vision for creating a collaborative ecosystem for research, innovation, incubation, and industry-academia interaction.
- b) Prepare a conceptual master plan for the entire 10-acre Research Park site, indicating land use distribution for Research Park building, incubation facilities, industry office spaces, common facilities, open spaces, and infrastructure.
- c) Submit block plans for the proposed Research Park buildings, indicating building footprints, heights, circulation patterns, and phased growth strategy. One typical Research Park building block (R&D/office/incubation facility) should be illustrated with adequate architectural details.
- d) Provide preliminary drawings and sketches of common facilities and support infrastructure, such as innovation labs, incubation spaces, shared meeting and collaboration spaces, makerspaces, and other support amenities.
- e) Indicate provisions for future expansion, including areas reserved for additional research buildings, innovation centres, and infrastructure facilities.
- f) Illustrate the massing and grouping of proposed buildings, including variation in building heights, open spaces, and pedestrian movement within the Research Park.
- g) Provide colored perspective views of the proposed development illustrating the architectural character, spatial organization, and overall campus integration of the

Research Park.

- h) Submit preliminary environmental and sustainability considerations, including daylight access, shading patterns, natural ventilation strategies, and preliminary assessment of energy performance where applicable.
- i) Provide sustainability strategy and indicative green building approach, including possible certification targets (such as GRIHA/LEED or equivalent) and key sustainability measures proposed in the design.
- j) Submit soft copies of all documents, drawings, and presentation materials in digital format along with the corresponding hard copies as part of the proposal submission.

6. Evaluation Procedures

The evaluation will be based on **Quality-cum-Cost Based Selection (QCBS)** methodology. Each applicant will submit the Tender fee, Earnest Money Deposit, Technical Bid, and a financial bid. Bids of only those applicants who have deposited the Tender fee & Earnest Money Deposit in the prescribed process would be taken up for evaluation of primary eligibility criteria. Applicant has to send hard copies of technical bid (**without financial bid**) only so as that it reaches to IIT Bhilai as per the date mentioned in Table 1.

The Institute reserves the right to accept or reject any application and to cancel the entire process without any liability and/or without assigning any reasons whatsoever.

6.1. Evaluation of Technical Bids –Stage-I

6.1.1. In Stage-I, the technical bids will be evaluated as detailed in the evaluation criteria: Technical Evaluation shall be strictly done as per the evaluation criteria given in **Appendix 1** of this document. The applicants shall provide necessary data, as required in relevant Annexures, in their bid.

6.1.2. The top five applicants shall be shortlisted based on the scores obtained under Sl. No. 1 to 5 of Appendix-1 and will be invited for presentation.

6.1.3. Applicants will be required to give a presentation before an evaluation committee constituted by the Institute. The presentation will be of 40 minutes.

6.1.4. The Institute or any evaluation committee appointed by the Institute may choose, before deciding on the application, to inspect such project sites of the applicant that have been mentioned in the Technical Bid, after due notice of 7 days to the Applicant, at their own cost and shall facilitate the visit in such case, the applicant shall have to corroborate the statements made in their bid.

6.2. Short-listing of Applicants

Only those top 3 Applicants based on Technical score in Stage-I shall qualify for further consideration for evaluation of financial bid and shall be ranked from the highest to the lowest based on their technical scores (TS).

6.3. Evaluation of Financial Bid- Stage-II

6.3.1. In Stage-II, the financial evaluation will be carried out and will be assigned a financial score (FS).

6.3.2. For financial evaluation, **the Lump-sum fee including GST** quoted by the Applicant indicated in its Financial Bid will be considered.

6.3.3. The Institute will determine whether the Financial Bids are complete and

unconditional and will consider only those bids which are found satisfactory on all counts mentioned above. The fee quoted in the Financial Bid shall be deemed as final for evaluation purposes only.

7. Final Selection and Award of contract:

- a) Selection of Bidder for Award of Work: The final selection of the bidder for the award of work will be based on the scores secured in the Technical Bid and the price quoted in the Financial Bid (**Stage-II**) as detailed below:

- b) 80% weightage will be considered for Technical Score (TS) obtained in the technical bid. Technical scores of the proposals will be determined using the following formula:

$$TS=100x(T/TH)$$

Where,

"TS" is the Technical score of an applicant (bidder),

"TH" is the Highest Technical Proposal among all TQBs and

"T" is the Technical proposal of the particular applicant (bidder).

- c) 20% weightage will be considered for Financial Score (FS) obtained from the financial bid. Financial scores of the proposals will be determined using the following formula:

$$FS=100x(FL/F)$$

Where,

"FS" is the financial score of an applicant (bidder),

"FL" is the lowest Financial Proposal among all TQBs and

"F" is the financial proposal of the particular applicant (bidder).

- d) For the purpose of calculation of Composite Score (CS) for each bidder, the weightage shall be 80% for the Technical Score (TS) and 20% for Financial Score (FS) of the respective applicants. The Composite Score (CS) shall be calculated using the following formula:

$$CS=0.80x TS+0.20x FS.$$

- e) The Technically qualified bidders (TQBs) will be ranked accordingly to their Composite Scores and will be listed in the order of merit as H1, H2 and H3 and so on. The top scorer bidder (H1) shall be eligible for the award of the work as Architect consultant. In case, if the H1 bidder declines the contract/fails to take up the work, IIT Bhilai may consider the other TQBs in order of merit or to opt for retender.
- f) In case of a tie in CS between two or more Finalists, the Finalist with higher Technical Score (TS) shall be given preference.
- g) The selection above does not automatically confer any right whatsoever on any Applicant for award of whole of the work as described in the scope of services.
- h) The Decision of the IIT Bhilai shall be final and binding on all the bidders in all respects.

8. Signing of Agreement and Performance Guarantee

- 8.1.1. After final selection, a Letter of Acceptance (LOA) shall be issued by the Institute. The Applicant shall, within the date specified in the LOA, enter into an agreement with the Institute, followed by submission of BG by the applicant and the issuance of Letter of Commencement (LOC) by the Institute. While doing this, the completed plan of the project must be submitted which shall form part of the agreement.
- 8.1.2. Before signing the agreement, an unconditional Performance Guarantee, in the form of a Bank Guarantee (BG)/FDR, of 5% of the awarded cost shall be submitted by the selected applicant. This is in addition to the retention of EMD. After submission of performance Guarantee the EMD shall be returned to the applicant. If there are delays in executing the assignment that are not condoned or accepted by IIT Bhilai or there is any failure to perform, both the unconditional Performance Guarantee and EMD of the Architect consultant shall be forfeited.
- 8.1.3. Release of Performance Guarantee: The authority shall release 50% of the Performance Guarantee on the issue of completion certificate for the project and shall release balance 50% of Performance Guarantee after 6 months of completion of project or post obtaining necessary Green Certification.

9. Other Instructions to Bidders

- 9.1. Selection of the Architect Consultant shall be as per the selection process as described in this document if it fulfils the Primary Eligibility Criteria. No additional explanation and/or justification (for any aspect of the selection process) will be given and the Institute's decision in this regard shall be final without any right to appeal.
- 9.2. Applicants must acquaint themselves fully about the assignment and the local conditions before submitting the Bid. They are advised to visit the site before submitting the bid.
- 9.3. All the latest information and clarifications sought, if any, will be posted on the CPP portal. Applicants are advised to visit the CPP portal regularly.
- 9.4. The Applicant shall submit its bid in the form and manner specified in the text and appendices of the RFP, along with
 - a) Pay a non-refundable tender fee of amount and process as stated in Table-1 and submit the payment receipt.
 - b) Pay an Earnest Money Deposit of amount and process as stated in Table-1 and submit the payment receipt. EMD of unsuccessful applicants will be subsequently returned once the process of selection of successful applicants is complete.
 - c) Completely filled-in and signed details as per Annexures.
- 9.5. An Applicant is eligible to submit only one bid. See Appendices and Annexures for details and various formats. A checklist is provided at **Appendix 2**.
- 9.6. The Financial bid should be without any conditions; any conditional applications may be rejected.
- 9.7. The bids as well as any other communication related to the Architectural Consultancy work between the Institute and the applicants shall be always in English language.
- 9.8. In case of international firms, the turnover and experience of having executed similar work shall be evaluated by considering currency exchange rate as per reference rates as suggested by RBI portal <https://www.rbi.org.in/scripts/referenceratearchive.aspx>, on the date of opening of technical bid.
- 9.9. Payment shall be made in Indian Rupees (INR).
- 9.10. In case of consortia, payment shall be made to lead architecture firm.
- 9.11. In case of payments to a foreign consultant as part of a consortium, the Lead Consultant will be solely responsible for complying with all applicable legal provisions (including

taxation) and guidelines of the Foreign Exchange Management Act (FEMA). IIT Bhilai will not be held responsible or liable for any violations in this regard on the part of the consultant.

- 9.12. Certificates in any language other than English shall be translated in English and shall be self-certified. Certificate(s) must have complete details including email, contact, address, etc. of issuing authorities. IIT may verify the certificates and in case of any discrepancy or wrong information, bid will be rejected and applicant will be sole responsible for that.
- 9.13. The Institute reserves the right to reject any bid if, at any time, a material misrepresentation is made or discovered, or the applicant does not provide responses or clarifications sought by the Institute within the stipulated period.
- 9.14. The documents and other information provided by the Institute or submitted by the applicant to the Institute shall remain or become the property of the Institute. All applicants are to treat all information provided as strictly confidential.
- 9.15. **The applicant should sign each page (which should be numbered) of the Bid. Additional pages should also be numbered and signed.**
- 9.16. References and certificates from respective organizations submitted should be signed by an officer not below the rank of Executive Engineer/Project Manager/Chief Administrative Officer in the case of a Government Department, and a General Manager in case of other bodies.
- 9.17. The Applicant shall bear all the costs associated with applying and submitting the Bid.
- 9.18. The Institute reserves the right to modify any part of the RFP any time before submission of the bids, giving sufficient notice to all the applicants to respond. Changes may be communicated to all the applicants through physical or electronic means. The applicant is required to acknowledge receipt of the changes.
- 9.19. The selected Architect Consultant /Firm is required to provide the Institute with its services without prejudice or conflict of interest, in a manner that best suits the interests of the Institute.

10. Ownership of Material

The ownership of all submitted materials of all Applicants at whichever stage shall lie with the Institute.

11. General Terms and Conditions

- 11.1. **Dispute Resolution:-** The Institute will designate an Engineer-in-charge for the project of Development of Research Park. In case a dispute arises between the Consultant and Engineer In-charge, it will be referred for resolution to a Senior Member of the institute nominated by Director. If the dispute persists, Director will refer the matter to a Sole Arbitrator and proceedings will be as per Arbitration & Conciliation Act 1996 (with latest amendments). For any appeal to legal authorities, the jurisdiction will be that of the Hon'ble District Court at Durg in the state of Chhattisgarh.
- 11.2. **Termination of Agreement:-** The Agreement may be terminated at any time by either party by giving a written notice of one month. In the event of the termination of the agreement by IIT Bhilai, the Consultant shall not be entitled to any compensation or damages by reason of such termination but only to the fees for the milestones of services actually achieved (Based on actual submissions) up to the date of notice. No additional compensation, damages, or opportunity costs shall be payable for the remaining scope or expected earnings.

In case of termination by IIT Bhilai for non-performance by the consultant or the

consultant terminating on his own, the Performance Guarantee will be encased and forfeited.

In the event of termination initiated by the Consultant, all data, reports, models, drawings, and documentation prepared till the date of notice shall be promptly handed over to IIT Bhilai in an organized and accessible format.

11.3. Transfer of Interest:- So long as the Agreement subsists, the consultant shall not assign, sublet or transfer their interest in this Agreement, without the written consent of the Institute. However, sub-consultants or domain experts disclosed in the proposal and approved by the Institute for specific portions of the scope may be engaged, provided the Consultant retains full responsibility for their performance, timelines, and deliverables.

11.4. Intellectual Property Rights:- All designs, reports, drawings, layouts, models, digital files, software code, and documentation prepared under this assignment shall remain the intellectual property of IIT Bhilai. The Consultant shall have no rights to commercially exploit, reproduce, or share the materials with any third party without the prior written consent of the Institute. IIT Bhilai shall be free to use, modify, or disseminate the deliverables for academic, administrative, or project execution purposes, including integration with future development.

11.5. Confidentiality:- The Consultant shall treat all information, documents, plans, data, and discussions pertaining to this assignment as strictly confidential and shall not disclose them to any third party without written authorization from the Institute. This obligation shall remain binding during the term of the agreement and shall continue for a period of five (05) years after its termination or completion.

11.6. Compliance with Laws:- The Consultant shall ensure full compliance with all applicable central, state, and local laws, rules, and regulations, including but not limited to:

- Building by laws
- Safety codes
- Environmental regulations
- Labour laws
- Taxation requirements
- Data protection laws (where applicable)

The Consultant shall obtain all necessary statutory clearances, if required, for designs and documentation produced under this assignment.

(END OF SECTION – II)

SECTION - III: SCOPE OF SERVICES

The selected consultant shall be responsible for delivering an integrated and comprehensive internal and external design solution for the Research Park area. This includes preparation of the Master Plan, complete Architectural and engineering designs, and detailed specifications for both Phase- 1 development and long-term expansion. The consultant shall also address all physical infrastructure, sustainability, and digital integration requirements that align with the standards already established in the Campus of IIT Bhilai.

The scope of services includes, but is not limited to, the following components:

1. Master Planning and Zoning:

- Preparation of a detailed Master Plan for the 10.0 acre Research Park area, encompassing a total built-up area of approximately 30,000 sqm over a 10-year horizon.
- Planning to incorporate phased development, facilitating smooth future scalability and aesthetically appealing form with well-designed plazas, courtyards, green corridors, and pedestrian-friendly networks.
- Demarcation of land use for Research buildings, Administration, Commercial areas, Utility blocks, Green and Recreational zones, while ensuring efficient land utilization, connectivity, and environmental sensitivity.

2. Architectural and Engineering Design – Phase 1:

- Detailed design of infrastructure (internal and external both) in Phase 1, covering approximately 15,000 sq.m of built-up area.
- Architectural, structural, MEP, HVAC, fire safety, ICT, and building automation system designs with full compliance to relevant codes such as NBC and local by laws.
- Sustainable architectural principles, including daylighting, cross ventilation, passive solar orientation, and low embodied energy materials, shall be adopted.
- Design documentation to include technical drawings, GFCs, specifications, BOQs, and cost estimates.

3. External Development and Infrastructure Design:

- The Architect consultant shall undertake the detailed planning and engineering design of all external Research Park campus development works, ensuring compatibility and interconnectivity with the existing Permanent Campus infrastructure. This shall include:
 - i. Local body approval facilitations.
 - ii. Should post an Architect / Engineer at the site during construction to coordinate between the owner, consultant and local body authority.
 - iii. The Structural designs and drawings are to be vetted by the agency appointed by the Institute.

3.1. Road and Circulations

- Hierarchical road network comprising main avenues, service roads, pedestrian pathways, and cycle tracks.
- Integration of green mobility concepts and landscape aesthetics in right-of-way design.
- Storm water drainage system with rainwater harvesting chambers integrated into the road layout.

3.2. Water Management and Storage:

- Forecasting of water demand, including domestic, flushing, HVAC, lab use, and fire-fighting requirements.
- Water sourcing plans from existing water supply scheme and bore wells, with a dual pipeline system for potable and non-potable water.
- Design of Water Treatment Plant (WTP), UV systems, and modular STPs and ETPs with treated effluent reuse for HVAC, flushing, and landscaping.

3.3. Power and Energy Systems:

- Projection of power requirements and design of distribution substations.
- Routing of HT/LT cables through RCC utility corridors, with adequate provisions for future load additions.
- Campus-wide Street lighting, integrated with energy-efficient fixtures and automated control systems.
- Provision of Uninterrupted Power Supply (UPS) for labs, office spaces, emergency systems, and ICT infrastructure with parallel redundancy and Design of Backup.
- Generators with automatic synchronization, compliant with emission norms. Networking, AV and data cabling.

3.4. Renewable Energy Integration:

- Assessment and design of rooftop and ground-mounted solar PV systems, including feasibility of Battery Energy Storage Systems (BESS).
- Integration of the solar power plant into a grid-interactive system, aligned with IIT Bhilai's sustainability goals.

3.5. ICT and Smart Infrastructure:

- Development of a campus-wide SCADA and BMS network for intelligent monitoring and control of electrical, mechanical, and civil utilities.
- IP-based CCTV surveillance system covering internal and external zones of Research Park, including perimeter security.
- Structured data networking and communication systems, including provision for high-speed fibre connectivity and backup data centers.

3.6. Mechanical and HVAC Systems:

- Design of a District cooling system with a centralized chiller plant located at MRSS with piped chilled water supply to all air-conditioned facilities. It should be designed such that it can be expanded for future requirements.
- Technical evaluation and comparison between air-cooled and water-cooled chillers, with lifecycle cost and energy efficiency metrics.
- Low-side HVAC design for individual buildings to be integrated within the central system.

3.7. Fire Safety and Public Health Engineering

- Comprehensive fire protection network including hydrants, sprinkler systems, static tanks, and fire escape provisions.
- Design of integrated sewerage networks, modular STPs, and systems for greywater reuse.

4. Environmental and Landscape Design

- The campus is to reflect ecological stewardship and contextual responsiveness, using native and drought-resistant planting palettes.
- Landscape planning shall include low-maintenance green zones, bioswales, tree-lined boulevards, and plazas.
- Hardscape elements such as mini amphitheaters, seating courts, and paving to reflect both aesthetics and durability.
- Avoidance of deep-rooted trees in future construction zones; instead, use of shrubs, grass, and peripheral tree plantations.

5. Integration with the Campus

- All systems, utilities, and ICT infrastructure proposed in the Research Park shall be designed to be fully compatible and seamlessly connected with existing infrastructure of the Campus, including:
 - MEP, Firefighting and data system integration
 - Coordination in terms of water and treated effluent reuse
 - Shared services and future centralized utility extensions

The consultant will be expected to coordinate with existing design teams of the main campus to ensure interoperability and long-term resilience of the infrastructure.

6. Stages of Work and Deliverables

The Comprehensive Architectural and allied services will be provided by the Consultant in the following stages.

6.1. Conceptual Design For Approval

- a. Ascertain the detailed requirements, examine CMP, site constraints and potential; Study the topographical report and soil report (when available) and prepare Architectural program brief for approval from IIT Bhilai.
- b. Furnish report on measures required to be taken to mitigate adverse impact, if any, of existing and/or proposed (announced) development on its immediate environs.
- c. Prepare conceptual general arrangement drawings and alternate conceptual designs along with DBR reports for various components.
- d. As per inputs from IIT Bhilai, modify the design alternatives

6.2. Approval for Preliminary Design Drawings

- a. Subsequent to incorporation of all the comments as received from IIT Bhilai, Preliminary Design Drawing is to be submitted for approval.

6.3. Statutory Approvals

- a. Prepare and submit reports, drawings and submissions necessary for statutory approvals and ensure compliance with codes, standards, local requirements and legislation, as applicable.
- b. Obtain all statutory approvals from the concerned competent authorities/agencies/offices including associated liaison.
- c. Incorporate necessary changes or making modifications in the designs based on inputs received from the statutory authorities.

- d. Obtain clearance certificates from the proof checking agencies, if any, appointed by IIT Bhilai.

6.4. Final Design Stage

- a. Prepare and submit designs for final approvals.
- b. Prepare preliminary cost estimates (based on CPWD Plinth Area Rates)
- c. Prepare detailed structural design calculations sufficient for vetting
- d. Final Design Stage and Statutory Approvals must be carried out in parallel as much as possible.

6.5. Detailed Drawings and Documents for Tender Stage Including Specifications and BoQs for all Buildings and services.

- a. Prepare sufficiently detailed drawings, specifications and bills of quantities to develop detailed estimation of cost and tender documents.
- b. The Consultant should complete all Good for Construction (Architectural drawings) for each building/item to be included as part of tender documents.
- c. GFC Structural drawings.

6.6. Good for Construction Drawings Stage

- a. Prepare and submit complete sets of Good for Construction drawings including but not limited to detailed structural drawings with all details and specifications for each building/construction item as per work schedule for approval of IIT Bhilai.

6.7. Construction Stage

- a. Make revisions and issue drawings if required based on site conditions for proper execution of works during construction.
- b. Assist the Institute/executing agency to approve samples of various materials, items and components.
- c. Check and approve shop drawings submitted by the contractor/vendors.
- d. Provide periodic supervision by competent Consultant/Engineer for project supervision/quality control.
- e. Evaluate the Construction Works whenever sought by the Institute, and where necessary clarify any decision, offer interpretation of the drawings/specifications, attend meetings to ensure that the project proceeds generally in accordance with the conditions of contract and keep the Institute informed and render advice on actions, to the extent desired by the Institute/executing agency.
- f. Routine and rigorous inspection of work in progress and bring any anomalies to the notice of the institute.
- g. Make a senior person available for the site inspection and monitoring of progress as the construction progresses (expected frequency once per month, for 18 months). Provide reports on monitoring visits.

6.8. Post-Construction Stage

- a. Prepare and submit completion reports and as-built Architectural drawings and structural designs and drawings for the project as required and obtain "Completion/Occupancy Certificate" from statutory authorities, as applicable.
- b. Share soft copies of as-built drawings and documents to facilitate contractor(s) and executing agency to furnish as-built drawings of entire project to the Institute.
- c. Conduct audit after one year of completion, for green certification.

7. Major Milestones (MM)

To monitor the progress, the following major milestones have been worked out.

MM 1: Preliminary general drawings and BoQs for the Research Park buildings, Preliminary general drawings of Master plan, DBR for structural design, and all external engineering Utilities, single line diagram for all, incorporating comments from IIT Bhilai and suggestions on the presentation drawing, for approval by IIT Bhilai: 1 weeks from LOC (For Design Package - 1)

MM 2: Issue of Full Tender Package for Phase -1 of Research park building and related utilities (drawings, specifications, BoQs, rate analysis for non- DSR Items, etc.) as mentioned in RFP. (Appendix 5): 2 weeks from the end of MM 1 (these should be issued on installments as per priority set by IIT Bhilai and completed within 3 weeks)

MM 3: All GFC drawings/documents etc. for Phase-1 construction: 2 weeks from the end of MM 2. (These should be issued on installments as per priority set by IIT Bhilai and completed within 5 weeks)

Unjustified delay in achieving major milestones by the consultant shall attract a recovery of weekly compensation at the rate of 0.5% of the relevant fee computed on per day basis, subject to a cumulative maximum of 5% of the total fees payable. If any delay of the Consultant was due to delay in issue of approvals by IIT Bhilai or any other statutory authorities, it will be taken into account while deciding on the levy of compensation. The decision of the Engineer-in-charge in deciding the compensation will be final and binding.

8. General Services

- 8.1. All reports, drawings, 3D visual renderings, presentations and other documents to be submitted in fulfillment of the scope of services, shall be as follows:
 - a. Six sets of printed copies, in the formats and scales as directed from time to time by the Institute or its authorized representative.
 - b. Soft copies of all the above.
- 8.2. All documents, drawings, reports and any other documents submitted in fulfilment of the scope of services shall be prepared strictly as per statutory provisions and guidelines issued by the Central/State Government/local authorities, and also in accordance with the best international practices and codes as applicable to such development.
- 8.3. The Consultant shall obtain all statutory approvals from the concerned competent authorities/agencies/offices. For obtaining statutory approvals, the Consultant shall prepare and submit all the necessary documents and drawings; undertake associated liaison; and incorporate necessary changes or make modifications in the designs based on inputs received from the statutory authorities.
- 8.4. All fees/charges relating to statutory approvals (including accreditations/green rating), payable to local bodies and other authorities and agencies, shall be paid initially by the Consultant and subsequently the same shall be reimbursed by the Institute upon production of original official receipts of payment as issued by the concerned authorities/agencies. In case the said bodies demand payment directly from the Institute, it shall be the duty of the Consultant to bring it to the notice of the Institute well in time, for doing the needful.

- 8.5. The Consultant shall obtain at least 5-star GRIHA rating in the Educational and Institutional category for the Research Park Building. Also ensure necessary provisions in design to obtain highest **Digital Connectivity Rating**. This factor shall be used in the evaluation of the applicants. The scope of the Consultant shall include but not be limited to integrating the green features; associated liaison; preparation and submission of all reports, drawings, and all other documents as may be required at various stage of construction; and incorporating necessary changes or making modifications in the designs based on inputs received from the regulatory/ratings authorities/agencies concerned, including requisite audit one year after completion.
- 8.6. The Institute shall provide necessary authority/power of attorney, etc., if and when required, to the Consultant to apply for obtaining statutory approvals or green rating. If required, the Institute shall provide/authenticate the necessary documents to be submitted by the Consultant to the statutory authorities and other regulatory/ratings authorities/agencies.
- 8.7. The Consultant shall be responsible for getting the detailed structural analysis and designs of all buildings/structures, and getting them vetted by structural engineers from reputed Institutes/agencies as decided by the Institute. The charges for such vetting shall be borne by the Institute.
- 8.8. The Consultant shall provide, without question or fail, all information within the purview of the scope of services as sought by all committees and other agencies appointed by the Institute for the purpose. Support and assistance, if any, to the extent required by such committees and other agencies, shall also be provided by the Consultant as and when desired by the Institute.
- 8.9. The Consultant shall, without question or fail, provide knowledge transfer and handover of all aspects of the scope of services to the Institute and/or implementing and management agencies appointed by the Institute, as and when required.
- 8.10. The Consultant may, at the discretion of the Institute, aid and advise in matters relating to all aspects covered under the scope of services, as and when required.
- 8.11. The Consultant shall provide a complete Project Management Plan in the desired format, for all the initiatives and milestones identified for the fulfillment of their respective scope of services.
- 8.12. The Consultant should hire suitable office space in Bhilai for carrying out their activities. IIT Bhilai will not provide any office space at site, but may provide some skeletal office space at campus of IIT Bhilai.
- 8.13. The Consultant shall depute, to this office, at least one (1) full-time competent, qualified Architect/ Engineer for the entire duration of the project, to ensure that clarifications on the design and performance intent are being efficiently met. The architect /Engineer posted should have minimum 3-years relevant experience. Periodic supervision shall be required by qualified and experienced (minimum ten years' experience) professionals from different disciplines to monitor the progress / quality of work.
- 8.14. The Consultant shall maintain organizational/governance structure including in-house and outsourced personnel to the satisfaction of the Institute to ensure effective rendering of the scope of services.

- 8.15. The Consultant shall be required to participate in all meetings as and when sought by the Institute. During work stages as listed in the scope of services, the Institute expects to hold periodic meetings (at least once every seven days) at IIT Bhilai for the Consultant to demonstrate the work progress and take inputs from the Institute. Senior representatives of the consultant are expected to attend these meetings.
- 8.16. The decision of the Institute shall be final in all matters relating to the interpretation of Architectural design and related Architectural details. The Consultant shall be bound to execute such decisions to the satisfaction of the Institute.
- 8.17. The Institute, at its sole discretion and without assigning any reasons whatsoever, reserves the right to appoint any individual and/or organization as it may deem fit to render the whole or part of services covered in this RFP in the interest of timely and qualitative completion of campus development works.
- 8.18. The Consultant shall carry out this assignment with diligence and adopt the best Professional Practices, so as to achieve a landmark campus while avoiding ostentation in material and finishes.
- 8.19. Regardless of the Institutes and other authorities' approvals, the safety and serviceability of the buildings and utilities in this assignment, are the sole responsibility of the Consultant.
- 8.20. All Intellectual Property Rights of the schemes and proposals submitted in fulfillment of the scope of services shall rest with IIT Bhilai and no claim whatsoever shall be admissible on the Institute in respect of any proprietary rights or copyrights of the same on the part of the Consultant. The Consultant shall indemnify IIT Bhilai from any claims including but not limited to third party claims relating to violation of any copyright or Intellectual Property Rights, in the discharge of this design agreement. But the Consultant shall reserve their right to be acknowledged as an Author of the schemes and proposals.
- 8.21. The Consultant should unconditionally and fully indemnify the Institute against any legal action/s by any national or international company or body regarding software and system used by the consultant in carrying out this Design Assignment.
- 8.22. Even after approval by the client, there may be some revisions called for during finalization/construction. For minor revisions, no extra fees will be payable. For major revisions, the fees corresponding to the stage of design work completed and submitted will be paid for the revised work.
- 8.23. For Repeat construction based on the same Design (including those with some minor variations like one or two bays less or more, without doing additional structural design), 1/8th of the Full fees will be paid (mainly to account for variation in foundation details and connectivity details for the utilities). Payment of fees under this category will be made only for such repeat buildings that are taken up for construction.

(END OF SECTION – III)

SECTION – IV: APPENDICES AND ANNEXURES

APPENDIX 1

EVALUATION CRITERIA FOR TECHNICAL BIDS

SN	Parameter	Factors to be considered	Annexure	Maximum Marks	Marking scheme
1.	Financial Standing	The average annual turnover of any three years from the last four financial years (2022-23, 2023-24, 2024-25 and 2025-26) shall be a minimum of INR 3 crore.	ANNEXURE 3	10	<ul style="list-style-type: none"> • More than 5 crore, 10 marks • 4 to 5 crore, 7 marks • 3 to 4 crore, 5 marks
2.	Desirable Technical Experience	Completed Research Park or Technology Park or Institution in India or Outside India of area not less than 12000 sqm in the last ten (10) years from the date of publishing of the RFP.	ANNEXURE 5	15	<ul style="list-style-type: none"> • More than 3 Project, 15 marks • For 3 Project, 10 marks • For 2 Project, 5 marks
3.	Experience of having designed a research park/ Technological Park	For Research park/ Technological Park in India: It should be under Institute of national importance For research Park/ Technological Park in foreign nation: Having QS World University ranking up to 500.	ANNEXURE 5	10	<ul style="list-style-type: none"> • One Research Park of area not less than 12000 sqm., 5 Marks • One more Research Park of area not less than 10000 sqm., 5 Marks
4.	Experience in planning & designing the Green buildings	Achievement of having designed at least one (01) certified project/building for LEED, GRIHA certification/ Equivalent International certificate	ANNEXURE 7	05	<ul style="list-style-type: none"> • 5 Star project, 5 marks or • 4 Star project, 4 marks or • 3 Star project, 3 marks for
5.	Key Personnel	<ul style="list-style-type: none"> • Adequacy for the Assignment • Educational Qualification • Relevant Experience 	ANNEXURE 9, 10 and 11	30	<ul style="list-style-type: none"> • As mentioned in Appendix 1.1
6.	Presentation based on concept proposal submitted	<ul style="list-style-type: none"> • Adequacy and quality of the proposed methodology and work plan • Technical approach and methodology for carrying assignment • Demonstration of the understanding of the requirement 	Details for submission of concept proposal	30	
		Total Marks		100	

APPENDIX -1.1

Marking scheme for Key Personnel: In case of consortia marks shall be given to highest qualified individual against each category.

1. Sr. Architect (Maximum 10 marks)

- a. With more than 20 years of experience, 4 marks
or
With experience 15 to 20 years, 3 marks
- b. With Relevant Experience as per eligibility criteria, 4 marks
- c. With Specific Experience on Research Park/ Technological Park, 2 marks

2. Architect (Maximum 4 marks)

- a. With more than 15 years of experience, 2 marks
or
With experience 10 to 15 years, 1 marks
- b. With Relevant Experience as per eligibility criteria, 2 marks

3. Landscape Architect (Maximum 4 marks)

- a. With more than 20 years of experience, 4 marks
or
With experience 15 to 20, 3 marks

4. Structural Engineer (Maximum 4 marks)

- a. With more than 20 years of experience, 4 marks
or
With experience 15 to 20, 3 marks

5. Electrical Engineer (Maximum 4 marks)

- a. With more than 20 years of experience, 4 marks
or
With experience 15 to 20, 3 marks

6. Mechanical / HVAC Engineer (Maximum 4 marks)

- a. With more than 20 years of experience, 4 marks
or
With experience 15 to 20, 3 marks

APPENDIX -2

**CHECKLIST OF BID
Proposal Submission**

SN	Proposal	Item	CPPP File No	Yes/No
1.	TECHNICAL PROPOSAL (ENVELOP-1)	Tender Fee Receipt	Doc No 1	
2.		EMD Receipt		
3.		GST Registration		
4.		PAN card		
5.		ANNEXURE 1: ORGANIZATIONAL STRUCTURE with its supporting document	Doc No 2	
6.		ANNEXURE 2: Letter of Transmittal		
7.		ANNEXURE 3: Details of Financial Data		
8.		ANNEXURE 4: APPLICANT EXPERIENCE LIST FOR ELIGIBLE PROJECT	Doc No 3	
9.		ANNEXURE 5: APPLICANT EXPERIENCE IN RESEARCH PARK OR TECHNOLOGY PARK OUTSIDE INDIA		
10.		ANNEXURE 6 PERFORMANCE REPORT OF SIMILAR WORKS/ PROJECTS		
11.		ANNEXURE 7 APPLICANT EXPERIENCE IN PLANNING & DESIGNING THE GREEN BUILDINGS (Maximum Rated projects)		
12.		ANNEXURE 8: AFFIDAVIT		
13.		ANNEXURE 9 DETAILS OF PROFESSIONAL / KEY PERSONNEL	Doc No 4	
14.		ANNEXURE 10 DETAILS OF PROFESSIONAL / KEY PERSONNEL		
15.		ANNEXURE 11 FORMAT OF CURRICULUM VITAE (CV) OF KEY PERSONNEL		
16.		ANNEXURE 12 INTEGRITY PACT	Doc No 5	

17.	Financial Proposal	Bid to be submitted online through CPPP only.		
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This list is not exhaustive and there may be other documents to be attached based on the entries of your bid.

Note:

1. For technical proposal, soft copies to be uploaded by applicant in CPPP portal and hard copies to be sent to IIT Bhilai by speed post/ registered post at communication address mentioned in table 1 on or before date mentioned in table 1.
2. There should not be any discrepancy between soft and hard copies.
3. **Please mention the page numbers in submitted documents.**

APPENDIX- 3

TOPOGRAPHICAL SURVEY AND MASTER PLAN OF IIT BHILAI:

The topographical survey and Master plan of IIT Bhilai at the Kuthelabhata land parcel in District Durg is available in Electronic Format and can be seen as part of this document. Location

can be seen in google map as per link <https://maps.app.goo.gl/tRmMXgYJdAtyCYAr9>



Proposed Location of Research Park at IIT Bhilai Campus .

APPENDIX- 4

MILESTONES FOR RELEASE OF FEE

1. THE MILESTONES FOR MASTER PLAN AND EXTERNAL ENGINEERING SERVICES DEVELOPMENT (F1) (Fee for Master plan and External Engineering services is 10% of Quoted Fee)

Following items falls under this head:

1. Masterplan development
2. Road and Circulation
3. Water Management and Storage
4. Power and Energy system
5. Mechanical and HVAC system
6. Fire safety and PHE
7. Environmental and Landscape design
8. integrations with campus

MS- 1.1	Submission of initial drawings and its approval from IIT Bhilai.	25%
MS- 1.2	Submission of all Tender drawing and specifications	25%
MS- 1.3	Submission of all GFC drawing and specifications	35%
Ms-1.4	Construction stage activities: Execution-stage design support after issue of GFC drawings, including design clarifications, coordination during construction, responses to contractor queries, and minor revisions arising during execution.	10%
MS- 1.5	Submission of as-built drawings incorporating site-approved changes; Post construction stage activities	5%

2. MILESTONES FOR BUILDINGS DESIGN WORK (F2) (Fee for Building is 90% of Quoted Fee)

MS- 2.1	(All Working Drawings (G.A. Arrangement) Architectural drawings for approval by Institute; Plans, Key elevations and Key sections for all the buildings in Academic zone; Submit structural DBRs to Proof Checking agency (identified by the Institute)	20%
MS- 2.2	Schedule of Finishes, Schedule of Doors, Windows; all specifications; Preliminary bills of Quantities for all items, submissions of electrical fittings layout for approval.	5%
MS- 2.3	G.A structural drawing (plans, key sections and elevations enlarged details at key junctions) for the building. Submission of all structural analysis (STAD/etab) and Design calculations to the Proof Checking Agency. Any correction/ revision suggested by Proof Checking Agency should be incorporated in the relevant drawings/design (no additional fees would be admissible for this)	15%

MS- 2.4	(a) Submission of specifications (generic specification and 3 brand names) and final bills of quantities for all materials involved; with rate analysis for non-DSR items supported by Market Quotations. Submission of all internal layouts like toilets (fittings and piping) and finishes, lobbies, office etc. Final layouts of all Electrical layouts, Conduits layouts etc.	5%
	(b) Additional details of Special Features in buildings.	5%
MS- 2.5	(a) Submission of all GFC Architectural Drawings, plans, elevations, sections details for various salient features, schedule of finishes and specifications) for the same, Bill of Quantities for all items of construction, unit Rate Analysis for all non DSR items supported by Market Quotations. Submission of layouts for lights, fans, AC points, LAN points and Wi- Fi access points.	15%
	(b) Submissions of all GFC structural drawings .	5%
MS- 2.6	Submission of clash-free BIM models for all buildings including Architectural, Structural, Plumbing, Electrical, HVAC and Fire-fighting services, duly coordinated and integrated.	10%
MS- 2.7	(a) Submission of all GFC drawing all details of internal engineering utilities for all the buildings, including installed firefighting sprinkler systems where applicable. (b) Submission of Preliminary schemes for local A/C arrangements where Applicable.	5%
Ms-2.8	Construction stage activities: Execution-stage design support after issue of GFC drawings, including design clarifications, coordination during construction, responses to contractor queries, and minor revisions arising during execution.	10%
MS- 2.8	Submission of as-built drawings for all buildings and all internal utilities, incorporating site-approved changes; Post construction stage activities	5%

APPENDIX- 5

DELIVERABLES AT THE TENDER STAGE

TP 1	15 sets of all the Drawings as set out above. If more copies are requisitioned in writing by the Institute they should be made available, at extra charge of Rs. 200/- each for A0/A1 sheets and Rs.100/- each for A3/A2 sheets. Additionally the soft copy of the same shall also be given.
TP 2	15 sets of specifications and BoQs and the softcopy of the same.
TP 3	15 sets of DBR for Structural Design incorporating the corrections and suggestions of the Proof checking Agency and or the Institute and the softcopy of the same.
TP 4	15 sets of DBR for all internal services in Building and the softcopy of the same.
TP 5	<p>Building Information Model (BIM):</p> <p>The model should incorporate Interior as well as Exterior Architectural details of the Building for visualization, with finishes and joinery details in true textures and colors as far as possible.</p> <p>The entire Design work involved in this Project should be carried out on this BIM platform, the component of which should be designed in such a manner that it will be possible to link these to Construction Schedule and visualize the Sequence and Schedule of construction, issues of GFC drawings, identify possible bottlenecks for timely resolution, as well as to generate as- built drawings. BIM Specifications are also given in this RFP document at Appendix-6.</p>

APPENDIX- 6

BIM SPECIFICATIONS

Part1 –GENERAL

1. Introduction

- A. The primary objective is an implemented process focused on the development, use and transfer of the digital information model of a building project in order to improve the design, construction and operations of a project or portfolio of facilities.
- B. The required BIM Uses are as follows but are not limited to only these.
 - (a) Design Authoring
 - (b) End User Visualization
 - (c) Existing Conditions Modeling
 - (d) Construction & Spatial 3D Coordination
 - (e) BIM Linkage for 4D Sequencing and Schedule for Project Coordination and Controls
 - (f) BIM As-Built Deliverable Requirement
 - (g) Facility Management: Warranty, Operations and Maintenance Data
 - (h) Facility Management: Space Management/ Tracking
 - (i) Facility Management: Fire /Life Safety data parameters
- C. Other potential BIM Uses are as follows but not limited to and shall be discussed as a team and agreed upon prior to project kick-off.
 - (a) Pre-Fabrication
 - (b) Cost Estimating (5D)
 - (c) Graphical progress reporting systems
 - (d) Maintenance Management
 - (e) Lighting and Energy Analysis
 - (f) Design Visualization
 - (g) Virtual Reality
 - (h) Change Order Verification
 - (i) Building Performance Monitoring
 - (j) Utility Consumption

2. Definitions

- A. 3D – three dimensional; objects that include width, depth and height
- B. 3D Coordination – analysis to check for interferences between one or many models
- C. 4D – the addition of Time to a three dimensional object
- D. 5D – the addition of Cost to a three dimensional object

- E. 6D – the addition of Life-Cycle Facilities Management to a three dimensional object
 - F. SD – Schematic Design
 - G. DD – Detailed Design
 - H. CD – Construction Documents
- A. Building Information Modeling (BIM) – An integrated process aimed at providing coordinated, reliable information about a building project throughout different project phases
 - B. BIM Implementation Plan – a framework that will let the project team deploy building information modeling (BIM) technology and best practices on a project faster and more cost- effectively
 - C. Design Intent Models – models created by the design team to describe the owners project objectives and requirements including but not limited to:
 - (a) Architectural
 - (b) Structural
 - (c) Mechanical
 - (d) Electrical
 - (e) Plumbing
 - (f) Information Technology
 - D. Level of Development (LOD) – the level of completeness to which a Model Element is developed; the amount of detail in and the level of data tied to a modeled element
 - E. Life-cycle – Earliest conception of a building to its demolition

Part 2 – DELIVERABLE

3. Transferring of Information

- A. All Design Intent models are to be submitted to the Owners BIM Facilitator with each scheduled deliverable including but not limited to SD, DD and CD phase deliverables.

Model will be reviewed for the following but not limited to these.

- (a) LOD information matching what is specified in the BIM Implementation Plan
 - (b) Cleanliness of model
 - (c) Accuracy of modeled elements
 - (d) Model Warnings
- B. All Design Intent models are to be handed over to the CM and the Owners BIM Facilitator as per an agreed schedule. All information to date including any addenda content is to be incorporated in the models by the design team before model handover
 - C. 3D Coordination Meetings
 - 1. Owners BIM Facilitator will provide oversight and compliance assistance with the 3D Coordination process outlined in BIM Implementation Plan

2. The Design Team will prepare models for the 3D Coordination meetings
 3. CM will be responsible for 3D coordination meeting management
 4. Attendees should include but are not limited to the following.
 - (a) CM
 - (b) Contractors, including MEP, Fire Protection, IT, Electrical
 - (c) Design Team including Architect and Engineers.
 - (d) Owners BIM Facilitator
 5. 3D Coordination Meetings shall occur regularly and in accordance to what is defined in the BIM Implementation Plan, by necessity of the project and the team.
- D. All models to be used during the coordination meetings are to be uploaded to the approved file sharing site one day prior to the coordination meetings as both an .NWF and Native file format, this includes but is not limited to:
1. Fabrication Models
 2. Coordination Models
 - (a) Mechanical
 - (b) Electrical
 - (c) Plumbing
 - (d) Fire Protection
- E. The Architect shall copy the Owners BIM Facilitator on all approved submittals when they are returned to the Construction Manager

4. Responsibility

- A. During the Design Process: Design team is responsible for maintaining their respective design intent models throughout the design phases including but not limited to the following.
- 1 Design assist information incorporation
 - 2 Owner supplied data
- B. During the Construction Phase:
1. For requirements of the upkeep of the design models throughout construction refer to the BIM Implementation Plan.
 2. Contractors are responsible for incorporating information into the Construction, Fabrication and Coordination Models including but not limited to the following.
 - (a) RFI Responses
 - (b) Change Orders
 - (c) Bulletins
 - (d) 3D Coordination - interference detection resolutions

3. Architect, Structural Engineer and Contractors will assist the Owners 4D Scheduling Representative with appropriate and timely model information in accordance with the Project Control, Performance Measurement and Diagnostic Program Specification.
- C. Facilities Management BIM Requirements: For requirements throughout construction refer to the BIM Implementation Plan.

5. Software

Software requirements are as follows unless written approval to vary is provided by the Owners BIM Facilitator

- a) Design Intent Models shall utilize the latest version of Autodesk Revit
- b) Coordination Models shall utilize the latest version of Autodesk Navisworks and Revit

APPENDIX- 7

DRAFT AGREEMENT

This AGREEMENT is made and executed on this day of 2026 at Durg , Chhattisgarh by and between:

Indian Institute of Technology Bhilai, an Institute of national importance, having its current office at the Kuletal Bhata campus, Durg, Chhattisgarh (hereinafter referred to in this document as THE INSTITUTE/IIT Bhilai, which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and assignees),

AND

M/s, having its registered office at (hereinafter referred to in this document as THE CONSULTANT, which expression shall unless repugnant to the context or meaning thereof be deemed to include its executors, administrators and assignees), represented by Mr. (Designation), with due authorization from his partners.

- 1 WHEREAS THE INSTITUTE, is desirous of taking certain services towards Planning and Construction of Research Park at permanent campus of IIT Bhilai at village Kutelabhata, (Tehsil Durg, District Durg) in the state of Chhattisgarh, viz. as per the scope define in Section III of RFP.
- 2 AND WHEREAS the Institute has accepted the financial proposal of THE CONSULTANT for the said services at total fees of Rs. in figures (Rs., in words) as Lump-sum
- 3 AND NOW THIS AGREEMENT WITNESSETH as follows:
 - 3.1 In this Agreement words and expressions shall have the same meaning as are respectively assigned to them in the Request for Proposal hereinafter referred to, and they shall be deemed to form and be read and constructed as part of this Agreement.
 - 3.2 In consideration of the payment to be made by THE INSTITUTE to THE CONSULTANT as hereinafter mentioned, THE CONSULTANT hereby covenants with THE INSTITUTE to execute and complete the Services and remedy any defects therein conformity in all aspects with the provisions of the contract.
 - 3.3 THE INSTITUTE hereby covenants to pay the THE CONSULTANT in consideration of the providing of Services and the remedying of defects wherein, the fees or

such other sum as may become payable under the provision of contract at the times and in the manner prescribed by the contract.

3.4 The following documents shall be deemed to form and be read and construed as part of this Agreement viz:

- (a) Request for Proposal for Selection of CONSULTANT for the above services of Research Park of IIT BHILAI dated2026.
- (b) Institute Letter of Intent No. dated 2026

IN WITNESS WHEREOF the parties hereto have caused this Agreement to be executed the day and year first before written.

Signed, sealed and Delivered by the said THE INSTITUTE and the THE CONSULTANT.

APPENDIX- 8

PERFORMANCE GUARANTEE BOND

In consideration of the Indian Institute of Technology Bhilai (IIT Bhilai) having agreed under the terms and conditions of agreement No: dated: made between and (hereinafter called "the contractor") for the work..... (hereinafter called "the said agreement") having agreed to production of an irrevocable Bank Guarantee for Rupees (Rs.)..... as a security/ guarantee from the contractor for compliance of his obligations in accordance with the terms and conditions in the said agreement;

1. We (*Indicate the name of the bank*) (hereinafter referred to as "the Bank") hereby undertake to pay to the IIT Bhilai an amount not exceeding Rupees (Rs.) on demand by the Indian Institute of Technology Bhilai .
2. We..... (*Indicate the name of the Bank*) do hereby undertake to pay the amounts due (Rs.) and payable under this Guarantee without any demur, merely on a demand from the Indian Institute of Technology Bhilai 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 Rupees (Rs.).....
3. We, the said bank further undertake to pay to the IIT Bhilai any money so demanded notwithstanding any dispute or disputes raised by the contractor in any suit or proceeding pending before any court or tribunal relating thereto, our liability under this present being absolute and unequivocal.

The payment so made by us under this bond 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.

4. We shall (*Indicate the name of the Bank*) further agree that the guarantee herein contained remain in full force and effect during the period that would be taken for performance of the said agreement, and it shall continue to be enforceable till all the dues of the Indian Institute of Technology Bhilai under or by virtue of the said agreement have been fully paid and its claims satisfied or discharged or till Engineer-in-charge on behalf of the Institute certified that the terms and conditions of the said agreement have been fully and properly carried out by the said contractor and accordingly discharges this guarantee.
5. We(*Indicate the name of bank*) further agree with the Indian Institute of Technology Bhilai that the IIT Bhilai shall have the fullest liberty without our consent and without effecting in any manner our obligations hereunder 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 Indian Institute of Technology Bhilai against the said contractor and to forebear 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 Institute or any indulgence by the Indian Institute of Technology Bhilai 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. This guarantee will not be discharged due to the change in the constitution of the Bank or the contractor.
7. We (Indicate the name of the Bank) lastly undertake not to revoke this guarantee except with the previous consent of the IIT Bhilai in writing.
8. This guarantee shall be valid up to unless extended on demand by Indian Institute of Technology Bhilai . Notwithstanding anything mentioned above, our liability against this guarantee is restricted to Rs. and unless a claim in writing is lodged with us within six months of the date of expiry or the extended date of expiry of this guarantee all our liabilities under this guarantee shall stand discharged. Dated the.....day of.....
..... for..... (Indicate the name of the Bank).

ANNEXURE 1**ORGANIZATIONAL STRUCTURE:**

S.No.	Description	Details to be filled by the Applicant
1	Name & Address of the applicant with Telephone No./Fax No./Email ID	
2	a. Year of Establishment b. Date & Year of commencement of practice	
3	Legal status of the applicant (attach copies of original document defining the legal status)	
	a. A proprietary firm	
	b. A firm in partnership	
	c. A Limited Company or Corporation / Consortia	
4	Names of Directors & other executives with Designation	
5	Designation of individuals authorized to act for the organization	
6	Total No. of professional staff (In house): Planners: Architects: Structural Engineers: Quantity Surveyors: MEP Engineers Others:	
7	Any other information considered necessary but not included above.	
8	Has the applicant or any partner in case of partnership firm, ever abandoned the awarded project before its completion? If so, give name of the project and reasons for abandonment.	
9	Has the applicant or any constituent partner in case of partnership firm, ever been debarred/ blacklisted for competing in any organization at any time? If so, give details	
10	Has the applicant or any constituent partner in case of partnership firm, ever been convicted by a court of law? If so give details.	
11	In which field of Consultancy, the applicant has specialization & interest	
12	Address of office nearest to Bhilai	

In case of a consortium, each consortium member firm should submit a separate form

Signature with Seal and Date

ANNEXURE 2

LETTER OF TRANSMITTAL

To,

Registrar

Sir,

1. I/we have read and examined the complete RFP document.
2. I/we hereby express our interest for undertaking the work referred to in the RFP.
3. I/we agree to abide by and fulfil all the terms, conditions, and provisions of the RFP document which shall be binding on us.
4. I/we confirm that the information provided by us in our Bid is truthful and has no further pertinent information to supply.
5. I/we understand that we are liable to be disqualified if any information provided by us is found to be false, inaccurate, or incorrect.

I/we authorize Director, IIT Bhilai, or his authorized representative, to approach any individuals or our current or past employees to verify our competence and general reputation.

Encl:

Seal:

Date:

Signature of the Applicant

ANNEXURE 3

DETAILS OF FINANCIAL DATA

Individual Applicant should provide details of turnover as mentioned in eligibility and evaluation criteria.

SN	Particulars	Financial years			Average Annual Turnover
		a	b	c	$(a+b+c)/3$
i)	Gross Annual Turnover figure in Rs. (in Lacs)				
ii)	Profit/ Loss figure in Rs. (in Lacs)				

Signature:

Name:

Address:

Official Seal

- Financial statement will be duly certified by the auditor/ Chartered Accountant.

Signature of Chartered Accountant with Seal

ANNEXURE 4

APPLICANT EXPERIENCE LIST FOR ELIGIBLE PROJECT

(Details of major architectural designs and services of similar nature executed during the last Ten years: Maximum 2 projects)

Name of Company / Firm:

Sl. No.	Name of work	Address & contact detail of client	Date of Start date	Date of Completion	Final value of Project cost in lacs of Rs.	Total Project area under scope of the applicant	Total Built up area of under scope of the applicant
1							
2							

***Note:**

1. The information to be given by individual Applicant or each member separately.
2. The list of work to be compiled as per the format above.
3. Copy of supporting documents (experience proof from client mentioning Agreement/Contract/work order number, Location of the project, start and completion date, Project Cost, Project area and built-up area) should be enclosed.
4. Ongoing projects will not be considered.
5. Only top 2 projects mentioned in SN 1 to 2 shall be considered only.
6. Where currency conversion is used, specified the assumed exchange rate.
7. The cost of completed work/project shall be brought out to current costing level by enhancing the actual executed value of work at simple interest rate of 7% per annum; calculated from the date of completion till 30th April 2026.

Signature:

Name:

Address:

Official Seal

ANNEXURE 5

APPLICANT EXPERIENCE IN RESEARCH PARK OR TECHNOLOGY PARK

(Details of major architectural designs and services of similar nature executed during the last Ten years: Maximum 2 projects)

Name of Company / Firm:

Sl. No.	Name of work	Address & contact detail of client	Date of Start date	Date of Completion	Final value of Project cost in lacs of Rs.	Total Project area under scope of the applicant	Total Built up area of under scope of the applicant	QS World Ranking
1								
2								
3								
4								
5								

***Note:**

1. The information to be given by individual Applicant or each member separately.
2. The list of work to be compiled as per the format above.
3. Copy of supporting documents (experience proof from client mentioning Agreement/Contract/work order number, Location of the project, start and completion date, Project Cost, Project area and built-up area) should be enclosed.
4. Ongoing projects will not be considered.
5. Only top 2 projects mentioned in SN 1 & 2 shall be considered.
6. Where currency conversion is used, specified the assumed exchange rate.
7. The cost of completed work/project shall be brought out to current costing level by enhancing the actual executed value of work at simple interest rate of 7% per annum; calculated from the date of completion till 30th April 2026.

Signature:

Name:

Address:

ANNEXURE 6

PERFORMANCE REPORT OF SIMILAR WORKS/ PROJECTS TO BE CONSIDERED FOR ELIGIBILITY

Name & address of the firm / Consultant :

1.	Name of Work/ Project & location
2.	Agreement/ LOA No.
3.	Total Project Cost (in Crores)
3.1	Cost of Similar Work (in Crores)
4.	Consultancy Fee (in Lacs)
5.	Plot Area (in Acres)
6.	Total Built-up area of Project (in Sq.m.)
6.1	Built-up area of Similar Work (in Sq.m.)
7.	Date of Start
8.	Date of completion
9.	Whether any litigation / arbitration case pending/ in progress in respect of this consultancy work.
10.	Performance Report
a)	Quality of Services Very Good/ Good/ Fair/ Poor
b)	Organizational strength & management of work and adherence to delivery in time Very Good/ Good/ Fair/ Poor
c)	Technical Proficiency in detailing & compliance with standards, rules and bye-laws in planning Very Good/ Good/ Fair/ Poor
d)	Resourcefulness Very Good/ Good/ Fair/ Poor
e)	General Behaviors Very Good/ Good/ Fair/ Poor
11.	Remarks (if any)

Dated with stamp

Signature of Head of the Organization or authorized person
(not below the rank of Executive Engineer or Equivalent)

ANNEXURE 7

**APPLICANT EXPERIENCE IN PLANNING & DESIGNING THE GREEN BUILDINGS
(Maximum Rated projects)**

Name of Company / Firm:

Sl. No.	Name of work	Address & contact detail of client	Date of Start date	Date of Completion	Name of Rating Agency	Rating Scored
1						
2						
3						

***Note:**

1. The information to be given by individual Applicant or each member separately.
2. The list of work to be compiled as per the format above.
3. Copy of supporting documents (experience proof from client mentioning Agreement/Contract/work order number, Location of the project, start and completion date, Rating) should be enclosed.
4. Ongoing projects will not be considered.
5. Only top 1 projects mentioned in SN 1 shall be considered.

Signature:

Name:

Address:

ANNEXURE 8

PROPOSED AFFIDAVIT

(To be sworn on a non-judicial stamp paper of Rs. 100/- AFFIDAVIT duly Notarized)

*I/We _____ *Director/Proprietor/Partner of _____ (mention name of firm/company/ and the complete address) do hereby solemnly affirm and declare as under:

1. That *I/We _____ *am/are registered as (mentioned name of *firm/company/) vide registration No. _____ under the provisions of _____ (mention the name of the Act).
2. That *I/We _____ have applied in response to the Request for Proposal of Director, IIT Bhilai for appointment as "Architects / Architectural Firms for providing architectural designs and services towards Development of Research Park and associated facilities at IIT Bhilai."
3. That the above-named Applicant is eligible to submit the aforesaid bid as neither the Applicant nor any of its constituents have been barred by the Central Government and/or any State Government of India at any time period to the date of submitting the affidavit.
4. That I/We have attached all references and certificates from the concerned Institutions/authorities in fulfilment of eligibility criteria.
5. That the above-named Applicant has neither failed to perform on any agreement nor was expelled from any project or agreement nor any agreement terminated for any breach by the Applicant.

DEPONENT

VERIFICATION

*I/we _____, the above-named deponent, do hereby verify that the contents of the aforesaid paragraphs 1 to 5 are true and correct to the best of *my/our knowledge and belief, and nothing is concealed therefrom.

Verified at this _____ day of _____ 2026.

DEPONENT

(*strike off whichever is not applicable)

ANNEXURE 9

DETAILS OF PROFESSIONAL / KEY PERSONNEL to be engaged (ON ROLL/ IN-HOUSE)

S. No.	Manpower	Name of Employee	Designation	Relevant Experience (in years)	Total experience (in years)
1.	Sr. Architect : B. Arch. with minimum 10 years' Experience				
2.	Architect : B. Arch. with minimum 05 years' Experience				
3.	Landscape Architect : M. Arch. with minimum 10 years' Experience				
4.	Civil Engineer : B.E/ B. Tech. (Civil Engg.) with minimum 10 years' Experience				
5.	Structural Engineer : M.E/ M. Tech. (Structure) with minimum 10 years' Experience				
6.	Electrical Engineer : B.E/ B.Tech. in relevant stream with minimum 10 years' Experience				
7.	Mechanical / HVAC Engineer : B.E/ B.Tech. in relevant stream with minimum 10 years' Experience				

Certified that the above Personnel are the regular employees on my/ our rolls since 06 months.

Signature of Bidder with Stamp

- Note:** (i) Each key personnel to be supported by CVs (as per Form 'Annexure 11') in original signed in blue ink by the key personnel and counter-signed by the bidder.
(ii) TDS/ Form-16 for the previous month & 06 months earlier shall be submitted for each on roll manpower.
(iii) Relevant documents of qualification, experience and registration to be submitted, wherever applicable.
(iv) Zero marks will be given if CVs and 'or' documents of qualifications are not found enclosed.
(v) In case of consortia both the firms have to submit separate details as per this annexure.

ANNEXURE 10

**DETAILS OF PROFESSIONAL / KEY PERSONNEL to be engaged
(TIE-UPS/ ASSOCIATES/ OUTSOURCED)**

S. No.	Manpower	Name of Key Personnel	Name of Firm and Designation	No. of Years of association with the bidder	Total experience (in years)
1.	Sr. Architect : B. Arch. with minimum 10 years' Experience	Not Applicable			
2.	Architect : B. Arch. with minimum 05 years' Experience	Not Applicable			
3.	Landscape Architect: M. Arch. with minimum 10 years' Experience				
4.	Civil Engineer: B.E/ B. Tech. (Civil Engg.) with minimum 10 years' Experience				
5.	Structural Engineer: M.E/ M. Tech. (Structure) with minimum 10 years' Experience				
6.	Electrical Engineer: B.E/ B.Tech. in relevant stream with minimum 10 years' Experience				
7.	Mechanical / HVAC Engineer: B.E/ B.Tech. in relevant stream with minimum 10 years' Experience				

I/We undertake full responsibilities for timely deliveries of services to be rendered by the above Personnel without deficiencies.

Signature of Bidder with Stamp

Note: (i) Each key personnel to be supported by CVs (as per Form 'Annexure 11) in original signed in blue ink by the key personnel and counter-signed by the bidder.

(ii) Relevant documents of qualification, experience and registration to be submitted, wherever applicable.

(iii) Zero marks will be given if CVs and 'or' documents of qualifications are not found enclosed.

(iv) In case of consortia both the firms have to submit separate details as per this annexure.

ANNEXURE 11

FORMAT OF CURRICULUM VITAE (CV) OF KEY PERSONNEL

Name: Date of Birth:
..... Nationality: Years with Firm:
..... Membership of Professional
Societies/ Institutions: Task/ Role to be assigned in this
project:

Key qualifications:

[Give an outline of staff member’s experience and training relevant to responsibility in context of present assignment. Describe degree of responsibility held by staff member on relevant previous assignment and give dates and location.]

Education:

[Summarize college/University and other specialized education of staff member, giving names of Institutions, dates attended and degree(s) obtained.]

Experience in Research Park /Technological Park:

Employment record:

[Starting with present position, list in reverse order every employment held. List all positions held by staff member since graduation, giving dates, name(s) of employing organization(s), title of position held and location of assignments. For experience (as per Bid Document), also give type of activities performed and client reference, where appropriate.]

Certification:

I, the undersigned, certify that to the best of my knowledge and belief, these bio-data correctly describe the qualifications and experience of myself/ my staff or collaborators.

Date:

Signature of the Key Personnel

ANNEXURE 12

INTEGRITY PACT

To,

.....
.....
.....

Sub: RFP No FOR SELECTION OF Architects / Architectural Firms for providing architectural designs and services towards Development of Research Park and associated facilities at IIT Bhilai.

Dear Sir/ Madam,

It is hereby declared that IIT Bhilai is committed to follow the principle of transparency, equity and competitiveness in public procurement.

The subject RFP is an invitation to offer made on the condition that the Bidder will sign the integrity Agreement, which is an integral part of tender/bid documents, failing which the tenderer/bidder will stand disqualified from the tendering process and the bid of the bidder would be summarily rejected.

This declaration shall form part and parcel of the Integrity Agreement and signing of the same shall be deemed as acceptance and signing of the Integrity Agreement on behalf of the IIT Bhilai .

Yours faithfully

Registrar, IIT Bhilai

(On Letter head)

To,

Registrar,
IIT Bhilai

Sub: RFP No FOR SELECTION OF Architects / Architectural Firms for providing architectural designs and services towards Development of Research Park and associated facilities at IIT Bhilai..”

Dear Sir,

I/ We acknowledge that IIT Bhilai is committed to follow the principles thereof as enumerated in the Integrity Agreement enclosed with the tender/ bid document.

I/We agree that the RFP is an invitation to offer made on the condition that I/ We will sign the enclosed integrity Agreement, which is an integral part of the tender document, failing which I/ We will stand disqualified from the tendering process. I/ We acknowledge that THE MAKING OF THE BID SHALL BE REGARDED AS AN UNCONDITIONAL AND ABSOLUTE ACCEPTANCE of this condition of the RFP & Bid Document.

I/We confirm acceptance and compliance with the Integrity Agreement in letter and spirit and further agree that execution of the said Integrity Agreement shall be separate and distinct from the main contract, which will come into existence when tender/ bid is finally accepted by IIT Bhilai . I/ We acknowledge and accept the duration of the Integrity Agreement, which shall be in-line with **Article-1** of the enclosed Integrity Agreement.

I/We acknowledge that in the event of my/ our failure to sign and accept the Integrity Agreement, while submitting the tender/ bid, IIT Bhilai shall have unqualified, absolute and unfettered right to disqualify the tenderer/ bidder and reject the tender/ bid in accordance with terms and conditions of the tender/ bid document.

Yours faithfully

(duly authorized signatory of the Bidder)

To be signed by the bidder and same signatory competent / authorized to sign the relevant contract on behalf of IIT Bhilai .

INTEGRITY AGREEMENT

This Integrity Agreement is made at on this day of 20.....

BETWEEN

Indian Institute of Technology Bhilai through Registrar , IIT Bhilai, Bhilai , District- Durg Chhattisgarh 492002. (hereinafter referred as the 'Principal/ Owner', which expression shall unless repugnant to the meaning or context hereof include its successors and permitted assigns)

AND

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

Through..... (Hereinafter referred to as the
(Details of duly authorized signatory)

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

Preamble:

WHEREAS the Principal / Owner has floated the RFP No: (Hereinafter referred to as "Tender/ Bid") and intends to award, under laid down organizational procedure, contract for the work:(hereinafter 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 Contractor(s).

AND WHEREAS to meet the purpose aforesaid both the parties have agreed to enter into 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 Tender/ 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 Tender, 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 Tender process, treat all Bidder(s) with equity and reason. The Principal/Owner will, in particular, before and during the Tender 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 Tender process or the Contract execution.
 - (c) The Principal/Owner shall endeavor to exclude from the Tender 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)/Prevention of Corruption Act, 1988 (PC Act) or is in violation of the principles herein 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)/ Contractor(s)

1. It is required that each Bidder/Contractor (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 tendering process and throughout the negotiation or award of a contract.
2. The Bidder(s)/Contractor(s) commits himself to take all measures necessary to prevent corruption. He commits himself to observe the following principles during his participation in the Tender process and during the Contract execution:
 - (a) The Bidder(s)/Contractor(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 Tender 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 Tender process or during the execution of the Contract.
 - (b) The Bidder(s)/Contractor(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)/Contractor(s) will not commit any offence under the relevant IPC/PC Act. Further the Bidder(s)/ Contractor(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)/Contractor(s) of foreign origin shall disclose the names and addresses of agents/ representatives in India, if any. Similarly, Bidder(s)/Contractor(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 tender but not both. Further, in cases where an agent participates in a tender 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 tender for the same item.
 - (e) The Bidder(s)/Contractor(s) will, when presenting 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)/Contractor(s) will not instigate third persons to commit offences outlined above or be an accessory to such offences.
 4. The Bidder(s)/Contractor(s) will not, directly or through any other person or firm indulge in fraudulent practice means a wilful 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)/Contractor(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 befall upon a person, his/ her reputation or property to influence their participation in the tendering 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)/Contractor(s) and the Bidder/ Contractor accepts and undertakes to respect and uphold the Principal/Owner's absolute right:

1. If the Bidder(s)/Contractor(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 contractor shall have powers to disqualify the Bidder(s)/Contractor(s) from the Tender process or terminate/determine the Contract, if already executed or exclude the Bidder/Contractor 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 EMD/Performance Guarantee/Security Deposit: If the Principal/Owner has disqualified the Bidder(s) from the Tender process prior to the award of the Contract or terminated/determined the Contract or 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 Earnest Money Deposit, Performance Guarantee and Security Deposit of the Bidder/Contractor.
3. Criminal Liability: If the Principal/Owner obtains knowledge of conduct of a Bidder or Contractor, or of an employee or a representative or an associate of a Bidder or Contractor 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 Tender process.
2. If the Bidder makes incorrect statement on this subject, he can be disqualified from the Tender process or action can be taken for banning of business dealings/ holiday listing of the Bidder/Contractor as deemed fit by the Principal/ Owner.
3. If the Bidder/Contractor 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/Contractors/Subcontractors

1. The Bidder(s)/Contractor(s) undertake(s) to demand from all subcontractors a commitment in conformity with this Integrity Pact. The Bidder/Contractor shall be responsible for any violation(s) of the principles laid down in this agreement/Pact by any of its Subcontractors/sub-vendors.
2. The Principal/Owner will enter into Pacts on identical terms as this one with all Bidders and Contractors.
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 Tender or violate its provisions at any stage of the Tender process, from the Tender process.

Article 6- Duration of the Pact

This Pact begins when both the parties have legally signed it. It expires for the Contractor/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, IIT Bhilai .

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 Tender.
2. Changes and supplements need to be made in writing. Side agreements have not been made.
3. If the Contractor 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 intensions.
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 thereof shall not be subject to arbitration.

Article 8- Legal and Prior Rights

All rights and remedies of the parties hereto 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 aforesaid. For the sake of brevity, both the Parties agree that this Integrity Pact will have precedence over the Tender/Contact documents with regard any of the provisions covered under this Integrity Pact.

IN WITNESS WHEREOF the parties have signed and executed this Integrity Pact at the place and date first above mentioned in the presence of following witnesses:

(For and on behalf of Principal/ Owner) WITNESSES:

1.
(Signature, name and address)

2.
(Signature, name and address)

Place: Dated:

(END OF SECTION - IV)