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IIT DHARWAD

INDIAN INSTITUTE OF TECHNOLOGY DHARWAD
CHIKKAMALLIGAWAD, DHARWAD-580011.

Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

NIT no: IITDh/IPS/Phase-B/2026-27/001

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Summary of the Process of Notice Inviting Tender (NIT)-:

The Notice Inviting Tender (NIT) process is a step to gauge the interest and capabilities of potential consultants including inviting detailed proposals. The key steps typically include:

- 1. Issuance of NIT Document:** The NIT notice outlines the project scope, objectives, eligibility criteria, submission requirements, and deadlines is released.
- 2. Submission by Interested Parties:** Potential bidders are hereby notified to submit their Proposals, providing information about their qualifications, experience, and preliminary approach to the project as per Section -II.
- 3. Evaluation of NITs:** The submissions are reviewed to assess the applicants' capabilities, technical expertise, and alignment with project needs as per marking matrix at Section - III.
- 4. Presentation and Proposal Submission:** Consultants are requested to present the detailed Presentations on the proposal envisioned for the Phase-B development and submit detailed technical and financial proposals, demonstrating their approach, methodology, qualifications, and Financial Proposal [Separately].
- 5. Evaluation of Proposals:** Proposals are evaluated based on predefined criteria as per marking table related to presentation such as technical merit, experience, financial offer, and compliance with NIT terms on QCBS System **[80:20]**.

The applicants who make presentation including proposed conceptual 3D walk throughs of suitable scale before the Committee and on satisfactory certification of the same by the committee will be eligible for a token honorarium of **Rs. 1,50,000/- (Rupees One Lakhs Fifty Thousand only incl. of taxes)** as appreciation for putting in efforts. **The Honorarium will be paid to all the bidders excluding the successful bidder.**

- 6. Selection and Award:** Out of participated bidders in NIT Process, top ten bidders will be allowed for Stage-II Technical Evaluation and Presentation, scoring above 50% [25 marks out of 50 marks] in stage-I, based on highest score, qualified top ten bidders are allowed for Stage-II Technical evaluation and Presentation, the contract is awarded to H1 bidder after negotiations, if required.
- 7. Contract Signing:** A formal agreement is executed between IIT Dharwad and the qualified bidder.

Section I: Notice Inviting Tender (NIT):

Indian Institute of Technology Dharwad (IITDh) set up by an Act of Parliament, a institute of National importance was established in 2016, at Dharwad, Today the Institute is recognized as one of the Centres of academic excellence in the country. Over the years, there has been dynamic progress at IIT Dharwad in all academic and research activities. It is planned to have improvements to keep the Institute at par with the best institutions across the world.

The Director, IIT Dharwad is entrusted with the creation of additional infrastructure, in the IIT Dharwad Campus. The infrastructure includes the construction of new buildings in the academic area, hostels for students, Faculty and staff quarters of various types, buildings for general facilities, roads, gardens, and playgrounds, along with related utilities such as water and electricity supply for the whole campus.

General features and major components of the work:

The upcoming work generally consists of planning and designing of Academic Block-III which includes classrooms, Faculty offices, Research laboratories, Seminar halls. Hostel Blocks, with single and double occupancy rooms , Mess Block with Kitchen and Dining facilities, Housing Blocks of Approx Area of **1,23,000 Sq.m. of Built up Area** along with Sports facilities and external development including their service facilities such as water supply installations, Sewerage, Internal and external electric installations, HVAC, Firefighting, IT Services such as LAN, Wi-fi, EPBAX in the campus area of **467 Acres**, obtaining Pre-Construction statutory approvals from concerned authorities etc. and any other components which may be necessary including Master planning for the IIT Dharwad premises (part or full) if found necessary by the Institute.



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1.0 Invitation:

The Director, IIT Dharwad, invites Notice Inviting Tender (hereinafter referred as the ‘NITs’) from eligible and qualified Consultants for shortlisting for the delivery of Consultancy Services as described in ‘Part II: Schedule of Requirements’ (hereinafter referred to as ‘the Services’). Interested Consultants should provide sufficient and relevant information demonstrating that they meet the specified eligibility criteria and have the required qualifications to be shortlisted for providing the Services. This Request for Notice Inviting Tender (NIT) document, reference number, **NIT IITDH/IPS/EE/PHASE-B/2026-27/001**, details the process of such shortlisting. As part of this procurement process, a Notice Inviting Tenders (NIT) for selecting Consultants is issued. [Joint ventures are not permitted].

2.0 Instructions:

Governing Language and Law:

1. The Bid submitted by the consultant and all subsequent correspondence and documents relating to the NIT exchanged between the consultant and the Procuring Entity should be written in the language specified in Section II: Appendix (or English, if nothing is specified - hereinafter referred to as the ‘NIT Language’). However, the language of any printed literature furnished by a consultant in connection with its NIT may be written in any other language provided a certified translation accompanies the same in the NIT language. For interpretation of the NIT, translation in the language of the NIT shall prevail.
2. The NIT process shall be subject to the laws of the Union of India and the exclusive jurisdiction of courts relevant to the address of the Tender Inviting Authority.

2.1. Acronyms:

The following Acronyms have been used in this NIT document:

Acronym	Definition	Acronym	Definition
DPIIT	Department for Promotion of Industry and Internal Trade	Consultants	Architectural Consultants
NIT	Notice Inviting Tenders	JV/C	Joint Venture/ Consortium
TIA	Tender Inviting Authority	TOR	Terms of Reference
IITDh	Indian Institute of Technology Dharwad		

2.2. The Contents of the NIT document:

This NIT document provides the relevant information and instructions to assist the prospective Consultants in preparing and submitting the Bid. It also includes the mode and procedure for receipt/ opening, evaluation of NITs, and shortlisting of consultants. The NIT document consists of the following parts. If additional sections/ appendices are included in a specific NIT, these would be detailed in **Section II: Appendix**.

NIT process:

- I. Section I: Notice Inviting Tender (NIT)
- II. Section II: Appendix
- III. Section III: Qualification Criteria
- IV. Section IV: General Conditions of Contract
- V. Section V: Terms of Reference
- VI. Section VI: Evaluation / Scoring Criteria
- VII. Section VII: Technical Proposal
- VIII. Section VIII: Financial Bid
- IX. Section IX: Broad Specs for design
 - Form T1: Proposal Form (Cover Letter)
 - Form T1A: Consultants Commercial information
 - Form T2: Consultants Organization & Experience
 - Form T3: Description of Approach & Methodology workplan with ToR
 - Form T4: Work Schedule & Planning for deliverables
 - Form T5: Terms & Conditions Compliance
 - Form T6: Checklist for Consultants
 - Form T7: Bid Securing Declaration.
 - Form T8: Integrity Pact
 - Form T9: Format for Bank Guarantee for Performance Guarantee
 - Form T10: Performance Capability Statement
 - Form T11: Financial capability Statement
 - Form T12: Average Annual Turnover
 - Form T 13: Format for Submission of CVs & other members of Organization
 - Form T14: Non-Blacklisting Certificate
 - Form T15: Eligibility Declarations
 - Form T16: Qualification Criteria

2.2.1 Section II: Appendix:

Variable parameters and information related to this specific NIT process are summarised in the appendix.

2.2.2 Section III: Qualification Criteria:

This Section lays down the Qualifying Criteria for shortlisting consultants. The Consultants must have requisite experience with assignments similar in nature in general and specific sectors relevant to the subject assignment. Unless otherwise stated in Section II: Appendix, Consultants

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may associate with other firms to enhance their qualifications but should indicate clearly on the discipline of Sub-consultancy. In response to this section, Consultant must submit **Form T16: Qualification Criteria – Compliance and its Forms- Form T10, T-11, T-12, T-13, T-14, T-15 & T-16.**

2.2.3 Section IV: General Conditions of Contract (GCC) :

General Conditions of Contract (GCC) describe the conditions governing the resulting contract.

2.2.4 Section V: Terms of Reference (ToR):

Terms of Reference (ToR) describes the background, purpose/ objectives, description/ scope, deliverables/ outcomes, and timelines of Consultancy Services (hereinafter called the ‘Service’) required. The ‘Service’ may include incidental Goods, Works, and other Services, if so indicated therein. Any generic reference to the ‘Service’ shall be deemed to include such incidental Goods, Works, and other Services.

2.2.5 Section VI: Evaluation / Scoring Criteria :

Evaluation/ Scoring Criteria stipulates the scoring scheme for evaluating various Technical criteria. These may cover scoring of criteria relating to the Consultant’s experience, Technical Approach and Methodology, understanding of requirements, qualification and experience of Key Experts, etc.

2.2.6 Section VII: Technical Proposal and Presentation by bidders:

The Technical Proposal refers to the detailed submission by the bidder outlining their competence, capability, and approach for executing the assignment, as evaluated through a predefined scoring scheme. It encompasses various criteria such as the consultant’s relevant experience, understanding of project requirements, proposed technical approach and methodology, and the qualifications and experience of key experts. The Technical Proposal forms the basis for objective assessment against the Evaluation/Scoring Criteria specified in the NIT, enabling the employer to assess the bidder’s suitability and technical strength prior to financial evaluation.

The Presentation of Bidders refers to the stage where shortlisted bidders demonstrate and elaborate on their Technical Proposal before the evaluation committee, as per the predefined scoring framework. It enables assessment of the bidder’s clarity of understanding, approach and methodology, team competence, and ability to effectively communicate project execution strategies. The presentation typically covers key aspects such as project understanding, innovation, work plan, and role of key experts, and allows for interaction through queries and clarifications. This stage forms an integral part of the technical evaluation, contributing to the overall score as defined in the Evaluation/Scoring Criteria.

2.2.7 Section VIII: Financial Bid :

The consultant's financial bid for delivering the services, shall include all incidental expenditures, fees, expenses, and taxes. The conditions under which payments will be made, including timelines, deductions, and invoicing procedures

2.2.8 Section IX: Broad Specifications for design

The Broad Specifications for Design refer to the outline of key design requirements and standards that guide the preparation and evaluation of design proposals under a structured framework. These specifications typically cover aspects such as design criteria, applicable codes and standards, functional requirements, performance parameters, materials, sustainability considerations, and integration with existing infrastructure. They ensure that bidders align their design approach with the project objectives and regulatory provisions, while allowing flexibility for innovation and optimization. The Broad Specifications serve as a baseline for assessing the adequacy, compliance, and quality of the proposed design solutions during technical evaluation.

2.2.10 NIT Forms for submission (To be filled, digitally signed, and uploaded by consultants):

The consultant shall fill, digitally sign and upload the bid in the Formats given in **Section VII ‘Bid Submission Formats’**.

2.3. Corrigenda/ Addenda to NIT document:

1. Before the deadline for submitting Bid s, the Procuring Entity may update, amend, modify, or supplement the information, assessment or assumptions contained in the NIT document by issuing corrigenda and addenda. The corrigenda and addenda shall be published in the same manner as the original NIT document. The consultants must check the website(s) for any corrigenda/ addenda. Any corrigendum or addendum thus issued shall be considered a part of the NIT document.
2. If considered necessary, the Procuring Entity may suitably extend the NIT submission deadline to give reasonable time to the prospective Consultants to take such corrigendum/ addendum into account in preparing their bid. After the Procuring Entity makes such modifications, any Consultant who has submitted his bid shall have the opportunity to either withdraw his bid or re-submit his bid superseding the original NIT within the extended time of submission as per **Clause 7.1** below.
3. The Procuring Entity may extend the deadline for the NIT submission by issuing an amendment. In such a case, all rights and obligations of the Procuring Entity and the consultants previously subject to the original deadline shall then be subject to the new deadline for the NIT submission.

2.4 Procuring Entity - Right to Reject any or all NITs:

The invitation of the NIT document does not imply that the Procuring Entity is bound to shortlist consultants. The Procuring entity reserves its right to accept or reject any or all Bids, abandon/ bypass/ cancel the NIT process and issue another NIT for the same or similar services before or after shortlisting consultants with due justification and logical reasons with the approval of competent authority. It would have no liability to the affected consultant or consultants or any obligation to inform the affected consultant or consultants of the grounds for such action(s).

3.0 Participation in NIT – Eligibility Criteria

3.1. Eligibility Criteria:

Subject to other provisions in the NIT document, participation in this process is open to all Consultants who fulfil the ‘Eligibility’ and ‘qualification’ criteria. Consultants should meet the following eligibility criteria as of the date of their NIT submission and should continue to meet these until the subsequent NIT process and contract award. Consultants shall be required to demonstrate fulfilment of the Eligibility.

Criteria in **Form 15 (Eligibility Declarations)**. Consultant unless otherwise stipulated in **Section II: Appendix:**

1. must:

- a) an architectural firm which is a proprietary firm, a private entity (a Consulting Company/ LLP /Partnership firm/ Society registered under an applicable Act in India), or unless otherwise stipulated in **Section II: Appendix**.
- b) The applicant/bidder should have at least **Ten (10) years’** experience in the field of architectural planning and detailed design and providing consultancy services and necessary documents to be submitted in this regard.
- c) The experience should include all comprehensive consultancy services for buildings such as Architectural, structural, engineering and all internal and external services including electrical, AC, plumbing, water supply, firefighting, wet working, parking, sewage plant, recycling of wastewater etc.
- d) The Architect/ Architect’s consultancy Firm [ACF]/Consultancy firm should have earned profit and no loss in last two consecutive financial years during the preceding three years out of 5 years duly supported by Audited Financial Statements etc i.e. 2020-21, 2021-22,2022-23,2023-24 and 2024-25.
- e) Joint Ventures/ Consortium are not eligible to apply.
- f) Consultancy Services provider with valid registration regarding GSTIN, PAN, EPF, ESI, Labour, council of Architecture or equivalent registration certificate issued by the concerned authority/government as applicable to the subject Services.

2. must be:

- a) not be insolvent, in receivership, bankrupt or being wound up, not have its affairs administered by a court or a judicial officer, not have its business activities suspended and must not be the subject of legal proceedings for any of aforesaid reasons.
- b) Including their affiliates, subsidiaries, or contractors/ sub-consultants for any part of the contract
 - i) Not stand declared ineligible/ blacklisted/ banned/ debarred by the Procuring Organisation or its Ministry/ Department from participation in its procurement processes and/ or

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- ii) Not be convicted (within three years preceding the last date of NIT submission) or stand declared ineligible/ suspended/ blacklisted/ banned/ debarred by appropriate agencies of the Government of India from participation in procurement processes of all its entities, for:
- offences involving moral turpitude in business dealings under the Prevention of Corruption Act, 1988 or any other law and/or
 - offences under the Indian Penal Code or any other law for causing any loss of life/ limbs/ property or endangering Public Health during the execution of a public procurement contract and/ or
 - suspected to be or of doubtful loyalty to the Country or a National Security risk as determined by appropriate agencies of the Government of India.
- iii) Not have changed its name or created a new “Allied Entity”, consequent to having declared ineligible/ suspended/ blacklisted/ banned/ debarred as above.
- c) Not have an association (as a consultant/ partner/ director/ employee in any capacity)
- of any retired employee (of Gazetted Rank) or any retired Gazetted Officer of the Central or State Government or its Public Sector

Undertakings, if such a retired person has not completed the one- year cooling-off period (or any other period stipulated by their erstwhile Employer) after his retirement. However, this shall not apply if such employees/ officers have obtained a waiver of the cooling-off period from their former organisation.

- of the near relations of executives of Procuring Entity involved/ likely to be involved in this procurement process.
- d) Not have a conflict of interest (as defined in clause 3.3 below), which substantially affects fair competition. No attempt should be made to induce any other consultant to submit or not to submit an NIT to restrict competition.
- e) must fulfil any other additional eligibility condition, if any, as may be prescribed in the NIT document.
- f) must provide such evidence of their continued eligibility to the Procuring Entity if requested.

3.2. Sub-consultants/ Sub-contracting:

Consultants may propose to associate Sub-consultants for specialised parts of the services provided their names and details are clearly stated in the NIT. Such sub-consultants should not circumvent the eligibility condition laid down. **Nevertheless, the consultant shall solely remain responsible for sub-contracted portions of the services and payments, IIT Dharwad shall not resume any responsibility for the services or payments.** Key and non-key personnel, whether full-time employees or on contract, shall not be considered sub-consultants.

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Procurement of incidental goods, equipment hires, or labour engagement shall not be treated as sub-contracting.

3.3. Conflict of Interest:

1. Any consultant with a conflict of interest that substantially affects fair competition shall not be eligible to participate in this procurement process. NITs found to have a conflict of interest shall be rejected as nonresponsive. Consultant shall be required to declare the absence of such conflict of interest in **Form 15 - Eligibility Declarations**. A consultant in this procurement process shall be considered to have a conflict of interest if the consultant:
 - a) directly or indirectly controls, is controlled by or is under common control with another Consultant or
 - b) receives or has received any direct or indirect subsidy/ financial stake from another consultant or
 - c) has the same correspondence address or same legal representative/ agent as another consultant for purposes of this NIT or
 - d) has a relationship with another consultant, directly or through common third parties, which puts it in a position to have access to information about or influence the NIT of another Consultant or
 - e) would be providing goods, works, or non-consulting services resulting from or directly related to consulting services that it provided (or were provided by any affiliate that directly or indirectly controls, is controlled by, or is under common control with that firm) for the procurement planning (inter-alia preparation of feasibility/ cost estimates/ Detailed Project Report (DPR), design/ technical specifications, terms of reference (TOR)/ Activity Schedule/ schedule of requirements or the NIT/ NIT document etc) of this procurement process or
 - f) has a close business or family relationship with a staff of the Procuring Organisation who:
 - i) are directly or indirectly involved in the preparation of the NIT document or Terms of Reference of the procurement process and/or the evaluation in NIT and/ or NIT process or
 - ii) would be involved in the implementation or supervision of the resulting contractAny conflict stemming from such a relationship must be reported and resolved in a manner acceptable to the Procuring Entity throughout the NIT and NIT processes and execution of the contract.

A Specialized Consultant [refer to Section II Sub head 3.0] may participate as a sub-consultant in more than one bid but only in that capacity (i.e., without bidding in an individual capacity). Bids submitted in violation of this procedure will be rejected.
2. Participation of only One Entity from Affiliates: Only one entity from among a Consultant and its affiliates (that directly or indirectly control or are controlled by or are under common control with that firm) individually or as part of a joint venture or as a Sub-consultant shall be permitted to participate in NIT.
3. The consultant shall furnish information on commissions and gratuities, if any, paid or to be paid to agents or any other party relating to this NIT and NIT process.

4.0 Downloading the NIT document, Clarifications and Pre-NIT Conference

4.1. Availability and Downloading of the NIT Document:

The Notice Inviting Tender shall be published on the eProcurement Portal (the portal). It shall be available for download after the date and time of the start of availability till the deadline for availability as mentioned in **Section II: Appendix**. Unless otherwise stipulated in **Section II: Appendix**, the downloaded Notice Inviting Tender is free of cost. If the Procuring Entity happens to be closed on the deadline for submitting the NITs as specified above, this deadline shall not be extended. Any query/ clarification regarding downloading Notice Inviting Tender and uploading NITs on the portal may be addressed to their Help Desk (contact details given in **Section II: Appendix**).

4.2. Clarifications:

A Consultant may seek clarification of the NIT document through the e-mail before the date and time prescribed in **Section II: Appendix** (or, if not mentioned, before fourteen days of the deadline for the NIT submission). This deadline shall not be extended in case of any intervening holidays. No other means of submission of queries shall be entertained. All such queries shall relate to the NIT document alone, and queries related to a detailed analysis of Terms of Reference, payment terms and mode of selection shall only be entertained during the NIT Process. The Procuring Entity shall respond no later than seven days before the deadline for NIT submission. The query and clarification shall be shared with all prospective consultants on the portal without disclosing its source. If required, the Procuring Entity may modify the NIT document that may become necessary due to the clarification through an Addendum/ Corrigendum issued as per **clause 2.3** above.

5.0 Preparation of Bids:

5.1. BID Submission Formats:

Consultants must fill and submit the bid in the Formats in **Part III - 'NIT Submission Formats'**. by the Consultant shall include inter-alia duly signed or digitally signed scanned copies of the original documents in pdf format.

5.2. BID Validity:

1. Unless specified to the contrary in **Section II: Appendix**, NITs shall remain valid for a period not less than **120 [One hundred Twenty days]** from the deadline for the NIT submission stipulated in **Section II: Appendix**. An NIT valid for a shorter period shall be rejected as nonresponsive.
2. In case the day up to which the NITs are to remain valid falls on/ subsequently declared a holiday or closed day for the Procuring Entity, the NIT validity shall automatically be deemed to be extended up to the next working day.

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3. In exceptional circumstances, before the expiry of the original time limit, the Procuring Entity may request the consultants to extend the validity period for a specified additional period. The request and the consultants' responses shall be made in writing or electronically. A consultant may agree to or reject the request. A consultant who has agreed to the Procuring Entity's request for extension of NIT validity, however, in no case he shall be permitted to modify his NIT.

6.0 Signing and Uploading of BIDs

6.1. Relationship between Consultant and eProcurement portal:

The Procuring Entity is neither a party nor a principal in the relationship between the consultant and the organisation hosting the e-procurement portal (hereinafter called the portal). Consultants must comply with the rules, conditions, regulations, procedures, and implied conditions/ Contracts of the eProcurement portal, including registration, compatible Digital Signature Certificate (DSC) etc. Consultants shall settle clarifications and disputes, if any, regarding the portal directly with them. In case of conflict between provisions of the portal with the NIT document, provisions of the portal shall prevail. Consultants may study the resources provided by the Portal for Consultants.

6.2. Signing of BID:

The individual signing/ digitally signing the BID or any other connected documents should submit an authenticated copy of the document(s), which authorises the signatory to commit and submit BIDs on behalf of the Consultant along with **Form 1A: Consultant Information**.

6.3. Submission/ uploading of BIDs.

6.3.1 Submission/ Uploading to the Portal:

1. BIDs must be uploaded on the eProcurement Portal mentioned in **Section II: Appendix** until the submission deadline. If the office happens to be closed on the deadline to submit the BIDs as specified above, this deadline shall not be extended. No manual BIDs shall neither be made available nor accepted for submission. BID submitted through modalities other than those stipulated in **Section II: Appendix** shall be liable to be rejected as nonresponsive.
2. In the case of downloaded documents, Consultants must not make any changes to the contents of the documents while uploading, except for filling in the required information. Otherwise, the BID shall be rejected as nonresponsive. Uploaded Pdf documents should not be password protected. Consultants should ensure the clarity/ legibility of the scanned documents uploaded by them.
3. The date and time of the e-Procurement server clock, which is also displayed on the dashboard of the consultants, shall be taken as the reference time for deciding the closing time of BID submission. Consultants are advised to ensure they submit their BID within the deadline of BID submission, taking the server clock as a reference, failing which the portal shall not accept the BIDs. No request on the account that the server clock was not showing the correct time and that a particular consultant could not submit their BID because of this shall be entertained. Failure or defects on the internet or heavy traffic at the server shall not be accepted as a reason for a

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complaint. The Procuring Entity shall not be responsible for any failure, malfunction or breakdown of the electronic system used during the e-Tender process.

4. Only one copy of the NIT can be uploaded, and the Consultant shall digitally sign all statements, documents, and certificates uploaded by him, owning sole and complete responsibility for their correctness/ authenticity as per the IT Act 2000 as amended from time to time.
5. All BIDs uploaded by consultants to the portal shall get automatically encrypted. The encrypted BID can only be decrypted/ opened by the authorised persons on or after the due date and time. The consultant should ensure the correctness of the BID before uploading and take a printout of the system-generated submission summary to confirm successful BID upload.

6.3.2 Implied acceptance of procedures by consultants:

Submission of BID in response to the BID document is deemed to be acceptance of the procedures and conditions of the e-Procurement and BID document. IIT Dharwad may make changes in the document in subsequent stage prior to presentations by the shortlisted Bidders, without altering the eligibility criteria, and these shall become part of this document.

6.3.3 Responsibility of the Consultant to declare all changes.

Consultants must advise the Procuring Entity immediately in writing of any material change to the information provided in their BID submission, including any substantial change in their ownership, eligibility, or financial or performance capacity. For shortlisted Consultants, this requirement applies until a contract is awarded in the following NIT process. For the consultant successful in the NIT process, this requirement shall apply till the execution of the resultant contract.

7.0. Modification, Resubmission and Withdrawal of BIDs

7.1 Modification & Resubmission:

Once submitted in e-Procurement, Consultants cannot view or modify their BID since it is locked by encryption. However, resubmission of the BID by Consultants for any number of times superseding earlier BID(s) is allowed up to the submission deadline by following procedures prescribed by the portal. Resubmission of an BID shall require uploading all documents afresh. The system shall consider only the last BID submitted.

7.2 Withdrawal:

The consultant may withdraw his BID before the submission deadline by following procedures prescribed by the portal, and it shall be marked as withdrawn and shall not get opened during the BID opening. No BID should be withdrawn after the submission deadline and before its validity period expires. It is brought to the notice that bids withdrawn after submission date EMD will be forfeited.

8.0 BID Opening:

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BIDs received shall be opened online on or after the specified date and time in **Section II: Appendix**. BIDs cannot be opened before the specified date & time, even by the Tender Inviting Authority, the Procurement Officer, or the Publisher. If the specified date of BID opening falls on or is subsequently declared a holiday or closed day for the Procuring Entity, the BIDs shall be opened at the appointed time on the next working day.

9.0 Evaluation of BIDs and Shortlisting of Consultants

9.1. General norms:

9.1.1 Evaluation is based only on declared criteria:

1. The evaluation shall be based upon scrutinising and examining all relevant data and details submitted by consultants in its/ his BID and other allied information deemed appropriate by Procuring Entity. Evaluation of BIDs shall be based only on the criteria/ conditions included in the BID document.
2. Information relating to the evaluation of BIDs and shortlisting results shall not be disclosed to any participant or any other persons not officially concerned with such process until the notification of shortlisting is made in accordance with **clause 9.2.5 below**.
3. The determination shall not consider the qualifications of other firms, such as the consultant's subsidiaries, parent entities, affiliates, or any other firm(s) different from the consultant.

9.1.2 Clarification of BIDs and shortfall of supporting documents:

1. During the evaluation of BIDs, the Procuring entity may, at its discretion, but without any obligation to do so, ask Consultants to clarify its BID by a specified date [or, if not specified, seven days from the date of receipt of such request]. Consultants should answer the clarification within that specified date. The clarification request and response shall be submitted in writing or electronically. No change in the substance of the BID shall be sought, offered, or permitted that may grant any undue advantage to such a consultant. Any clarification submitted by a Consultant regarding its BID that is not in response to a request by the Procuring entity shall not be considered.
2. The Procuring entity reserves its right to, but without any obligation to do so, seek any shortfall information/ documents. Provided such information/ documents are historical, which pre-existed at the time of the BID opening and which have not undergone change since then and do not grant any undue advantage to any consultant. The Procuring Entity shall seek the shortfall documents from consultants only once after the BID opening.
3. If the consultant fails to provide satisfactory clarification and/or missing information, its BID shall be evaluated based on available information and documents.

9.1.3 Contacting Procuring Entity during the evaluation:

From BID submission to shortlisting of Consultants, no Consultant shall contact the Procuring Entity on any matter relating to the submitted BID. If a consultant needs to contact the Procuring

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Entity relating to this BID, it should do so only in writing or electronically. Any effort by a Consultant to influence the Procuring entity during the NIT process shall be construed as a breach of the Code of Integrity, and BID shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach as per the NIT document.

9.2. Evaluation of BIDs and Shortlisting:

In evaluating the BID, conformity to the eligibility and qualification criteria to those in the BID document is ascertained. Additional factors incorporated in the NIT document shall also be considered as indicated therein.

9.2.1 Determining Responsiveness:

Only substantively responsive BIDs shall be evaluated for shortlisting. A substantively responsive BID is complete and conforms to the BID document's essential terms and conditions. Unless otherwise stipulated in **Section II: Appendix**, the following are some of the crucial aspects for which an BID shall be rejected as nonresponsive:

1. The BID is not in the prescribed format or is not submitted as per the stipulations in the NIT document.
2. The consultant is not eligible to participate in the NIT as per laid down eligibility criteria.
3. The BID validity is shorter than the required period.
4. The BID departs from the essential requirements stipulated in the NIT document.
5. Non-submission or submission of illegible scanned copies of stipulated documents/ declarations, if any
6. The Consultant fails to provide and/ or comply with the required information, instructions etc., incorporated in the NIT document or gives evasive inform action/ reply against any such stipulations.
7. The Consultant furnishes wrong and/ or misleading data, statement(s) etc. In such a situation, besides rejecting the BID as nonresponsive, it is liable to attract other punitive actions under relevant provisions of the NIT document for breach of the Code of Integrity.

9.2.2 Evaluation of eligibility:

Procuring entity shall determine, to its satisfaction, whether the Consultants are eligible as per **Clause 3** above to participate in the NIT process as per submission in '**Form 15: Eligibility Declarations**'. The eligibility evaluation shall be on a "pass" or "fail" basis. A Consultant must achieve a "pass" on all the criteria to proceed to the next step. Any Consultant not achieving a 'pass' in any of the eligibility criteria shall be rejected as nonresponsive.

9.2.3 Evaluation of Qualification Criteria:

1. Procuring entity shall determine whether the Consultants are qualified and capable in all respects to be shortlisted to provide the 'Services' as per **Section III: Qualification** Criteria and submission in Forms listed in **Part II: 'BID Submission Forms'**. The determination shall not consider the qualifications of other firms, such as the consultant's subsidiaries, parent entities, affiliates, or any other entity different from the consultant. The Procuring Entity reserves the right to waive minor deviations in the qualification criteria if they do not materially affect the capability of a Consultant to perform the contract.

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2. Consultants planning to subcontract any of the Key Activities indicated in **Part III**, requirements to Sub-consultants in accordance with **clause 3.2** above, shall specify the activity(ies) or parts of the Services to be subcontracted in their BID identifying the proposed Sub-consultants in their BID. Experience (but not Financial Qualifications) of such proposed Sub-consultant(s) can be used to meet the experience requirements specified in **Section III, Qualification Criteria**.
3. Unless otherwise stipulated in **Section II: Appendix**, assignments completed by the Consultant's individual experts working privately or through other consulting firms cannot be claimed as the relevant experience of the Consultant or that of the Consultant's partners or sub-consultants in **Form 10: Performance Capability Statement**.

9.2.4 Verification of Original Documents at NIT Process:

The Procuring Entity reserves its right to call for verification, originals of all self-certified copies of uploaded documents from the Consultants during the following NIT Process. If the shortlisted consultant fails at that stage to provide such originals or, in case of substantive discrepancies in such documents, it shall be construed as a breach of the Code of Integrity (see **clause 10** below). Such BID proposals shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach.

10 Code Penalties:

Integrity in Public Procurement, Misdemeanours and Code of Integrity and penalties for violating the Govt of India, Ministry of Finance, Department of Expenditure shall apply to this NIT process. Procuring authorities, consultants, suppliers, contractors, and consultants should observe the highest standard of integrity and not indulge in prohibited practices or other misdemeanours, either directly or indirectly, during the entire procurement Process (including this NIT) or the execution of resultant contracts.

Note: For further details, please refer to appended

Digitally Signed by Tender Inviting Authority (TIA)

[Insert Name, Designation, and contact details of Tender Inviting Authority].

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Section -II: Appendix

Notice Inviting Tender Document No. NIT- IITDH/IPS/EE/PHASE-B/2026-27/001

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

1.0 Basic NIT			
Tender Title:	Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.		
Name of Project:	Consultancy services for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED- 5 Star Rating, Design consultants for the Development works under Phase-B of IIT Dharwad. Sub Head: Academic Blocks, Hostels, Mess, Housing, Research Park, Sports facility including external development and utilities for complete campus.		
Tender Reference Number:	IITDH/IPS/EE/PHASE-B/2026-27/001	Tender ID:	2026_IITDW_905909
Tender Type:	Notice Inviting Tender	Tender Category:	Services
No. of Covers:	Two Bid System	Product Category:	Consultancy
Domestic/ Global Procurement:	Domestic Procurement	Organization:	Indian Institute of Technology Dharwad
The Procuring Entity:	IIT Dharwad	Authority on whose behalf NIT is invited:	Director, IIT Dharwad
Through the:	The Registrar	Tender Inviting Authority (TIA):	Executive Engineer, IIT Dharwad
Address:	Indian Institute of Technology Dharwad, Survey No's 678/3 to 740/3, Chikkamalligawad, Dharwad-580011.		
2.0 Critical Dates			
Published Date	20-04-2026	BID Validity (Days from the date of BID Opening) – BID	26-09-2026

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Document Download Start Date & Time	20-04-2026 05:00 PM	Document Download End Date & Time	28-05-2026 05:00 PM
BID Submission Start Date & Time:	07-05-2026 11:00 AM	BID Submission Closing Date & Time:	28-05-2026 05:00 PM
Technical bid Proposal Presentation / Customers Testimonials	Will be intimated later to Qualified bidders.	Proposal Opening (Financial Proposal) Date	Will be intimated later to Qualified bidders.
BID Opening Date & Time:	29-05-2026 05:00 PM		
3.0 Eligibility and Qualification Criteria			
Nature of Specialized Consultants eligible and association as sub-consultants:	Only consultancies such as Structural, MEP, Geo technical Survey, Topography survey, MEP, Quantity Surveying, Acoustic design, Clean room, IT Services like Networking, Lan, Epbax, Wi-fi and IT Services, HVAC, SCADA, BIM, GRIHA / IGBC / LEED, Sports, Lab Infrastructure and Horticulture consultants shall be considered for Sub-Consultants. [NO JOINT VENTURES ARE PERMITTED] .		
Any additional Eligibility or responsiveness Criteria:	NIL		
4.0 Obtaining the NIT document and clarifications (Clauses 6 & 8)			
Entity's Portal / Help Desk:	https://eprocure.gov.in/eprocure/app	[0120-4001 002; 0120-4001 005; 0120-4493395 or support-eproc@nic.in]	
Cost of NIT document (INR)	NIL		
Office/ Contact Person/ email for clarifications:	The Executive Engineer, Infrastructure, Planning and Support, Indian Institute of Technology Dharwad, Chikkamalligawad, Dharwad-580011. Email: ee.ips@iitdh.ac.in		
5.0 Preparation and Submission and Opening of BIDs (Clauses 5,6,7 and 8)			
BIDs to be Addressed to	The Dean IPS, Indian Institute of Technology Dharwad, Survey Nos 678 to 704/3, Chikkamalligawad, Dharwad-580011.		
Instructions for Online BID Submission	https://eprocure.gov.in/eprocure/app		

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Language of Submission	English	BID Validity	120 days from Bid opening date
BID Opening Place	[On e-procurement portal(s) mentioned above]		
6.0 Evaluation of BID and Qualification Criteria (clause 9 and Section III: Qualification Criteria)			
Maximum number of consultants on the shortlist and criteria on which it would be based	Top Ten Consultants above 50% [25 Marks] will be allowed for Stage-II Technical Evaluation and Presentation based on scoring matrix and in case of Tie, the list will be based on highest average annual turnover of last 5 financial years.	Minimum qualifications to be met by Lead Member and Substantial members	Applicable as per key experts required as per key experts table at page number 30.
7.0 Details of Contract.			
		Form of Contract from NIT	Lumpsum and Percentage based should not exceed beyond a specified limit of 5 % of Bid value or completion cost whichever is less.
Selection Method	QCBS [80:20]		

8.0 Terms of Reference			
Consignee State:	Karnataka	GSTIN Code of Consignee	29AAAGI0111B1Z8
Period of Contract	2026-29 or co-terminus with the completion of Phase-B, whichever is later.		

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Service Details:	<p>Site topography survey, Geo technical survey, Master plan for Phase-B development in integration to Phase-1A development, updating of existing Master Plan with Phase-B additions and redefinitions, Pre construction Statutory Clearances, Architectural layouts, Elevations, working drawings, detailed drawings, structural vetted drawings, clash free service drawings [MEP], laboratory design, Acoustic Design, Clean rooms, firefighting drawings, Lighting protection drawings, External water supply, UG sumps, sewage layout Integration and new layout, sewage treatment plant integration and new plant, water treatment plant, External sports facilities, Kendriya Campus school, creche, roads and drains with cross drainage works, horticulture, landscaping and drip irrigation, external lighting, external development grading / slope stabilization, watch towers, GRIHA / IGBC / LEED compliance and sustainable features, building information modelling [BIM], SCADA & Phasor Measurement Unit [PMU], HVAC integration and new layouts, VRF systems, electrical incoming supply layout and substation designs, Hot water systems, roof top solar & Solar water heater systems, covered and open parking's, external and Internal Signages, 3D Views, walk throughs, children park, Open gym, Interaction zones, community hall, central store, rainwater harvesting pits, Networking, EPBAX/ IP Telephones, CCTV, backbone infrastructure of OFC and electrical with 1+1 redundancy, UPS, furniture and furnishings, AV systems, roof top solar systems, Signages Building Level and Campus Level integrating Phase 1A, Horticulture drawings etc as applicable.</p>
Nature of Specialized Consultants eligible and association as sub-consultants:	<p>Only consultancies such as Structural Consultants, MEP, Geo technical Survey, Topography survey, MEP, Quantity Surveying, Acoustic Design, Clean room design, IT Services like Networking, Lan, Epbax, Wi-fi and IT Services, HVAC, SCADA, BIM, GRIHA / IGBC / LEED, Sports, Lab Infrastructure and Horticulture consultants shall be considered for Sub-Consultants. [NO JOINT VENTURES ARE PERMITTED].</p>
9.0 Clarifications shall be sent through Email Only:	
Date before which written queries for clarifications must be received	<p>Date: 04-05-2026 Time: 17: 00 Hrs Queries to be submitted to this Email id: ee.ips@iitdh.ac.in</p>
10. Documents relating to Bid Security (ITC-clause 8.4) and Performance Security (ITC-clause 13.1.2)	
Bid Security (EMD)	<p>No EMD.</p> <p>1) Only bid securing declaration needs to be submitted as per Form -T 7 on letter head of the Consultant duly signed by Authorized signatory with seal.</p> <p>OR</p> <p>2)MSME/SME Registration copy with validity date in lieu of Bid securing</p>

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	declaration can also be submitted.		
Performance Security	3 % of Contract Value by successful bidder till approval of issued GFC drawings and working drawings [Stage 5 + 2 Months], for balance period 1.5% of PBG shall be retained and balance shall be released.	Bid/ Performance Security to be addressed/ in favour of	The Registrar, IIT Dharwad.
Form of Bid/ Performance Security	Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt [Pledged in the name of The Registrar, IIT Dharwad], Bank Guarantee from any of the Scheduled Commercial Banks, payment online in an acceptable form.		
Integrity pact	The Integrity pact Needs to be uploaded in soft copy as per the instructions mentioned in Form -T8 , It is mandatory for submission of Integrity pact for Evaluation of bids., In case of non- submission bid will be rejected.		
<p>The Performance Security Deposit may be remitted online, which is acceptable to the Institute. The Institute’s bank payment details are provided below for this purpose.</p> <p>Bidders may make the payment through the following link:</p> <p>https://onlinesbi.sbi.bank.in/sbicollect/icollecthome.htm?corpID=3407756</p> <p><i>(Copy and Paste the above link for processing the payments)</i></p> <p>By selecting the payment category “EMD/PBG/REGISTRATION FEE.” And entering the Tender number in the Category. Payments may be made through Net Banking, Debit Card, Credit Card, UPI, or by generating a challan under the <i>Branch</i> or <i>NEFT</i> options.</p>			

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- In the case of payments made through **SBI**, bidders shall select the *Branch* option, generate the challan, visit any SBI branch, and complete the payment process.
- In the case of payments made through **non-SBI banks**, bidders shall select the *NEFT* option, generate the challan, and visit their respective bank to complete the payment.

Upon successful payment, a receipt will be generated automatically. Bidders are required to submit this receipt along with the technical bid.

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Section III: Qualification Criteria:

(Ref NIT Clause 2.2.2)

NIT document No. NIT IITDH/IPS/EE/PHASE-B/2026-27/001

Tender Title: Notice Inviting Tender [NIT] from Interested Comprehensive Architectural, Structural, Mechanical Electrical and Plumbing [MEP], Landscaping, BIM, GRIHA / IGBC / LEED Design consultants for the Development works under Phase-B of IIT Dharwad.

Project broadly comprises of : Master planning, architectural design, structural Co-ordination-design, and site development , admeasuring 250 acres and above campus including academic blocks of more than **18,163 Sq.m.**, hostels of **23,005 Sqm**, Faculty and staff quarters of **66,818 Sq.m.** as per GPRA, in combination of area not less than **1,23,000 sq.m.** (Institute may decide to go for more Built up Area for additional facilities) including external development such as roads, power, water supply, drainage works, landscaping, WTP ,STP, BIM, IT services and Sports Facilities and utility buildings of 5 star rated GRIHA / IGBC / LEED Complied buildings **including obtaining Pre Construction statutory approvals.**

Note for Consultants: Regarding this Section, Consultants shall submit the following forms:

- Form T1: Proposal Form (Cover Letter)
- Form T1A: Consultants Commercial information
- Form T2: Consultants Organization & Experience
- Form T3: Description of Approach & Methodology workplan with ToR
- Form T4: Work Schedule & Planning for deliverables
- Form T5: Terms & Conditions Compliance
- Form T6: Checklist for Consultants
- Form T7: BID securing declaration
- Form T8: Integrity Pact
- Form T9: Format for Bank Guarantee for Performance Guarantee
- Form T10: Performance Capability Statement
- Form T11: Financial capability Statement
- Form T12: Average Annual Turnover
- Form T 13: Format for Submission of CVs & other members of Organization
- Form T14: Non-Blacklisting Certificate
- Form T15: Eligibility Declarations
- Form T16: Qualification Criteria

Relevant date when the specified period ends for different supporting reports shall be:

For all annual reports, the periods mentioned end with the financial year [**31st March-2025**].For other statements, the periods mentioned end on the month before the last date of BID submission.

Similar Assignments for Qualification Criteria

The qualification criteria aim to shortlist Consultants who have been providing Consultancy services for at least the specified period and have completed the specified volume of assignments during the specified period. The Firm's Owner or One of the Partner or Director or MD.. etc should be Architect registered with Council of Architecture and the firm must be eligible to practise Architecture as per CoA Act 1972..

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<p>The consultant should demonstrate experience relevant to the subject assignment by way of the specified volume of assignments of similar nature and in General and Specific Sectors.</p>	
<p>Similar Nature of Assignments</p>	<p>Master planning, architectural design, structural Co-ordination-design, and site development admeasuring 150 acres and above campus including academic blocks, hostels Faculty and staff quarters in combination of area including external development such as roads, drains CD works, landscaping, WTP, STP, IT services and Sports Facilities and utility buildings.</p> <p>Experience of having successfully completed similar work/ project not less than as stated below during last 5 years, of value / area built up as listed below:</p> <p>The applicant should provide documentary evidence for having satisfactorily provided comprehensive architectural & engineering consultancy services in their own name (not as consortium or joint venture) for completed following similar works:</p>
<p>Previous experience & copy of Completion certificates</p>	<p>a) The Consultant should have completed during the past five years one consultancy contract for similar works of 98,000 Sqm or more built-up area in combination/ Individually as mentioned above or of Project value ₹ 610 Crores in any IITs /IIMs/NITs /CFTIs /State/Central Govt. offices/ PSUs / Central Universities/Private educational institutions. “The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to the last date of submission of bid.”.</p> <p style="text-align: center;">(or)</p> <p>b) The bidder should have completed during the past five years two consultancy contracts for similar works of 73,000 Sq.m. or more built-up area in combination/individually as mentioned above or of Project Value ₹458 Crores in any IITs /IIMs /NITs/ CFTIs/ State/ Central Govt. offices /PSUs/Central Universities/ Private educational institutions. “The value of executed works shall be brought</p>

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	<p>to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to the last date of submission of bid."</p> <p>(or)</p> <p>c) The bidder should have completed during the past five years three consultancy contracts for similar works of 49,000 Sq.m or more. built up area in combination/individually as mentioned above or of Project value ₹ 305 Crores in any IITs /IIMs/ NITs /CFTIs /State /Central Govt. offices/ PSUs/ Central Universities. "The value of executed works shall be brought to current costing level by enhancing the actual value of work at simple rate of 7% per annum, calculated from the date of completion to the last date of submission of bid."</p> <p>d) copies of successful completion certificate's to be submitted along with BID.</p>
General Sector	Institutional infrastructure/ residential Infrastructure including MEP services including large campus development of 150 acres and above.
Specific Sector	Comprehensive Consultancy from Concept to completion for Large Campus development of institutional or educational with residential infrastructure including MEP services in India, carried out in their own name not their subsidiary or staff individually.

Criteria 1 General and Similar Experience:	Submission Form
➤ Consultants must have at least 10 [Ten] years' experience in Consultancy Services.	Form T1A & 2: Consultant Information
➤ The Consultant/Firm should have Minimum staffing as per the details mentioned in below table.	Form T10: Performance Capability Statement.
Note: In the NIT Process, assignment experience certificates may be called for to substantiate qualifications.	

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Such certificates from the public sector or publicly listed companies/private companies/Trusts must be issued from their Head office by a person of the organization duly enclosing his authorization by the Management for giving such credentials/ not below the rank of Executive Engineer for Government organisation and General Manager for Public sector undertaking Organisations / Authorised personal for Private Educational institutions.	
Criteria 2 - Financial Capability	Submission Form
<p>Turnover: Minimum average annual turnover of at least Rs. 10 Crores, from Comprehensive Consultancy contracts, calculated as total certified payments received for contracts in progress or completed within the last 5 financial years.</p> <p>Note: During NIT Process Consultant shall be asked to furnish documentary evidence to demonstrate his current Financial Capability and demonstrate it as per Criteria 2.</p>	Form T11: Financial Capability Statements

***Note to Consultant:** During NIT Process, while original documents/ certificates are called for to authenticate the qualification claimed, the following may be kept in mind:*

In case document is signed by an authorised representative of the consultant, he must sign the statement with authorization certificate specifically issued to this contract [**Legally Notarized**].

This is not applicable in case document is signed by Proprietor or Partner or Director [required supporting documents should be enclosed].

The consultant shall submit the audited balance sheet and/or banking reference along with their BID proposal. An authorised representative of the consultant must -sign the statement with authorization certificate specifically issued to this contract [**Legally Notarized**].

Key Experts Required [Mandatory requirement shall be attached as Appendix-I with Form-13]:

S.No.	Personnel/ Expert	Min. Experience/age	Qualification	Yes/NO
1.	Principal Architect/ Lead Architect (Act as a Team Leader)	15 years, mandatory requirement	B. Arch. from recognized Universities and registered with COA	

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2.	Sr. Architect	15 years	B. Arch. from recognized Universities and registered with COA	
3.	Architect	5 years	B. Arch. from recognized Universities	
4	Lab Expert	10 Years	B. Arch /B tech from Recognized universities	
5.	Landscape Architect	10 years	M.Arch. in Landscape Architecture and registered with COA	
6.	Civil Engineer	10 years	B.E./B.Tech (Civil Engg.)	
7.	Structural Engineer	12 years	M.E./ M. Tech. (Structure)	
8.	Electrical Engineer	12 years	B.E./ B. Tech. in relevant stream	
9.	Mechanical/ HVAC Engineer	12 years	B.E./ B. Tech. in relevant stream	

Note:

All the bidders are expected to have at least one Principal Architect/ Lead Architect who will be responsible for the overall designing and development of the project. This Principal Architect/Partner Architect/Lead Architect should have minimum experience of 15 years and shall either be a Proprietor or a Partner or a Director of the Bidder/ Firm. The capability of the bidders will be judged by the availability of Team Leader as well as the team which would assist him/ her for which marks are given.

- i. Key persons at positions 1,2,3 are mandatory to be inhouse and working with the firm for not less than 5 years in case of '1' being a non-Proprietor/non-partner and 3 years in case of '2' and '3'
- ii. The bidder shall have to submit the CV's of each of the above Technical/ Key Personnel. Each CV shall be signed in blue ink by the key personnel and countersigned by the bidder/ authorized officials of the Firm. Photocopy or unsigned CV's shall be rejected. The bidders shall also certify that the professional is a regular employee on their rolls and submit TDS/ Form-16 of each for each of such employees, for each such employee/ personnel CV's shall be submitted in **Form - 13**.
- iii. Each CV shall contain the proof of age and qualifications. The key personnel should have been in the regular employment for at least 06 months before the last date of submission of bids (to be supported by TDS/ **Form-16 or 16A**) for the previous month & 06 months earlier except mentioned specifically 1,2,3.
- iv. Firm must have at least **08** Architects registered with CoA on full time rolls, Kindly Confirm

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[YES/ NO] in Form-13 with CoA registration number.

- v. Even though a Bidder may satisfy the above requirements, he would be liable for disqualification if he/ she has:
 - a. Made misleading or false submission / information or deliberately suppressed the information in the forms, statements and enclosures submitted as per requirement.
 - b. Record of poor performance such as abandoning project, not properly completing the assigned project or financial failures/ weaknesses etc.
- vi. The Technical bids of only those bidders will be evaluated in NIT who meet the Minimum Eligibility Criteria.

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T-I –MARKING MATRIX

[TOP TEN FIRMS SCORING MINIMUM 25 MARKS AND ABOVE WILL BE CONSIDERED FOR STAGE-II TECHNICAL PRESENTATION].

Marking Matrix for Eligibility Criteria			
	Sl.no.	Parameters	Minimum Marks
		YEARS OF EXPERIENCE	MAX SCORE 10
1	1A	Firm having Experience of 10 Years and above	10
	Note	The Company Establishment/ Registration Certificate [Notarized] shall be submitted for claim of marks.	
		SIMILAR PAST EXPERIENCE	MAX SCORE 10
2	2A	One similar project \geq 98,000 sqm Built up area or Project cost > Rs. 610 Cr,	10
		Two similar projects each \geq 73,000 sqm Built up Area or Project cost > Rs. 458 Cr,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost > Rs. 305 Cr,	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		SIMILAR MASTERPLANNING EXPERIENCE	MAX SCORE 5
3	3A	One Educational or Residential Campus Master Plan of more than 150 acres	5
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		SIMILAR GRIHA / IGBC / LEED/LEED/IGBC EXPERIENCE	MAX SCORE 2
4	4A	One similar project \geq 98,000 sqm Built up area or Project cost > Rs.610 Cr with GRIHA / IGBC / LEED 3- star rating and above,	2
		Two similar projects each \geq 73,000 sqm Built up area or Project cost >Rs.458 Cr with GRIHA / IGBC / LEED 3 - star rating and above,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost > Rs. 305 Cr with Griha/LEED/IGBC 3- Star Rating and above,	

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	Note	Griha/LEED/IGBC Certificate issued by Griha/LEED/IGBC Council	
		SIMILAR BIM EXPERIENCE	MAX SCORE 3
5	5A	One similar project \geq 98,000 sqm built up area or Project cost $>$ Rs. 610 Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 300,	3
		Two similar projects each \geq 73,000 sqm Built up area or Project cost $>$ Rs.458 Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 300,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost $>$ Rs. 305 Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 300,	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		SIMILAR MEP SERVICES	MAX SCORE 5
6	6A	One similar project \geq 98,000 sqm Built up area or Project cost $>$ Rs. 610 Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services.	5
		Two similar projects each \geq 73,000 sqm Built up area or Project cost $>$ Rs. 458 Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC / VRF, BMS, Scada, IT Services including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost $>$ Rs. 305 Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	

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		SIMILAR EXTERNAL DEVELOPMENT & LANDSCAPE EXPERIENCE	MAX SCORE 5
7	7A	One similar project \geq 98,000 sqm Built up area or Project cost > Rs. 610 Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.	5
		Two similar projects each \geq 73,000 sqm Built up area or Project cost >Rs. 458 Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost > Rs. 305 Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization. General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		LAB EXPERIENCE	MAX SCORE 5
8	8A	One Similar project having laboratory complex \geq 8,000 sqm built up area	5
		FINANCIAL TURNOVER	MAX SCORE 5
9	9A	Financial Turnover for meeting minimum criteria of Rs.10 Cr.	5
	Note	Chartered Accountant certificate along with ITR'S	
		Total	50

The above-mentioned table shall be filled by Consultant and shall be part of work completion certificate, and necessary supporting documents [certified by Authorized Clients] shall be enclosed justifying the claims.

- i. Even though an applicant may satisfy the above requirements, he would be liable to disqualification, if he has:
 - a. Made misleading or false representation or deliberately suppressed the information in the forms, statements and enclosures required in the Notice Inviting Tender document.

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- b. Record of poor performance such as abandoning work, not properly completing the contract, or financial failures/weaknesses etc.
- c. Been debarred/blacklisted in any capacity/project whatsoever in the last 10 years.
- d. Bidder shall be required to give an undertaking on INR 100 stamp paper to the effect that they have not been debarred/blacklisted in any capacity/project whatsoever in the last 3 years.
- e. Institute will take into account the poor performance wherein Bidder has been debarred/blacklisted in past.

Section IV: General Conditions of Contract (GCC)

Section IV: General Conditions of Contract (GCC)

1. General

1.1. Tenets of Interpretation

Unless where the context requires otherwise, throughout the contract:

- i. The headings of these conditions shall not affect the interpretation or construction thereof.
- ii. Writing or written includes matter either whole or in part, in digital communications, manuscript, typewritten, lithographed, cyclostyled, photographed, or printed under or over signature or seal or digitally acceptable authentication, as the case may be.
- iii. Words in the singular include the plural and vice-versa.
- iv. Words importing the masculine gender shall be taken to include other genders, and words importing persons shall include any consultant, association, or body of individuals, whether incorporated or not.
- v. Terms and expressions not herein defined shall have the meanings assigned to them in the contract Act, 1872 (as amended) or the Sale of Goods Act, 1930 (as amended) or the General Clauses Act, 1897 (as amended) or of INCOTERMS, (current edition published by the International Chamber of Commerce, Paris) as the case may be.
- vi. Any reference to 'Services' shall also be deemed to include the incidental Works/ Goods.
- vii. Any reference to any legal Act, Government Policies or orders shall be deemed to include all amendments to such instruments, from time to time, to date.

1.2. Definitions

In the contract, unless the context otherwise requires:

- i. **"Allied Firm"** are all business entities that are within the 'controlling ownership interest' (ownership of or entitlement to more than twenty-five per cent of the consultant's shares or capital or profits) or 'control' (including the right to appoint a majority of the directors or to control the management or policy decisions including by virtue of their shareholding or management rights or shareholder agreements or voting agreements) of the principal firm acting alone or together or through one or more juridical persons. All successor firms or assigns of the principal firm shall be considered allied firms.
- ii. **"Bill of Quantities"** (including the term Price Schedule or BOQ) means the priced and completed Bill of Quantities forming part of the Proposal.
- iii. **"Commercial Bank"** means a bank, defined as a scheduled bank under section 2(e) of the Reserve Bank of India Act, 1934.
- iv. **"Contract"** (including the terms 'Purchase Order' or 'Supply Order' or 'Withdrawal Order' or 'Work Order' or 'Consultancy Contract' or 'Contract for Services', 'Rate Contract' or 'Framework Contract' or 'Letter of Award – LoA' (letter or memorandum communicating to the Consultant the acceptance of his Proposal) or 'Agreement' or a 'Repeat Order' accepted/ acted upon by the Consultant in specific contexts), means a formal legal agreement in writing relating to the subject matter of procurement, entered into between the Procuring Entity and the Consultant on mutually acceptable terms and

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conditions and which are in compliance with all the relevant provisions of the laws of the country.

- v. **"Consultant"** (as a participant in a Procurement Process - including the term 'contractor', 'bidder', 'tenderer', 'participant' or 'service provider' in specific contexts) means any person or firm or consultant, including any member of a consortium or joint venture, every artificial juridical person not falling in any of the descriptions of Consultants stated hereinbefore, including any agency branch or office controlled by such person, participating in a Procurement Process.
- vi. **"Consultant"** (as a contract holder - including the terms 'Supplier' or 'Service Provider' or 'Contractor' or 'Firm' or 'Vendor' or 'Successful Consultant' in specific contexts) means the person, firm, consultant with whom the contract is entered into and shall be deemed to include the Consultant's successors (approved by the Procuring Entity), agents, Sub-consultant, representatives, heirs, executors, and administrators as the case may be unless excluded by the terms of the contract.
- vii. **"Engineer in Charge"** means (as distinct from Team Leader of the Consultant) the Procurement Officer or any other officer of IITDh who has been assigned the authority to take all actions on behalf of the Procuring Entity during the execution of the contract by the Consultant.
- viii. **"Day", "Month", and "Year"** shall mean respectively calendar day, month or year (unless reference to financial year is apparent from the context).
- ix. **"Effective Date"** means the date on which this Contract comes into force and effect as per the Contract.
- x. **"Experts"** means, collectively, Key Experts, Non-Key Experts, or any other personnel of the Consultant, Sub-consultant member(s) assigned by the Consultant to perform the Services or any part thereof under the Contract.
- xi. **"Goods"** (including the terms 'Stores', and 'Material(s)' in specific contexts) includes all articles, materials, commodities, livestock, medicines, furniture, fixtures, raw material, consumables, spare parts, instruments, machinery, equipment, industrial plant, vehicles, aircraft, ships, railway rolling stock assemblies, sub-assemblies, accessories, a group of machines comprising an integrated production process or such other categories of goods or intangible, products like technology transfer, licenses, patents or other intellectual properties (but excludes books, publications, periodicals, etc., for a library), in specific contexts, procured or otherwise acquired by a Procuring Entity. Any reference to Goods shall be deemed to include small work or some services that are incidental or consequential to the supply of such goods.
- xii. **"Government"** means the Central Government or a State Government, as the case may be and includes agencies and Public Sector Enterprises under it in specific contexts.
- xiii. **"Intellectual Property Rights"** (IPR) means the intellectual property owner's rights concerning possession/ exploitation of such property by others of tangible or intangible intellectual property, including rights to Patents, Copyrights, Trademarks, Industrial Designs, Geographical indications (GI);

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- xiv. **“Key Expert(s)”** means an individual professional (usually identified by name) whose skills, qualifications, knowledge, and experience are critical to the performance of the Services under the Contract and whose Curricula Vitae (CV) was considered in the technical evaluation of the Consultant’s proposal.
- xv. **“Non-Key Expert(s)”** means an individual professional (usually not identified by name) provided by the Consultant or its Sub-consultants to perform the Services or any part thereof under the Contract.
- xvi. **“Parties”**: The parties to the contract are the "Consultant" and the “Procuring Entity”, as defined in GCC clause 2.4.
- xvii. **“Performance Security”** (includes the terms ‘Security Deposit’ or ‘Performance Bond’ ‘Performance Bank Guarantee’ or other specified financial instruments in specific contexts) means a monetary guarantee to be furnished by the successful Consultant or Contractor in the form prescribed for the due performance of the contract.
- xviii. **“Procurement”** (in the context of Public/ Government ‘procurement’ or ‘Purchase’, or ‘Acquisition’ including an award of Public-Private Partnership projects, in specific contexts) means the acquisition of Goods/ Services/ works or a combination thereof by way of purchase, lease, license or otherwise, either using public funds or any other source of funds (e.g. grant, loans, gifts, private investment etc.) by a Procuring Entity, whether directly or through an agency with which a contract for procurement is entered into, but does not include any acquisition without consideration. The term “procure”/ “procured” or “purchase”/ “purchased” shall be construed accordingly.
- xix. **“Procuring Entity”** means in The Procuring Organization which is procuring Goods, Works, or Services.
- xx. **“Procurement Officer”** means the officer signing the Letter of Award (LoA) and/or the contract on behalf of the Procuring Entity.
- xxi. **“Procurement Process”** (or “Tender”; “NIT”; “EOI”, “Tender Enquiry” in specific contexts): ‘Procurement Process’ is the whole process from the publishing of the NIT Document to the resultant award of the contract. ‘NIT Document’ means the document (including all its sections, appendices, forms, formats, etc.) published by the Procuring Entity to invite Proposals in a Procurement Process. The NIT Document and Procurement Process may be generically and interchangeably referred to as “Bid Document”, “Tender” or " Tender Enquiry, " which would be clear from context without ambiguity.
- xxii. **“Proposal”** (including the term ‘tender’, ‘offer’, ‘quotation’ or ‘bid’ in specific contexts) means an offer to supply goods, services or execution of works made as per the terms and conditions set out in a document inviting such offers.
- xxiii. **“Services”** means the activities to be performed by the Consultant under this Contract, as described in Terms of reference
- xxiv. **“Signed”** means ink signed or digitally signed with a valid Digital Signature as per IT Act 2000 (amended from time to time). It also includes stamped, except in the case of a Letter of Award or amendment thereof

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- xxv. **“Sub-consultant”** means a person or corporate body with an agreement with the Consultant to carry out a specific part of the ‘Services’ while the Consultant remains solely liable for the execution of the Contract.
- xxvi. **“Variation”** means an instruction given by the Engineer in Charge, which varies the scope, quantum or performance standards of the Service performed.
- xxvii. **“Works”** refer to any activity involving construction, fabrication, repair, overhaul, renovation, decoration, installation, erection, excavation, dredging, and so on, which make use of a combination of one or more engineering designs, architectural design, material and technology, labour, machinery, and equipment.

1.3. Document Conventions

All words and phrases defined in GCC-clause 1.2 are written as ‘Capitalised words’ and shall have the defined meaning. The rest of the words shall be as per grammar, inter-alia ‘Services’ shall indicate the definition given in the GCC, while ‘services’ shall have the usual dictionary meaning.

1.4. Abbreviations:

- i. AITC Appendix to Instructions to Consultants BOQ Bill of Quantities
- ii. BSD Bid Securing Declaration
- iii. CV Curriculum Vitae
- iv. EMD Earnest Money Deposit - Monetary guarantee to be furnished by a consultant along with its proposal
- v. GCC General Conditions of Contract
- vi. GST Goods and Services Tax
- vii. GSTIN GST Identification Number
- viii. GTE Global Tender Enquiry (International Competitive Bidding)
- ix. HSN Harmonized System of Nomenclature
- x. IEM Independent External Monitor
- xi. IPR Intellectual Property Rights
- xii. ITC Instructions to Consultants
- xiii. JV/C Joint Venture/ Consortium
- xiv. LCS Least Cost Selection
- xv. LoA Letter of Award (Acceptance)
- xvi. QCBS Quality and Cost-Based Selection
- xvii. NIT Notice Inviting Tender
- xviii. SCC Special Conditions of Contract
- xix. TIA Tender Inviting Authority
- xx. TIS Tender Information Summary
- xxi. TOR Terms of Reference

2. The Contract

2.1. Language of Contract

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The contract and all subsequent correspondence documents, during its execution, between the consultant and the Procuring Entity shall be written in English Language hereinafter called the contract's language.

2.2. The Entire Agreement

This Contract and its documents (referred to in GCC-clause 2.5 below) constitute the entire agreement between the Procuring Entity and the Consultant and supersede all other communications, negotiations, and agreements (whether written or oral) of the Parties made before the date of this Contract. No agent or representative of either Party has the authority to make, and the Parties shall not be bound by or be liable for, any statement, representation, promise or agreement not outlined in this Contract.

2.3. Severability

If any provision or condition of this Contract is prohibited or rendered invalid or unenforceable, such prohibition, invalidity or unenforceability shall not affect the validity or enforceability of the Contract or any of its other provisions and conditions.

2.4. Relationship between Parties

1. The parties to the contract are the Consultant and the Procuring Entity, as nominated in the contract.
2. Nothing contained herein shall be construed as establishing a relationship in the nature of master and servant or principal and agent between the Procuring Entity and the Consultant. The Consultant, subject to this Contract, is legally the main principal/ master of the Experts and Sub-consultants, if any, performing the Services and shall be fully responsible for the Services performed by them or on their behalf hereunder.
3. **Authorised Representative:** Any action required or permitted to be taken, and any document required or permitted to be executed under this Contract by the Procuring Entity, or the Consultant may be taken or executed by the officials specified in the contract.
4. **Good Faith:** The Parties shall act in good faith concerning each other's rights under this Contract and adopt all reasonable measures to ensure the realization of the objectives of this Contract. The Consultant shall always act, in respect of any matter relating to this Contract or the Services, as a faithful adviser to the Procuring Entity and shall at all times support and safeguard the Procuring Entity's legitimate interests in any dealings with the third parties.

2.5. Contract Documents and their Precedence

The following conditions and documents in indicated order of precedence (higher to lower) shall be considered an integral part of the contract, irrespective of whether these are not appended/ referred to in it. Any generic reference to 'Contract' shall imply reference to all these documents as well:

- i. Valid and authorized Amendments issued to the contract. The Agreement consisting of the initial paragraphs, recitals, and other clauses, including the appendices annexed to it and signatures of Procuring Entity, set forth immediately before the GCC.
- ii. Terms of Reference.

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- iii. Key Experts.
- iv. Contract.
- v. Reimbursable Expenses Cost Estimates.
- vi. the Letter of Award (LoA), if issued
- vii. the GCC
- viii. the Consultant's Proposal submitted in NIT.
- ix. any other document listed in the contract as forming part of this Contract.
- x. Integrity Pact.

2.6. Waivers and Forbearances

The following shall apply concerning any waivers, forbearance, or similar action taken under this Contract:

- i. Any waiver of a Procuring Entity's rights, powers, or remedies under this Contract must be in writing, dated, and signed by an authorized representative of the Procuring Entity granting such a waiver and must specify the terms under which the waiver is being granted.
- ii. No relaxation, forbearance, delay, or indulgence by Procuring Entity in enforcing any of the terms and conditions of this Contract or granting of an extension of time by Procuring Entity to the Consultant shall, in any way whatsoever, prejudice, affect, or restrict the rights of Procuring Entity under this Contract, neither shall any waiver by Procuring Entity of any breach of Contract operate as a waiver of any subsequent or continuing breach of Contract.

3. Governing Laws and Jurisdiction

3.1. Governing Laws and Jurisdiction

- i. This Contract, its meaning and interpretation, and the relation between the Parties shall be governed by the Laws of India for the time being in force.
- ii. Irrespective of the place of delivery, the place of performance or the place of payments under the contract, the contract shall be deemed to have been made at the place from which the Letter of Award (LoA, or the contract Agreement, in the absence of LoA) has been issued. Unless otherwise specified in the Contract, the courts of such a place shall alone have jurisdiction to decide any dispute arising out or in respect of the contract.

3.2. Changes in Laws and Regulations

Unless otherwise stipulated in the contract, if after the deadline for the Proposal submission (Techno-commercial), any law, regulation, ordinance, order or bye-law having the force of law is enacted, promulgated, abrogated, or changed in India (which shall be deemed to include any

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change in interpretation or application by the competent authorities) that subsequently affects the Delivery Date and/ or the contract Price, then such Delivery Date and/ or Contract Price shall be correspondingly increased or decreased as per GCC clause 2.6, by agreement between the Parties hereto, to the extent that the Consultant has thereby been affected in the performance of any of its obligations under the contract. Notwithstanding the foregoing, such additional or reduced cost shall not be separately paid or credited if the same has already been accounted for in the applicable price adjustment provisions.

4. Communications

4.1. Communications

- i. All communications under the contract shall be served by the parties to each other in writing, in the contract's language, and served in a manner customary and acceptable in business and commercial transactions.
- ii. The effective date of such communications shall be either the date when delivered to the recipient or the effective date mentioned explicitly in the communication, whichever is later.
- iii. No communication shall amount to an amendment of the terms and conditions of the contract, except a formal letter of amendment of the Contract expressly so designated.
- iv. Such communications would be an instruction, a notification, an acceptance, a certificate from the Procuring Entity, or a submission or a notification from the Consultant. A notification or certificate required under the contract must be communicated separately from other communications.

4.2. Persons signing the Communications

For all purposes of the contract, there under all communications to the other party shall be signed by:

- i. **On behalf of the Consultant:** The person who has signed the contract on behalf of the Consultant shall sign all correspondences. A person signing communication in respect of the contract or purported to be on behalf of the Consultant, without disclosing his authority to do so, shall be deemed to warrant that he has authority to bind the Consultant. If it is discovered at any time that the person so signing has no authority to do so, the Procuring Entity reserves its right, without prejudice to any other right or remedy, to terminate the contract for default in terms of the contract and/ or avail any or all the remedies thereunder and hold such person personally and/ or the Consultant liable to the Procuring Entity for all costs and damages arising from such misdemeanours.
- ii. **On behalf of the Procuring Entity:** Unless otherwise stipulated in the contract, the Engineer in Charge signing the contract shall administer the contract and sign communications on behalf of the Procuring Entity. Paying Authorities mentioned in the contract shall also administer respective functions during Contract Execution.

4.3. Address of the parties for sending communications by the other party.

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For all purposes of the contract there under, the address of parties to which the other party shall address all communications and notices shall be:

- i. The Consultant's address as mentioned in the contract, unless the Consultant has notified change by a separate communication containing no other topic to the Procuring Entity. The Consultant shall be solely responsible for the consequence of an omission to notify a change of address in the manner aforesaid, and
- ii. The Procuring Entity's address shall be the one mentioned in the contract. The Consultant shall also send additional copies to officers of the Procuring Entity presently dealing with the contract.
- iii. In case of communications from the Consultant, copies of communications shall be marked to the Engineer in Charge and the Procuring Entity's officer signing the contract and as relevant to the Paying Authorities mentioned in the contract. Unless specified before the contract's start, the Procuring Entity and the Consultant shall notify each other if additional copies of communications are to be addressed to additional addresses.

5. Consultant's Obligations and restrictions on its Rights

5.1. Changes in Constitution/ financial stakes/ responsibilities of the Consultant must proactively keep the Procuring Entity informed of any changes in its constitution/ financial stakes/ responsibilities during the execution of the contract.

- i. Where the Consultant is a partnership firm, the following restrictions shall apply to changes in the constitution during the execution of the contract:
 - a. A new partner shall not be introduced in the firm except with the previous consent in writing of the Procuring Entity, which shall be granted only upon execution of a written undertaking by the new partner to perform the contract and accept all liabilities incurred by the firm under the contract before the date of such undertaking.
 - b. On the death or retirement of any partner of the Consultant firm before the complete performance of the contract, the Procuring Entity may, at his option, terminate the contract for default as per the contract and/ or avail any or all remedies thereunder.
 - c. If the contract is not terminated as provided in Sub-clause (b) above, notwithstanding the retirement of a partner from the firm, that partner shall continue to be liable under the contract for acts of the firm until a copy of the public notice given by him under Section 32 of the Partnership Act, has been sent by him to the Procuring Entity in writing or electronically.

5.2. Restriction on Potential Conflict of Interests

- i. Neither the Consultant nor its Sub-consultants nor the Personnel shall engage, either directly or indirectly, in any of the following activities:
 - a. During this Contract's term, any business or professional activities in India that would conflict with the activities assigned to them.
 - b. After this Contract's termination, such other activities as may be stipulated in the contract.
- ii. Furthermore, if the Consultant, as part of the Services, has the responsibility of advising the Procuring Entity on the procurement of goods, works or services, the Consultant shall at all

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times exercise such responsibility in the best interest of the Procuring Entity. Any discounts or commissions obtained by the Consultant in the exercise of such procurement responsibility shall be for the account of the Procuring Entity.

- iii. During the term of this Contract and after its termination, the Consultant and its affiliates, as well as any Sub-consultant and any of its affiliates, shall be disqualified from providing goods, works, or Services (other than the subject Service of this Contract and any continuation thereof) for any project resulting from or closely related to the subject Services of this Contract.
- iv. The payment of the Consultant according to (GCC Clause 10.5) shall constitute the Consultant's only payment in connection with this Contract. The Consultant shall not except for its benefit any trade commission, discount, or similar payment in connection with activities under this Contract or the discharge of its obligations hereunder. The Consultant shall use its best efforts to ensure that any Sub-consultants and the Experts and agents of either shall not receive any additional payment.
- v. The Consultant has an obligation and shall ensure that its Experts and Sub-consultants shall have an obligation to disclose any actual or potential conflict that impacts their capacity to serve the best interest of the Procuring Entity, or that may reasonably be perceived as having this effect. Failure to disclose said situations may lead to the disqualification of the Consultant and/ or the termination of the Contract.

5.4. Consequences of breach by Constituents of a Consultant

Should the Consultant or any of its partners, its Sub-consultants, or their Personnel commit a default or breach of GCC-clause 5.1 to 5.7, the Consultant shall remedy such breaches within 21 days, keeping the Procuring Entity informed. Procuring Entity may call upon the Lead Member to assign the work of the defaulting member to any other equally competent party acceptable to the Procuring Entity. However, at its discretion, the Procuring Entity shall be entitled, and it shall be lawful on his part, to treat it as a breach of contract and avail any or all remedies thereunder. The decision of the Procuring Entity as to any matter or thing concerning or arising out of GCC-clause 5.1 to 5.7 or on any question whether the Consultant or any partner of the Consultant firm has committed a default or breach of any of the conditions shall be final and binding on the Consultant.

5.5. Assignment and Sub-contracting

- i. The consultant shall not, save with the previous consent in writing of the Procuring Entity, sublet, transfer, or assign the contract or any part thereof or interest therein or benefit or advantage thereof in any manner whatsoever to any Sub-consultant.
- ii. The consultant shall notify the Procuring Entity in writing of all such Sub-consultants, if not already stipulated in the contract, in its original Proposal or later. Such notification shall not relieve the Consultant from any of its liability or obligation under the terms and conditions of the contract. Sub-consultants must comply with and should not circumvent the Consultant's compliance with its obligations under GCC-clause 5.1 to 5.7.

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- iii. If the Consultant sublets or assigns this Contract or any part thereof without such permission, the Procuring Entity shall be entitled, and it shall be lawful on his part, to treat it as a breach of contract and avail any or all remedies thereunder.

5.6. Obligation to Indemnify Procuring Entity

5.6.1. For breach of IPR Rights

- i. the Consultant shall indemnify and hold harmless, free of costs, the Procuring Entity and its employees and officers from and against all suits, actions or administrative proceedings, claims, demands, losses, damages, costs, and expenses of any nature, including attorney's fees and expenses, which may arise in respect of the Services provided by the Consultant under this Contract, as a result of any infringement or alleged infringement of any patent, utility model, registered design, copyright, or other Intellectual Proprietary Rights (IPR) or trademarks, registered or otherwise existing on the date of the contract arising out of or in connection with:
 - a. Any design, data, drawing, specification, or other documents or Services provided or designed by the Consultant for or on behalf of the Procuring Entity.
 - b. The delivery of the Services by the Consultant or the use of the Services at the Procuring Entity's Site
- ii. Such indemnity shall not cover any use of the Services or any part thereof other than for the purpose indicated by or to be reasonably inferred from the contract, neither any infringement resulting from the use of the Services or any part thereof, or any service/ products produced thereby in association or combination with any other service, equipment, plant, or materials not delivered by the Consultant.
- iii. If any proceedings are brought, or any claim is made against the Procuring Entity arising out of the matters referred above, the Procuring Entity shall promptly notify the Consultant. At its own expense and in the Procuring Entity's name, the Consultant may conduct such proceedings and negotiations to settle any such proceedings or claim, keeping the Procuring Entity informed.
- iv. If the Consultant fails to notify the Procuring Entity within twenty-eight (28) days after receiving such notice that it intends to conduct any such proceedings or claim, then the Procuring Entity shall be free to conduct the same on its behalf at the risk and cost to the Consultant.
- v. At the Consultant's request, the Procuring Entity shall afford all available assistance to the Consultant in conducting such proceedings or claims and shall be reimbursed by the Consultant for all reasonable expenses.

5.7. IPR Rights and Confidentiality

5.7.1. IPR Rights

Architectural Design is an Intellectual property of architect. The drawings, specifications, documents and models as instruments of service are the property of the architect whether the project, for which they are made, is executed are not. The client shall retain copies of the

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architect models, drawings, specifications and documents for his information and use in connection with the project. These shall not be used for any other project by the client or Architect or any other person, except for the repetition as stipulated in the scale of charge.

5.7.3. Confidentiality

All documents, drawings, samples, data, associated correspondence or other information furnished by or on behalf of the Procuring Entity to the Consultant in connection with the contract, whether such information has been furnished before, during or following completion or termination of the contract, are confidential and shall remain the property of the Procuring Entity and shall, without the prior written consent of Procuring Entity neither be divulged by the Consultant to any third party, nor be used by him for any purpose other than the design, procurement, or other services and activities required for the performance of this Contract. If advised by the Procuring Entity, all copies of all such information in original shall be returned on completion of the Consultant's performance and obligations under this contract.

5.8. Performance Bond/ Security

- i. Within twenty-one days after the issue of the Letter of Award (LoA) or the Contract, by the Procuring Entity, the Consultant shall furnish to the Procuring Entity performance security, valid up to sixty days after the date of completion of all contractual obligations by the Consultant.
- ii. The amount of Performance security shall be denominated in Indian Rupees and shall be in one of the following forms:
 - a. Insurance Surety Bonds, Account Payee Demand Draft, Fixed Deposit Receipt from any commercial bank in India, or online payment in an acceptable form safeguarding the Procuring Entity's interest, or
 - b. Bank Guarantee (including an e-Bank Guarantee) issued by a commercial bank in India, in the prescribed form provided in Form 9.
- iii. If the Consultant, having been called upon by the Procuring Entity to furnish Performance Security, fails to do so within the specified period, it shall be lawful for the Procuring Entity at its discretion to annul the award and forfeit the EMD (or enforce Bid Securing Declaration, if that was submitted in lieu of Bid Security), besides taking any other administrative punitive action like 'Removal from List of Registered Suppliers' etc.
- iv. If the Consultant fails to maintain the requisite Performance Security during the Contract's currency, it shall be lawful for the Procuring Entity at its discretion.
 - a. treat it as a breach of contract and avail any or all contractual remedies provided for breaches/ default, including termination of the Contract for Default,

or
 - b. without terminating the Contract, recover from the Consultant the amount of such security deposit by deducting the amount from the pending bills of the Consultant under the contract or any other contract with the Procuring Entity or the Government or any person contracting through the Procuring Organisation or otherwise, howsoever as per GCC-clause 10.4.

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- v. If the contract is amended on mutual agreement, the Consultant shall furnish amended Performance Security with revised value and validity within twenty-one days of the issue of such an amendment.
- vi. The Procuring Entity shall be entitled, and it shall be lawful on his part,
 - a. to deduct from the performance securities or to forfeit the said security in whole or in part in the event of:
 - I. Any default, failure, or neglect on the part of the Consultant in the fulfilment or performance in all respect of this contract or any other contract with the Procuring Organisation or any part thereof
 - II. for any loss or damage recoverable from the Consultant which the Procuring Entity may suffer or be put to for reasons of or due to the above defaults/ failures/ neglect
 - b. and in either of the events aforesaid to call upon the Consultant to maintain the said performance security at its original limit by making further deposits, provided further that the Procuring Entity shall be entitled, and it shall be lawful on his part, to recover any such claim from any sum then due or which at any time after that may become due to the Consultant for similar reasons.
- vii. Subject to the sub-clause above, the Procuring Entity shall release the performance security without any interest to the Consultant on completing all contractual obligations.
- viii. No claim shall lie against the Procuring Entity regarding interest on cash deposits, Government Securities, or depreciation thereof.

5.9. Permits, Approvals and Licenses

Whenever the Services and incidental Goods/ Works delivery requires the Consultant to obtain Pre- construction clearance permits such as PESO [Petroleum Explosive Safety Organization] License, No Objection Certificate from Karnataka State Fire and Emergency Services Department, No Objection Certificate from Karnataka State Electrical Inspectorate, No Objection Certificate from Karnataka State Pollution Control Board, No Objection Certificate and Plan approval from HDMC / KIADB/ Gram Panchayat / any state statutory body, Tree cutting and Forest No Objection Certificate and required permissions, No Objection Certificate from Airport Authority of India, No Objection Certificate and Installation approval from Karnataka State Electrical Inspectorate for lifts including any other approvals and licenses as needed for successful completion of project from local public authorities or any third party etc.[The List is representative , however it would be the consultant responsibility to obtain all clearances for the Project before start Excluding post construction approvals of KPSCB and Fire Occupancy] approvals and licenses from local public authorities or any third party etc , it shall be the Consultant's sole responsibility to obtain these and keep them current and valid. Such requirements may include but not be restricted to licences or environmental clearance if required. If requested by the Consultant, the Procuring Entity shall make its best effort to assist the Consultant in complying with such requirements in a timely and expeditious manner without diluting the Consultant's responsibility in this regard.

5.10. Insurances

The Consultant (a) shall take out and maintain, and shall cause any Sub-consultants to take out and maintain, at its (or the Sub-consultants', as the case may be) own cost but on terms and conditions approved by the Procuring Entity, insurance against the risks, and for the coverage, as stipulated in the contract or any applicable law including Labour Codes; and at the Procuring Entity's request, shall provide evidence to the Procuring Entity showing that such insurance has been taken out and maintained and that the current premiums have been paid. The Consultant shall ensure that such insurances are in place before commencing the Services as stated in GCC clause 9.2. Alterations to the terms of insurance shall not be made without the approval of the Engineer in Charge.

5.11. Accounting, Inspection and Auditing

The Consultant shall keep and make all reasonable efforts to cause its Sub-consultants to keep accurate and systematic accounts and records in respect of the Services and in such form and detail as shall identify relevant time changes and costs and as per accounting principles prescribed in India.

5.12. Deleted

5.13. Legal Compliance

The Consultant shall perform the Services in accordance with the Contract and the Applicable Laws and shall take all practicable steps to ensure that any of its Experts and Sub-consultants comply with the Applicable Law.

5.14. Custody and Return of the Procuring Entity's Assets loaned to Consultant

- i. The contractors shall sign accountable receipts for all documents and materials, or other assets/properties made over to them by the Engineer in Charge on behalf of the Procuring Entity. All such assets shall be deemed in good condition when received by the Consultant unless they have notified the Procuring Entity to the contrary within twenty-four hours of receipt. Otherwise, They shall be deemed to have waived the right to do so at any subsequent stage.
- ii. These assets shall remain as the property of the Procuring Entity, and the Consultant shall take all reasonable care of all such assets. The Consultant shall be responsible for all damages or loss from whatever cause while assets are possessed or controlled by the Consultant, staff, workmen, or agents.
- iii. Where the Consultant insures such assets against loss or fire at the request of the Procuring Entity, such insurance shall be deemed to be by way of additional precaution and shall not prejudice the Consultant's liability as aforesaid.
- iv. The Consultant shall return all such assets in good order and repair, reasonable wear and tear excepted, before the completion/ closure/ termination of the contract and shall be responsible for any failure to account for the same or any damage done to that as assessed by the Procuring Entity whose decision shall be final and binding.

6. Procuring Entity's Obligations

6.1. Assistance by the Procuring Entity

Unless otherwise specified in the Contract, the Procuring Entity shall use its best efforts to:

- i. Issue instructions and information to its officials, agents, and stakeholders for prompt and effective implementation of the Services.
- ii. Provide the Consultant any other assistance as specified in the Contract.
- iii. Access to Project Site: The Procuring Entity warrants that the Consultant shall have, free of charge, unimpeded access to the project site if such access is required for the performance of the Services.

6.2. Facilities to be provided by the Procuring Entity

- i. The Procuring Entity shall make available to the Consultant and the Experts, for the performance of the contract, free of any charge (unless otherwise stated therein), the services, facilities, and property described in the 'Terms of Reference' as per terms and conditions and against appropriate safeguards (including Insurances, Bank Guarantee, Indemnity Bonds, Retention Money etc.) specified therein. The Consultant shall use such property for the execution of the contract and no other purpose whatsoever.
- ii. In case such services, facilities and property shall not be made available to the Consultant as and when specified in Terms of reference, the Parties shall agree on (i) extension of time that it may be appropriate to grant to the Consultant for the performance of the Services, (ii) how the Consultant shall procure any such services, facilities and property from other sources, and (iii) the additional payments, if any, to be made to the Consultant as a result thereof according to GCC clause 10.1.1.

7. Scope of Services and Performance Standards

7.1. Scope of Services

- 1. Services:** This contract is for the performance/ delivery of Services of the description, scope/ quantum outlined in 'Terms of Reference' during the contract period specified therein.
- 2. Reporting Requirements:** The Consultant shall deliver to the Procuring Entity the reports, deliverables, outputs, and documents to IIT Dharwad, in the numbers and within the periods outlined in Terms of Reference.
- 3. Standard Performance:**
 - i. The Consultant shall perform and carry out the Services with all due diligence, efficiency, and economy, in accordance with generally accepted professional standards and practices, observe sound management practices, and employ appropriate technology and safe and effective equipment, machinery, materials and methods.
 - ii. Unless otherwise specified, the performance standards and quality of the Services shall conform to the Terms of Reference as stipulated in the contract or as per best standards in the market, where not so specified.

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- iii. **Defects in Services:** The Procuring Entity shall promptly notify the Consultant of any identified defects, requesting the correction of the notified defect within a reasonable time. If the Consultant has not corrected notified defect within the time stipulated in the Procuring Entity's notice, the Procuring Entity may suspend payments as per GCC clause 10.6.

8. Deployment Resources

8.1. Clearance of Site on Completion

- i. On completion of the services, the Consultant shall hand over the whole project site to the procuring Entity on 'as it was' basis. No final payment in settlement of the accounts for the Services shall be paid to the Consultant till, in addition to any other condition necessary for final payment, site clearance shall have been affected by him.
- ii. In the event of failure on the part of the Consultant to comply with this provision within 7 days after receiving notice for clearance of Procuring Entity's site and lands, the Engineer in Charge shall cause them to be removed in such a way as deemed fit and convenient and cost as increased by supervision and other incidental charges shall be recovered from the Consultant. The Procuring Entity shall not be held liable for any loss or damage to the Consultant's property as may be on the site and due to such removal.

8.2. Key and Non-key Personnel

8.2.1. General Requirements

- i. **Restrictions on the Employment of Retired Staff or Officers or Managers of Procuring Entity within One Year of their Retirement:** The Consultant shall not himself be a retired Government employee of Gazetted rank or engage any employee or associate who is a retired Government employee of Gazetted rank, if such persons have not completed one year (or any other period prescribed by the relevant authority) from the date of retirement, in connection with this Contract in any manner whatsoever without obtaining prior permission of the relevant authority. If the Consultant is found to have contravened this provision, it shall constitute a breach of contract, and Procuring Entity shall be entitled to terminate the contract and/ or avail any or all the remedies thereunder.
- ii. The Consultant shall employ and provide qualified and experienced Key and Non- key Experts and Sub-consultants as required to carry out the Services.

8.2.2. Key Personnel

i. Substitution of Key Experts:

- a. Unless the Procuring Entity may otherwise and agree in writing, no changes shall be made in the Key Experts as defined in EoI Document. (As per ITC Clause 12.3)
- b. Notwithstanding the above, the substitution of Key Experts during Contract execution may be considered only based on the Consultant's written request and due to compelling or unavoidable situations outside the reasonable control of the Consultant, including but not limited to death or medical incapacity. The substitute shall be of equivalent or higher

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credentials. Such substitution shall not exceed the limit specified in the Contract (or 10%, if not specified) of total key personnel.

- ii. **Additional Key Experts:** If additional Key Experts are required to carry out the Services during the execution of the contract, the Consultant shall submit to the Procuring Entity for review and approval a copy of their Curricula Vitae (CVs). If the Procuring Entity does not object in writing (stating the reasons for the objection) within twenty- one (21) days from receiving such CVs, such additional Key Experts shall be deemed approved by the Procuring Entity. However, no additional cost will be added to the contract value.

8.2.3 Replacement of Key and Non-key Experts or Sub-consultants on the Orders of Engineer in Charge

- i. The Consultant shall, at the Procuring Entity's written request, provide a replacement, if the Procuring Entity finds that any of the Experts or Sub-consultant:
 - a. commits severe misconduct or has been charged with having committed a criminal act
 - b. persists in any misconduct or lack of care,
 - c. is found to be negligent, incompetent or incapable of discharging assigned duties,
 - d. fails to comply with any provision of the Contract,
 - e. based on reasonable evidence, is determined to have engaged breached the Code of Integrity (including Fraud and Corruption) during the execution of the Works,
- ii. Subject to the requirements in the sub-clause above, and notwithstanding any requirement from the Procuring Entity to request a replacement, the Consultant shall take immediate action as appropriate in response to any violation in the sub-para above. Such immediate action shall include removing (or causing to be removed) such Key/ Non-Key Expert or sub-consultant from carrying out the Services.
- iii. Any replacement of the removed Experts or Sub-consultants shall possess better qualifications and experience and be acceptable to the Procuring Entity.
- iv. The Consultant shall bear all costs from or incidental to any removal and/or replacement of such Experts.

8.3. Equipment and Tools of Trade

The Consultant must ensure the deployment of adequate Equipment and Tools of Trade that are necessary to deliver services as per the ToR and approved works plan as updated. In case of failure, the consultant shall ensure to fulfil the requirements as per the schedule. Otherwise, the Procuring Entity is authorized to suspend payments as per GCC clause 10.6 for the shortfall in performance or terminate the contract and/ or avail any or all the remedies thereunder for breach of contract.

9. Delivery Services and delays

9.1. Works plan

- i. Before the commencement of the Services, the Consultant shall submit for approval of the Engineer in Charge a Works plan showing the Methods, schedule of delivery of services,

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and deployment plans for Personnel, Equipment and Materials for the execution of the services. The programme of delivery of Services amended as necessary by discussions with the Engineer in Charge shall be treated as the agreed Works plan for this Contract. The Services shall be carried out and monitored as per the approved Program as updated.

- ii. The Engineer in Charge shall direct the order in which the several components of the Services shall be provided, and the Consultant shall execute all orders the Engineer in Charge gives from time to time without delay. Still, the Consultant shall not be relieved thereby from responsibility for the due performance of the Services in all respects.

9.2. Commencement of Services

- i. **Effective Date of Contract:** Consultant shall commence the Services and shall proceed with due expedition and without delay from the effective date of Contract (all dates of delivery shall be counted from such a date), which shall be the date mentioned as the effective date in the contract, or if not so mentioned:
 - a. 15 days from the Procuring Entity's notice (unless specified otherwise) to the Consultant instructing him to begin carrying out the Services. This notice shall confirm that the effectiveness prerequisites listed in the contract have been met.
 - b. If no such order is issued, 15 days from the date of the Issue of the LOA or the signing of the Contract agreement, whichever is earlier.
- ii. **Commencement of Services:** Not later than the number of days after the Effective Date specified in the Contract or the Notice to proceed, the Consultant shall begin carrying out the Services after confirming the following:
 - a. As required by the Contract, all key experts needed at the beginning of the assignment are effectively participating.
 - b. That the Procuring Entity has provided facilities (including Data, Documents and Background Information) as per the Contract
 - c. that all parties involved in the assignment (users, security team, and other relevant departments of the Procuring Entity and other third-party stakeholders) have been informed by the Procuring Entity
 - d. that all permits, licences, and authorisations have been obtained.
- iii. **Termination of Contract for Failure to Become Effective:** If this Contract has not become effective (as per sub-clause (i) above) within such period after the date of Contract signature as specified in the Contract, either Party may, by not less than twenty-one (21) days' written notice to the other Party, declare this Contract to be null and void, and in the event of such a declaration by either Party, neither Party shall have any claim against the other Party with respect hereto.

9.3. Contract Management

9.3.1 Consultancy Management Teams

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The Procuring Entity shall nominate a Engineer in Charge (or a Consultancy Management Team), and the Consultant shall nominate a counterpart Team Leader to monitor the assignment so that the output is in line with the Procuring Entity's objectives of the Contract.

9.3.2 Review of Phases and Milestones

The Engineer in Charge and Consultant/ Team Lead shall hold progress meetings at various phases and Milestones into which the assignment is divided as defined below. The following actions would be taken during such progress meetings.

- i. **Kick-off Meeting:** The Engineer in Charge and the Consultant/ Team Lead shall meet at the start of the assignment to ensure that the Contract requirements are clearly understood by all concerned and that the Contract Management procedures are finalised.
- ii. **Inception Phase Review:** The inception meeting shall be held at a period (specified in the Contract Form) after the effective date of the contract or, if not so specified, within 21 days of the effective date. Before this meeting, the consultant must provide a draft Inception Report for discussion. The Consultant shall submit a final Inception Report within the specified time in the 'Terms of Reference' or as agreed in the Inception Meeting, or if not so specified, within 7 days of the Inception Meeting. Template for Inception Report may be agreed to beforehand in the Inception Meeting if any further time required for finalization the same shall be brought to the notice of Engineer- in- charge and extension of time shall be agreed up formally. It should, at the minimum, cover comments and suggestions on the following:
 - a. Terms of Reference
 - b. Work plan and staffing schedule
 - c. Facilities to be provided by the Procuring Entity
 - d. Working arrangements and liaison
- iii. **Periodic Reviews:** Unless otherwise decided by the Engineer in Charge and the Consultant's Team Lead, periodic review meetings (monthly if not otherwise stipulated) shall be held to review the pace of progress as per the Work Plan and remedial actions thereto.
- iv. **Deliverables Reviews:** The Engineer in Charge and Consultant/ Team Lead may hold other meetings to review and approve specific deliverables or phases (including Interim and Final Reports) as specified in Annexure A or as agreed between the parties.

9.4. Delivery of services, Time of Delivery and Extensions Thereof

9.4.1 Delivery of Services:

The Consultant shall deliver all Services and submit deliverables as per the approved work plan in the manner specified in the Contract.

9.4.2 Time of Delivery of Services is of Essence of the Contract:

- i. The time for delivery of Services shall be deemed to be the essence of the contract. Subject to any requirement in the contract as to the completion of any portions or portions of the

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Services before completion of the whole, the Consultant shall fully and finally complete the whole of the services comprised in the contract as per the Delivery and Completion Schedule stipulated in 'Terms of Reference'.

- ii. If at any time during the currency of the contract, the Consultant encounters conditions hindering the timely performance of services; the Consultant shall promptly inform the Procuring Entity in writing about the same and its likely duration.
- iii. He may request to the Procuring Entity for an extension of the delivery schedule not less than one month before the expiry of the date fixed for completion of the services. Procuring Entity may agree to extend the completion schedule, with or without liquidated damages and denial clause, by issuing an amendment to the contract in terms of the following clauses.

9.4.3 Extension for Excusable Delay Not Due to Consultant

- i. If in the opinion of the Consultant, the progress of Services has at any time been delayed due to the following reasons, then within 15 days of such happening causing delay, he shall give notice thereof in writing to the Engineer in Charge, but shall nevertheless do due diligence to bring down or make good the delays and to proceed with the services:
 - a. proceedings taken or threatened by or dispute with external third parties arising otherwise than from the Consultant's own default etc. or
 - b. delay due to circumstances beyond the control of either party
 - c. delay authorized by the Engineer in Charge pending or Any act or neglect of Procuring Entity, e.g.:
 - i. Delay or failure to issue notice to commence the services or
 - ii. delay or failure to issue necessary instructions for which the Consultant had applied explicitly in writing.
 - iii. Delay in or failure to handover of possession of the site or the necessary facilities/ documents/ data or instructions by the Procuring Entity to the Consultant
 - iv. Delay caused by modification issued by the Engineer in Charge or
 - v. any other delay caused by the Procuring Entity due to any other cause.
- ii. The Consultant may also indicate the period for which the Services are likely to be delayed and ask for a necessary extension of time. On receipt of such request from the Consultant, the Engineer in Charge shall consider the same and grant such extension of time as, in his opinion, is reasonable regarding the nature and period of delay and the type and quantum of work affected thereby. No other compensation shall be payable for work carried forward to the extended period. The same rates, terms, and conditions as the original Contract shall apply during the extended period.

9.4.4 Extension of Time for Inexcusable Delay Due to Consultant

- i. If the Consultant fails to deliver the Services within the fixed/ extended period for reasons other than those stipulated in GCC-clause 9.4.3 above, the Procuring Entity may, if satisfied that the service delivery can still be completed within a reasonable time, extend the period further.

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- ii. On such extension, the Procuring Entity shall be entitled without prejudice to any other right and remedy available on that behalf to recover from the Consultant as agreed damages and not by way of penalty Liquidated Damages as per GCC- clause 9.5 below.
- iii. Provided further that if the Procuring Entity is not satisfied that the service can be completed by the Consultant or in the event of failure on the part of the Consultant to complete the service within the extension of time allowed further as aforesaid, the Procuring Entity shall be entitled without prejudice to any other right or remedy available in that behalf, treat the delay as a breach of contract and avail any or all the remedies thereunder, whether or not actual damage is caused by such default.
- iv. **Inordinate Delays:** Delays due to the Consultant of more than one-fourth (25%) of the total completion period shall be treated as inordinate delays. Such inordinate delays shall be noted as poor performance and be held against the Consultant in future procurements. A show-cause notice shall be issued to the Consultant before declaring it a poor performance. Such delays may be considered a breach of the contract at the option of the Procuring Entity.

9.4.5 Extension of Time for Concurrent Delay Due to Both Parties

If the Engineer in Charge determines that two or more events responsible for delay overlap each other. The delays may be concurrently attributable to both Procuring Entity and the Consultant. The proportion for extension of time as per GCC-Clause 9.4.3 or 9.4.4 above shall be determined by plotting each contributing concurrent delay on the critical path.

9.5. Damages and Deductions Thereof

9.5.1 Right of the Procuring Entity to recover Damages.

Procuring Entity shall be entitled to, and it shall be lawful to recover Liquidated damages as detailed in this clause from all payments due, any Performance Security, or any retention money.

9.5.2 Liquidated damages

- i. For delays covered under clause 9.4.4 (Extension of Time for Inexcusable Delay Due to Consultant) above:
 - a. The Procuring Entity shall, without prejudice to other rights and remedies available to the Procuring Entity under the contract, deduct from the contract price as liquidated damages for each week of delay or part thereof until actual delivery or performance, but not as a penalty, a sum equivalent to the 1/2% [0.5%] per cent maximum up to 10% of the delayed part of the service only [not the entire contract value limited to minor delays]. Besides liquidated damages during such a delay, the denial clause as per GCC-clause 9.5.3 shall also apply. Total damages in the contract shall be limited as per clause 9.5.4 below.
 - b. Any failure or delay by any Sub-consultant, though their employment may have been sanctioned, shall not be admitted as a ground for any extension of time or for exempting the Consultant from liability for any such loss or damage as aforesaid.

9.5.3 Denial Clause:

- i. For delays covered under clause 9.4.4 (Extension of Time for Inexcusable Delay Due to Consultant) above:
 - a. no increases in price on account of any statutory increase in or fresh Imposition of GST, or on account of any other taxes/ duty/ cess/ levy) leviable in respect of the Services and incidental goods/ works stipulated in the said Contract which takes place after the original delivery date or shall be admissible on such of the said Services, as are delivered after the said date and
 - b. Notwithstanding any stipulation in the contract for an increase in price on any other ground, including the price variation clause, no such increase after the original delivery date shall be admissible on such Services delivered after the said date.
 - c. Nevertheless, the Procuring Entity shall be entitled to the benefit of any decrease in price on account of reduction in or remission of GST or on account of any other tax or duty or any other ground as stipulated in the price variation clause, which takes place after the expiry of the original delivery date or justified extended date.

9.5.4 Limit on total Damages

However, deduction on account of damages for delays under this clause put together shall be subject to a maximum of 10% of the entire value of the Contract of Services. Penalties/ liabilities outside this clause shall be covered by GCC clause 12.

9.6. Force Majeure

- i. On the occurrence of any unforeseen event beyond the control of either Party, directly interfering with the delivery of Services arising during the currency of the contract, such as war, hostilities, acts of the public enemy, civil commotion, sabotage, fires, floods, explosions, epidemics, quarantine restrictions, strikes, lockouts, or acts of God, the affected Party shall, within a week from the commencement thereof, notify the same in writing to the other Party with reasonable evidence thereof. Unless otherwise directed by the Procuring Entity in writing, the Consultant shall continue to perform its obligations under the contract as reasonably practicable and seek all reasonable alternative means for performance not prevented by the Force Majeure event. If the force majeure condition(s) mentioned above be in force for 90 days or more at any time, either party shall have the option to terminate the contract on expiry of 90 days of commencement of such force majeure by giving 14 days' notice to the other party in writing. In case of such termination, no damages shall be claimed by either party against the other except those which had occurred under any other clause of this Contract before such termination.
- ii. Notwithstanding the remedial provisions contained in GCC-clause 9.5 and 12, none of the Party shall seek any such remedies or damages for the other Party's delay and/ or failure in fulfilling its obligations under the contract if it is the result of an event of Force Majeure.

10. Prices and Payments

10.1. Prices

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10.1.1 Contract Price

- i. **The Contract price is outlined in the Contract. The Contract price** breakdown is provided as in Financial bid and the total payments under this Contract shall not exceed this Contract price excluding reimbursable expenses mentioned.
- ii. Any change to the Contract price specified above can be only made if the Parties have agreed to the revised scope of Services under **GCC clause 2.6** and have amended the Terms of Reference in Terms of reference in writing.

10.1.2 Firm Fixed Price Contract

Prices shall be fixed and firm, No Price Variation is included.

10.2. Terms and Mode of Payment

- i. Unless otherwise stipulated, the usual payment term is 100% on delivery and acceptance of Services at 'the Site' by the Procuring Entity and the Consultant's production of all required documents.
- ii. The payments shall be made as per Procuring Entity's payment procedures. Unless otherwise stipulated in the contract, payments above INR 5,000 (or any other specified threshold) to consultants shall only be made through EFT (Electronic Funds Transfer). The Consultant shall consent in a mandate form for receipt of payment through NEFT (National Electronic Fund Transfer). In case of non-payment through EFT or where the EFT facility is unavailable, payment may be released through cheque.
- iii. The Consultant shall send its claim for payment in writing as per GST-compliant Invoice and documents, when contractually due, along with relevant documents etc., as stipulated in the Contract and as specified therein.
- iv. While claiming payment, the Consultant is also to certify in the bill that the payment being claimed is strictly in terms of the contract and all the Consultant's obligations for claiming that payment has been fulfilled as required.

10.3. Withholding and lien in respect of sums claimed:

- i. Whenever any claim or claims for payment of a sum of money arises against the Consultant, out of or under the contract, the Procuring Entity shall be entitled, and it shall be lawful on his part, to withhold and also have a lien to retain such sum or sums, in whole or in part pending finalisation or adjudication of any such claim from -
 - a. any security or retention money, if any, deposited by the Consultant.
 - b. Any sum(s) payable till now or hereafter to the Consultant under the same Contract if the security is insufficient or if no security has been taken from the Consultant.
- ii. Where the Consultant is a partnership firm or a limited firm, the Procuring Entity shall be entitled, and it shall be lawful on his part, to withhold and also have a lien to retain towards such claimed amount or amounts in whole or in part from any sum found payable to any partner/ limited consultancy, as the case may be, whether in his capacity or otherwise.

10.4. Payments to Consultant

10.4.1 General

All payments under this Contract shall be made to the Consultant's accounts specified in the contract.

- i. **Currency of Payment:** Unless otherwise specified in the Contract, any payment shall be made in Indian Rupees (INR).
- ii. **The Itemized Invoices:** As soon as practicable and not later than fifteen (15) days after the end of each time interval stipulated in the Contract in this regard (if not stipulated, then after the end of each calendar month), the Consultant shall submit to the Procuring Entity, in duplicate, itemized invoices, accompanied by the receipts or other appropriate supporting documents, of the amounts payable for such an interval under GCC Clause 10.5. invoices shall be submitted for expenses incurred.
- iii. The Engineer in Charge shall cross-check all relevant records before passing the Consultant's bills. Upon verification of the records by Procuring Entity, payments can be released to the Consultant.
- iv. The Procuring Entity shall pay the Consultant's invoices within Ten (10) days after the receipt by the Procuring Entity of such itemized invoices with supporting documents. Only a portion of an invoice not satisfactorily supported may be withheld from the payment. Should any discrepancy exist between actual payment and costs authorized to be incurred by the Consultant, the Procuring Entity may add or subtract the difference from subsequent payments. Except for the final payment under GCC Clause 10.5.5 below, payments do not constitute acceptance of the Services nor relieve the Consultant of any obligations.

10.4.2 Reimbursable Expenses

- i. Reimbursable expenses that are actually and reasonably incurred by the Consultant in the performance of the Services beyond the scope of quoted price such as vetting actual charges for structural drawings, HVAC, VRF Systems, Electrical back bone Infrastructure, Networking, GRIHA / IGBC / LEED registration and visit fees and statutory fees to be paid to different Government departments.

10.4.3 "On-Account" Payments

- i. the Consultant shall be entitled to be paid (unless otherwise stipulated in the contract) by way of "On-Account" payment, only for such Services, as in the opinion of the Engineer in Charge, the Consultant has executed in terms of the contract during the period. All payments due against the Engineer in Charge or his representative's certificates shall be subject to any deductions, which may be made under the contract, always provided that the Engineer in Charge may by any certificate make any correction

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or modification in any previous certificate, which he may have issued. The Engineer in Charge may withhold any certificate if the Services or any part thereof is not carried out as per the contractual performance standards.

- ii. **On-Account Payments Not Prejudicial to Final Settlement:** "On-Account" payments made to the Consultant shall be without prejudice to the final settlement of the accounts. They shall not be considered or used as evidence of any facts stated in or inferred from such accounts, any particular quantity of service being executed, or the manner of its execution being satisfactory.

10.4.4 Final Payment

- i. The final payment under this Clause shall only be made after the final report/deliverables and a final invoice, identified as such, shall have been submitted by the Consultant and approved as satisfactory by the Procuring Entity. Completion certificate/Final payment shall be made only after ensuring that all facilities/ documents/ sites have been returned to the Procuring Entity as per GCC clause 5.14.
- ii. The Consultant shall submit a final bill on the Engineer in Charge's acceptance certificate of final deliverables. The Final payment shall be made as per the following calculations after receiving a clear "No Claim Certificate" signed by the Consultant:
 - a. necessary adjustment for any payments already made or retained
 - b. any deduction which may be made under the contract,
 - c. A complete account of all claims the Consultant may have on the Procuring Entity, and the Engineer in Charge gave a certificate in writing that such claims are correct.
- iii. The final report and final invoice shall be deemed approved by the Procuring Entity as satisfactory ninety (90) calendar days after receipt of the final report and final invoice by the Procuring Entity unless the Procuring Entity, within such ninety (90) calendar day period, gives written notice to the Consultant specifying in detail deficiencies in the Services, the final report or final invoice. The Consultant shall promptly make any necessary corrections, and the preceding process shall be repeated.
- iv. Any amount that the Procuring Entity has paid or has caused to be paid under this Clause more than the amounts payable under the provisions of this Contract shall be reimbursed by the Consultant to the Procuring Entity within thirty (30) days after receipt by the Consultant of notice thereof. Any such claim by the Procuring Entity for reimbursement must be made within twelve (12) calendar months after receipt by the Procuring Entity of a final report and a final invoice approved by the Procuring Entity in accordance with the above.

10.4.5 No Claim Certificate and Release of Contract Securities

The Consultant shall submit a 'No-claim certificate' to the Procuring Entity in such form as shall be required by the Procuring Entity after the Services are finally accepted and before the final payment/ performance securities are released. The Procuring Entity shall release the contractual securities without any interest if no outstanding obligation, asset, or

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payments are due from the Consultant. The Consultant shall not be entitled to make any claim whatsoever against the Procuring Entity under or arising out of this Contract, nor shall the Procuring Entity entertain or consider any such claim, if made by the Consultant, after he shall have signed a "No Claim" Certificate in favour of the Procuring Entity. The Contactor shall be debarred from disputing the correctness of the items covered by the "No Claim" Certificate

10.4.6 Signature on Receipts for Amounts

Every receipt for money, which may become payable, or for any security which may become transferable to the contractors under the contract, shall be signed or acknowledged by Email by a person authorized to do so by the Consultant (or otherwise as per GCC-Clause 4.2), to be a suitable and sufficient discharge to the Procuring Entity in respect of the sums of money or security purported to be acknowledged thereby. In the event of the death of any Consultant or partner during the pendency of the contract, every receipt by anyone of the surviving constituents shall be suitable and sufficient discharge as aforesaid. Nothing in this Clause shall be deemed to prejudice or effect any claim that the Procuring Entity may have against the legal representative regarding any breach of any contract conditions by any Consultant partner/member so dying. Nothing in this clause shall be deemed to prejudice or affect the respective rights or obligations of the Consultant partners/ members and the legal representatives of any deceased Consultant partners/ members.

10.5. Suspension of Payments

The Procuring Entity may, by written notice of suspension to the Consultant, suspend part payments to the Consultant hereunder if the Consultant fails to deliver the Services as per the Terms of Reference, including the non-rectification of notified defects in the Services/deliverables, provided that such notice of suspension (i) shall specify the nature of the failure, and (ii) shall request the Consultant to remedy such failure within a period not exceeding thirty (30) calendar days after receipt by the Consultant of such notice of suspension. Such a suspension shall not entitle the Consultant to any extension of time for delivery of Service.

10.6. Payment Against Time-Barred Claims

In accordance with the Limitation Act 1963, all claims against the Procuring Entity shall be legally time-barred after three years calculated from when the payment falls due unless the payment claim has been under correspondence. The Procuring Entity is entitled to, and it shall be lawful to reject such claims.

10.7. Commissions and Fees

The Consultant shall disclose any commissions or fees that may have been paid or are to be paid to agents, representatives, or commission agents concerning the selection process or execution and performance of this Contract. The information disclosed must include the

name and address of the agent, representative, or commission agent, the amount and currency, and the purpose of the commission or fee.

11 Resolution Disputes

11.1. Disputes and Excepted Matters

All disputes and differences between the parties hereto, as to the construction or operation of this Contract, or the respective rights and liabilities of the parties on any matter in question, or any other account whatsoever, but excluding the Excepted Matters (detailed in GCC-Clause 11.2 below) arising out of or in connection with the contract, within thirty (30) days from aggrieved Party notifying the other Party of such matters, whether before or after the completion/ termination of the contract, that cannot be resolved amicably between the Engineer in Charge and the Consultant, shall be hereinafter called the “Dispute”. The aggrieved party shall give a ‘Notice of Dispute’ indicating the Dispute and claims citing the relevant Contractual clause to the designated authority requesting invoking the following dispute resolution mechanism. Before any recourse to courts, the dispute shall be resolved through dispute resolution mechanisms detailed subsequently in the sequence mentioned below, and the next mechanism shall not be invoked unless the earlier mechanism has been invoked or has failed to resolve it within the deadline mentioned therein.

- i. Conciliation

11.2. Excepted Matters

Matters for which provision has been made in any Clause of the contract shall be deemed as ‘excepted matters’ (matters not disputable/ arbitrable), and decisions of the Procuring Entity, thereon, shall be final and binding on the Consultant. The ‘excepted matters’ shall stand expressly excluded from the purview of the sub-clauses below. However, where the Procuring Entity has raised the dispute, this sub-clause shall not apply. Unless otherwise stipulated in the contract, excepted matters shall include but are not limited to:

- i. Any controversies or claims brought by a third party for bodily injury, death, property damage or any indirect or consequential loss arising out of or in any way related to the performance of this Contract (“Third Party Claim”), including, but not limited to, a Party’s right to seek contribution or indemnity from the other Party in respect of a Third-Party Claim.
- ii. Issues related to the pre-award Procurement Process or conditions
- iii. Issues related to ambiguity in Contract terms shall not be taken up after a Contract has been signed. All such issues should be highlighted before the signing of the contract by the Consultant.
- iv. Provisions incorporated in the contract which are beyond the purview of The Procurement Entity or are in pursuance of policies of Government, including but not limited to
 - a. Provisions of restrictions in terms of the Make in India policy of the Government
 - b. Relaxations stipulated for Startups etc.

11.3. Conciliation of disputes

- i. Parties may invoke Conciliation, by submitting a “Notice of Conciliation” to the other party with a request to the Head of the Procuring Organisation to notify a Conciliator. Since conciliation is voluntary, within 30 days of “Notice of Conciliation”, the Head of the Procuring Organisation shall notify a sole Conciliator if the other party is agreeable to entering Conciliation and decision of Conciliator is final binding.
- ii. The Conciliator shall proactively assist the parties to reach an amicable settlement independently and impartially within the contract terms within 60 days from the appointment date.
- iii. If the parties agree on a dispute settlement, they shall draw up a written settlement agreement duly signed by the parties and conciliator. When the parties sign the settlement agreement, it shall be final and binding on the parties. The dispute shall be treated as resolved on the date of such agreement.
- iv. During the conciliation proceedings, the parties shall not initiate any judicial proceedings in respect of a dispute that is the subject matter of the conciliation proceedings.
- v. **Termination of Conciliation:** Disputes shall remain alive if the conciliation is terminated as follows:
 - a. By written declaration of the conciliator, after consultation with the parties, to the effect that further efforts at conciliation are no longer justified on the date of such declaration or
 - b. By a written declaration of any party to the conciliator to the effect that the conciliation proceedings are terminated on the date of such declaration; or
 - c. If the parties fail to reach an agreement on a settlement of the dispute within 60 days of the appointment of the Conciliator

11.4. Mediation

Any dispute arising out of or in connection with this Consultancy Contract shall be attempted to be resolved through mediation in accordance with the provisions of the Mediation Act, 2023. The parties shall mutually appoint a mediator or seek appointment through a recognized Mediation Service Provider under the Act. The mediation process shall be completed within the timelines prescribed under the Act, and any mediated settlement agreement signed and authenticated by the mediator shall be final, binding, and enforceable as per Section 27 of the Mediation Act, 2023.

11.5. Final Remedy

If the matter is not settled with the process of conciliation and mediation local courts within the jurisdiction of Dharwad shall be approached by either of the parties for relief and resolution.

12. Defaults, Breaches, Termination, and closure of Contract

12.1. Termination due to Breach, Default, and Insolvency

12.1.1 Defaults and Breach of Contract

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In case the Consultant undergoes insolvency or receivership, neglects or defaults or expresses inability or disinclination to honour his obligations relating to the performance of the contract or ethical standards or any other obligation that substantively affects the Procuring Entity's rights and benefits under the contract, it shall be treated as a breach of contract. Such defaults could include inter-alia:

- i. **Default in Performance and Obligations:** if the Consultant fails to deliver any or all the Services or fails to perform any other contractual obligations [including Code of Integrity or obligation to maintain eligibility and evaluation criteria based on which contract was awarded] within the period stipulated in the contract or within any extension thereof granted by the Procuring Entity. If the performance of any sub consultant member is persistently un-satisfactory by the Procuring Entity in respect of the responsibilities assigned to him as per agreement, which is part of this Contract.
- ii. **Insolvency:** If the Consultant being an individual or if a firm, any partner thereof, shall at any time be adjudged insolvent or shall have a receiving order or order for the administration of his estate made against him or shall take any proceeding for composition under any Insolvency Act for the time being in force or make any conveyance or assignment of his effects or enter into any assignment or composition with his creditors or suspend payment or if the firm be dissolved under the Partnership Act, or
- iii. **Liquidation:** if the Consultant is a company being wound up voluntarily, or by order of a Court or a Receiver, Liquidator or Manager on behalf of the Debenture-holders is appointed, or circumstances shall have arisen which entitle the Court or Debenture-holders to appoint a Receiver, Liquidator or Manager

12.1.2 Notice for Default:

As soon as a breach of contract is noticed, a show-cause 'Notice of Default' shall be issued to the Consultant, giving two weeks' notice, reserving the right to invoke contractual remedies. After such a show-cause notice, all payments to the Consultant would be suspended as per GCC clause 10.6 above to safeguard needed recoveries due to invoking contractual remedies.

12.1.3 Remedies for Breaches/ Default

In the event of an unsatisfactory resolution of 'Notice of Default' within two weeks of its issue as per the sub-clause above, the Procuring Entity, if so decided, shall

- i. take one or more of the following contractual remedies.
 - a. Recover liquidated damages and invoke a denial clause for delays.
 - b. In the case of Subconsultant, Procuring Entity may call upon the Lead Member to assign the work of the defaulting member to any other equally competent party acceptable to the Procuring Entity.
 - c. Temporarily withhold payments due to the Consultant till recoveries due to invocation of other contractual remedies are complete.

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- d. Call back any loaned property or payment advances with a levy of interest at the prevailing rate (MIBID - Mumbai Interbank Proposal Rate).
- e. Encash and/ or Forfeit performance or other contractual securities.
- f. Prefer claims against the insurance, if any.
- g. Terminate the Contract for default, fully or partially, including its right for Risk- and- Cost Procurement as per the following sub-clause.
- h. Initiate proceedings in a court of law for the transgression of a law, tort, and loss not addressable by the other remedies above.
- ii. By written Notice of Termination for Default sent to the Consultant, terminate the contract in whole or in part, without compensation to the Consultant.
 - a. Such termination shall not prejudice or affect the rights and remedies, including under the sub-clause below, which have accrued and/ or may accrue to the Procuring Entity after that.
 - b. Unless otherwise instructed by the Procuring Entity, the Consultant shall continue to perform the contract to the extent not terminated.
 - c. All Defect Liability obligations, if any, shall survive despite the termination.

12.1.4 Limitation of Liability

Except in cases of criminal negligence or wilful misconduct, the aggregate liability of the Consultant to the Procuring Entity, whether under the contract, in tort or otherwise, shall not exceed the total Contract Price, provided that this limitation shall not apply to the cost of repairing or replacing defective equipment, or to any obligation of the Consultant to indemnify the Procuring Entity concerning IPR infringement.

12.2. Termination for Default/ Convenience of Procuring Entity or Frustration of Contract

12.2.1 Notice for Determination of Contract

- i. The Procuring Entity reserves the right to terminate the contract, in whole or in part, for its (the Procuring Entity's) convenience or frustration of Contract as per the sub-clause below, by serving written 'Notice for Determination of Contract' on the Consultant at any time during the currency of the contract. The notice shall specify that the termination is for the Procuring Entity's convenience or the contract's frustration. The notice shall also indicate inter-alia, the extent to which the Consultant's performance under the contract is terminated, and the date from which such termination shall become effective.
- ii. Such termination shall not prejudice or affect the rights and remedies accrued and/ or shall accrue after that to the Parties.
- iii. Unless otherwise instructed by the Procuring Entity, the Consultant shall continue to perform the contract to the extent not terminated.
- iv. All Defect Liability obligations, if any, shall survive despite the termination.
- v. The Services and incidental goods/ work that can be delivered or performed within thirty days after the Consultant's receipt of the notice of termination shall be accepted by the

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Procuring Entity as per the contract terms. For the remaining Services and incidental goods/ works, the Procuring Entity may decide:

- a. To get any portion of the balance completed and delivered at the contract terms, conditions, and prices; and/ or
- b. To cancel the remaining portion of the Services and incidental goods/ works and compensate the Consultant by paying an agreed amount for the cost incurred by the Consultant, if any, towards the remaining portion of the Services and incidental goods/ works.

12.2.2 Frustration of Contract

- i. Notice of Frustration Event: Upon a supervening cause occurring after the effective date of the contract, including a change in law, beyond the control of either party, whether as a result of the Force Majeure clause (GCC 9.6) or within the scope of section 56 of the Indian Contract Act, 1872, that makes it impossible to perform the contract within a reasonable timeframe, the affected party shall give a 'Notice of Frustration Event' to the other party giving justification. The parties shall use reasonable efforts to agree to amend the contract as necessary to complete its performance. However, if the parties cannot reach a mutual agreement within 60 days of the initial notice, the Procuring Entity shall issue a 'Notice for Determining the contract' and terminate the contract due to its frustration, as in the sub-clause above.
- ii. However, the following shall not be considered as such a supervening cause
 - a. Lack of commercial feasibility or viability or profitability or availability of funds
 - b. if caused by either party's breach of obligations under this Contract or failure to act in good faith or use commercially reasonable due diligence to prevent such an event.

12.3. Closure of Contract

12.3.1 Unless terminated earlier under GCC clauses 12.1 and 12.2 above, this Contract shall expire:

- i. At the end of such a period after the Effective Date as specified in the Contract.
- ii. Upon successful performance of all obligations by both parties, including completion of Defect Liability obligations and final payment
- iii. termination and settlements after that, if any, as per GCC clause 12.1 or 12.2 above.

12.3.2 Cessation of Rights and Obligations

Upon termination of this Contract under Clauses GCC 12.1 or 12.2 hereof or expiration of this Contract under GCC clause 12.3.1, all rights and obligations of the Parties hereunder shall cease, except (i) such rights and obligations as may have accrued on the date of termination or expiration, (ii) the obligation of confidentiality outlined in GCC clause 5.7.3 the Consultant's obligation to permit inspection, copying and auditing of their accounts and records outlined in GCC clause 5 and to cooperate and assist in any inspection or investigation, and (iv) any right a Party may have under the Applicable Law.

12.3.3 Cessation of Services

Upon termination of this Contract by notice under Clauses GCC 12.1 or GCC 12.2, the Consultant shall, immediately upon dispatch or receipt of such notice, take all necessary steps to bring the Services to a close in a prompt and orderly manner and shall make every reasonable effort to keep expenditures for this purpose to a minimum. Concerning documents prepared by the Consultant and equipment and materials furnished by the Procuring Entity, the Consultant shall proceed as provided by Clauses GCC 9.4 and GCC 5.14.

12.3.4 Payments upon Termination

Upon termination of this Contract, the Procuring Entity shall make the following payments to the Consultant:

- a. payment for Services satisfactorily performed before the effective date of termination; and
- b. in the case of termination under GCC clause 12.2, reimbursement of any reasonable cost incidental to the prompt and orderly termination of this Contract, including the cost of the return travel of the Experts.

Clarification: In case of termination for convenience, the Architect shall be compensated for all work completed up to the date of termination for approved submissions only.

13 Code of Integrity

13.1. Code of Integrity in Public Procurement Misdemeanours and Penalties

Procuring authorities as well as Consultants, should observe the highest standard of ethics and should not indulge in following prohibited practices, either directly or indirectly, at any stage during the Procurement Process or during the execution of resultant contracts:

- i. **“Corrupt practice”** - making an offer, solicitation or acceptance of a bribe, reward or gift or any material benefit in exchange for an unfair advantage in the Procurement Process or to otherwise influence the Procurement Process.
- ii. **“Fraudulent practice”** - any omission or misrepresentation that may mislead or attempt to mislead so that financial or other benefits may be obtained or an obligation avoided. Such practices include a false declaration or false information for participation in a Procurement Process or to secure a Contract, or in the execution of the contract.
- iii. **“Anti-competitive practice”** - any collusion, Proposal-rigging or anti-competitive arrangement, or any other practice coming under the purview of the Competition Act, 2002, between two or more Consultants, with or without the knowledge of the Procuring Entity, that may impair the transparency, fairness, and the progress of the Procurement Process or to establish Proposal prices at artificial, non-competitive levels.
- iv. **“Coercive practice”** - harming or threatening to harm persons or their property to influence their participation in the Procurement Process or affect the execution of a contract.

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- v. **“Conflict of interest”** –participation by a bidding firm or any of its affiliates who are either involved in the Consultancy Contract to which this procurement is linked; if they are part of more than one Proposal in the procurement; or if their personnel have a relationship or financial or business transactions with any official of procuring entity who are directly or indirectly related to tender or execution process of contract; or improper use of information obtained by the (prospective) Consultant from the Procuring Entity with an intent to gain unfair advantage in the Procurement Process or for personal gain.
- vi. **“Obstructive practice”** - materially impede procuring entity’s investigation into allegations of one or more of the above-mentioned prohibited practices either by deliberately destroying, falsifying, altering; or concealing evidence material to the investigation; or by making false statements to investigators and/ or by coercive practices mentioned above, to prevent it from disclosing its knowledge of matters relevant to the investigation or from pursuing the investigation, or by impeding the Procuring Entity’s rights of an audit or access to information.

13.2. Obligations for Proactive Disclosures:

- i. Procuring authorities, Consultants, suppliers, contractors, and consultants are obliged under this Code of Integrity to Suo-moto proactively declare any violation of the Code of Integrity (pre-existing or as and as soon as these arise at any stage) in any Procurement Process or execution of the contract. Failure to do so shall amount to a violation of this code of integrity.
- ii. Any Consultant must declare, whether asked or not in a Proposal-document, any previous transgressions of such code of integrity during the last three years or of being under any category of debarment by the Central Government or the Ministry/ Department of the Procuring Organisation from participation in Procurement Processes. Failure to do so shall amount to a violation of this code of integrity.

13.3. Misdemeanours

The following shall be considered misdemeanours - if a Consultant, either directly or indirectly, at any stage during the Procurement Process or during the execution of resultant contracts:

- i. Commits any of the following misdemeanours:
 - a. Violates the code of Integrity mentioned in GCC-clause 13.1 or the Integrity Pact if included in the Tender/ Contract.
 - b. Any other misdemeanour, e.g., supply of sub-standard quality of material/ services/ work, non-performance or abandonment of contract, or violations of Bid/ performance Security conditions.
- ii. Commits any of the following misdemeanours:
 - a. Has been convicted of an offence:
 - I. Under the Prevention of Corruption Act, 1988 or
 - II. The Indian Penal Code or any other law is in force for causing any loss of life or property or causing a threat to public health as part of the execution of a public procurement contract.

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- b. It is determined by the Government of India to have doubtful loyalty to the country or national security considerations.
- c. Employs a government servant who has been dismissed or removed on account of corruption or employs a non-official convicted for an offence involving corruption or abetment of such an offence in a position where he could corrupt government servants or employs a government officer within one year (or any other period prescribed by the relevant authority) of his retirement, who has had business dealings with him in an official capacity before retirement.

13.4. Penalties for Misdemeanours

Without prejudice to and in addition to the rights of the Procuring Entity to other remedies as per the Tender-documents or the contract, If the Procuring Entity concludes that a (prospective) Consultant directly or through an agent has committed a misdemeanour in competing for the tender or in executing a contract, the Procuring Entity shall be entitled, and it shall be lawful on his part to take appropriate measures, including the following:

13.4.1 If his Proposals are under consideration in any procurement

- i. Enforcement of Bid Securing Declaration in lieu of forfeiture or encashment of Bid Security.
- ii. calling off any pre-contract negotiations and
- iii. rejection and exclusion of Consultants from the Procurement Process

13.4.2 If a contract has already been awarded

- i. Termination of Contract for Default and availing all remedies prescribed there under
- ii. Encashment and/ or Forfeiture of any contractual security or bond relating to the procurement.
- iii. Recovery of payments, including advance payments, if any, made by the Procuring Entity along with interest thereon at the prevailing rate (MIBID - Mumbai Interbank Proposal Rate).

Section V: Terms of Reference

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Section V: Terms of Reference

NIT Document No. IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001

Tender Title: Notice Inviting Tender [NIT] from Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad. (Ref ITC-clause 1.4)

Note for Consultants: Regarding this Section, Consultants must fill following forms:

- a. Form T-3: Description of Approach, Methodology and Work Plan in Responding to the Terms of Reference
- b. Form T-4: Work Schedule and Planning for Deliverables

Terms of Reference

Background

- 1. Topography of Land:** The land is predominantly cultivated agricultural land. The soil is brownish soil with sparse areas of local BC soil. The nearly 250 acres of land is conveniently perched on the ridge point on west side. The highest elevation is 758.920 m RL on west side and lowest level on south side 720.29 m RL. The bulk of the campus area lies above the contour RL 732m with 758m as the ridge contour. The terrain is higher on western end and forms a ridge for the complete campus. The campus lies between Longitude of 74° 55' 37.78" E to Longitude of 74° 57' 2.18" E and Latitude of 15° 28' 42.45" N to Latitude of 15° 29' 38.94" N as per the geographical location.

The campus practically has two zones by the intervening reserve forest area with 70% area on the western side and 30% area on the eastern side but still, these are contiguous. These two are practically independent blocks with continuity within the campus at the southern edge of the forest area, the access is a chicken neck access with width of 1000 mm available.

The Consultant shall obtain No Objection certificates such as PESO [Petroleum Explosive Safety Organization] License, No Objection Certificate from Karnataka State Fire and Emergency Services Department, No Objection Certificate from Karnataka State Electrical Inspectorate, No Objection Certificate from Karnataka State Pollution Control Board, No Objection Certificate and Plan approval from HDMC / KIADB/ Gram Panchayat / any state statutory body, Tree cutting and Forest No Objection Certificate and required permissions, No Objection Certificate from Airport Authority of India, No Objection Certificate and Installation approval from Karnataka State Electrical Inspectorate for lifts including any other approvals and licenses as needed for successful completion of project from local public authorities or any third party etc.[The List is representative , however it would be the consultant responsibility to obtain all Pre-clearances for the Project before start excluding post construction approvals of KPSCB and Fire Occupancy], it shall be the Consultant's sole responsibility to obtain these and keep them current and valid. Such requirements may include but not be restricted to licences or

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environmental clearance if required. is to facilitate obtaining necessary approvals and is deliberately kept in the loop so that any the consultant is aware of any implications in the way the work has to be carried out within the scope of his services.

Approvals are inclusive of all statutory clearances including Environmental Clearance and EIA. Further, the institute shall make all statutory payments directly against invoice or demand note produced from statutory bodies as per rules.

All the rates mentioned on Page 166 , are based on DPR following necessary guidelines. The DPRs form the basis using the relevant codes, guidelines, etc. that includes interiors, all services, water tanks, communication services, elevators, finishing, etc.

Referring to Page 166, it is up to the applicants to work out the most optimal solution. It is competitive bidding process. The cost of the project and area is indicative for the purpose of design competition/selection of Architect. Therefore, bidders should keep in mind the above cost and area while quoting their percentage fee. The quoted % fees of the Architect (who be awarded the work) will be unchanged and the fee will be calculated on the basis of the final area and completion cost or quoted price whichever is less. Understanding the scale of the project and being conscious of our requirements, we have balanced the timelines. No change in timelines is envisaged.

The Final BIM model will be LOD 500, and all designs shall be GRIHA / IGBC / LEED 5-star rating compliant, We expect the consultant to consult the relevant references, bye laws, rules of statutory bodies and GRIHA / IGBC / LEED council during the preparation of Phase-B Plan integrating to Phase-1A Plan [Executed] and Approved Master Plan.

2. Recital and Objectives:

The Indian Institute of Technology Dharwad (IIT Dharwad), an Institute of National Importance under the Ministry of Education, Government of India, is undertaking the next phase of its campus development, referred to as Phase-B, to support its growing academic, research, and residential needs. Following the successful implementation of Phase-1A, Phase-B aims to expand and augment the Institute's physical and functional infrastructure in line with its long-term vision and Approved Master Plan.

To realize this vision, IIT Dharwad intends to engage experienced and qualified Comprehensive Design Consultants who will be responsible for providing integrated consultancy services encompassing Architectural, Structural, Mechanical, Electrical and Plumbing (MEP), Landscaping, Building Information Modelling (BIM), and GRIHA / IGBC / LEED 5 star-compliant sustainable design solutions and to obtain required approvals from the respective departments/ agencies.

3. Objectives:

- i. **Integrated Design Development:** To prepare a comprehensive and cohesive design for academic, residential, administrative, and utility infrastructure that aligns with the Master Plan vision and supports academic excellence, innovation, and sustainability, Integration and Augmentation of Services with the existing Infrastructure related to Power (Supply Company

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and EA Sets), HVAC, Networking, BMS, Water resources with necessary plumbing, Fire detection and fighting, Access Control etc. as per the requirement.

- ii. **Functionality and Aesthetics:** To develop architectural and engineering solutions that reflect modern aesthetics, efficient space utilization, and user-centric functionality while responding to the site's context, topography, and climate.
- iii. **Sustainability and GRIHA / IGBC / LEED Compliance:** To incorporate green building strategies from the conceptual stage onward, aiming for 5-star GRIHA / IGBC / LEED rating, with emphasis on energy efficiency, water conservation, waste management, and low-carbon footprint.
- iv. **Multidisciplinary Co-ordination:** To ensure seamless integration of Architectural, Structural, MEP, and Landscaping systems using BIM for design Co-ordination, clash detection, construction planning, and life-cycle management.
- v. **Scalability and Future-readiness:** To design buildings and infrastructure with flexibility for phased construction, future expansion, and technological adaptability, ensuring long-term sustainability and relevance.
- vi. **Adherence to Norms and Standards:** To comply with the latest applicable codes, including the National Building Code (NBC), CPWD specifications, GRIHA / IGBC / LEED guidelines, local development authority regulations, fire safety norms, and universal accessibility standards.
- vii. **Maintenance-Free and Durable Design:** To adopt robust design strategies and select materials, finishes, and systems that require minimal maintenance, vandal-resistant, weatherproof, and suitable for the climatic conditions of the region, thereby ensuring cost-effective and long-lasting performance.
- viii. **Time and Cost Efficiency:** To deliver detailed designs, Technical tender documentation, and working drawings that are optimized for timely execution, resource efficiency, and effective project management.
- ix. **Campus Identity and Architectural Language:** To evolve a cohesive architectural vocabulary that reinforces the identity of IIT Dharwad as a forward-looking, inclusive, and environmentally responsible institution.

4. Background of Procuring Organisation and Services and impact on Procuring Organisation's performance/ objectives.

- i. The Indian Institute of Technology Dharwad (IIT Dharwad) is a Central Autonomous Premier technical institution established by the Ministry of Education, Government of India, under the Institutes of Technology Act, 1961. As an Institute of National Importance, IIT Dharwad is dedicated to excellence in teaching, research, innovation, and the development of future leaders in science, technology, and engineering. Since its inception in 2016, the Institute has been operating in Dharwad, Karnataka. The campus is being developed in a phased manner, with Phase-1A already executed to accommodate immediate academic, residential, and infrastructural needs. The Phase-B development now aims to expand this

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foundation by creating a modern, sustainable, and fully integrated campus to support the Institute's long-term growth.

- ii. **About the Services: To meet its institutional goals, IIT Dharwad proposes to engage Comprehensive Design Consultants for Phase-B campus development obtaining necessary approvals from the respective authorities. The consultancy services include:**
 - a. **Architectural design**
 - b. **Structural design**
 - c. **Mechanical, Electrical, and Plumbing (MEP) design including all services including subsystems like standby power, DG Sets, UPS, WTP,STP, Solar, Access Control.**
 - d. **Landscaping & Horticulture**
 - e. **Acoustic design and clean rooms**
 - f. **Lab design**
 - g. **Building Information Modelling (BIM)**
 - h. **Sustainable design in accordance with GRIHA / IGBC / LEED guidelines**
 - i. **External Development**
 - j. **Sports Infrastructure.**
 - k. **Acoustics**
 - l. **AV System**
 - m. **Internet and IT System Design**

These services are essential for translating the Master Plan vision into well-coordinated, functional, and maintainable built infrastructure.

5. **Impact on the Organization's Performance and Objectives:** The engagement of expert consultancy services is expected to have a significant impact on IIT Dharwad's institutional performance and the long-term strategic objectives as mentioned below:

- i. **Support Academic Growth:** By delivering high-quality academic and research spaces, the development under Phase-B will facilitate the expansion of programs, intake of students, and recruitment of top-tier faculty.
- ii. **Enhance Campus Life and Functionality:** Well-designed residential, recreational, and support facilities will improve the quality of campus life, contributing to student well-being and staff satisfaction.
- iii. **Improve Operational Efficiency:** Integrated MEP and BIM-driven planning will result in more efficient building operations, reduced energy and water consumption, and streamlined maintenance processes.
- iv. **Demonstrate Sustainability Leadership:** Achieving GRIHA / IGBC / LEED ratings and incorporating low-maintenance, durable design features will showcase IIT Dharwad's commitment to environmental stewardship and responsible development.
- v. **Strengthen Institutional Identity:** Cohesive and context-sensitive architectural design will help establish a unique and enduring identity for the campus, reinforcing its reputation as a Centre of Excellence.

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- vi. **Ensure Long-Term Value:** The focus on life-cycle cost efficiency, maintainability, and future-readiness will ensure that infrastructure investments deliver sustainable value for decades to come.

6. Purpose and Service Outcomes Statement

Purpose of the Services: The purpose of engaging Comprehensive Design Consultants for the Phase-B Development of IIT Dharwad is to deliver a fully integrated, future-ready, and sustainable built environment that supports the Institute's academic, research, residential, and administrative expansion. The services shall include Architectural, Structural, Mechanical, Electrical & Plumbing (MEP), Landscaping, Building Information Modelling (BIM), and GRIHA / IGBC / LEED-compliant green building design, aligned with the campus Master Plan and institutional vision.

These services will ensure the development of an innovative, low-maintenance, environmentally responsible, and efficiently operable campus that meets the highest standards of quality, safety, and usability.

i. Service Outcomes:

- a. **Cohesive Campus Development:** A unified architectural language and efficient spatial planning that ensures ease of movement, logical zoning, and functional integration across the campus.
- b. **GRIHA / IGBC / LEED-Compliant Sustainable Infrastructure:** Achievement of a 5-star GRIHA / IGBC / LEED rating for applicable buildings through sustainable site planning, passive design strategies, renewable energy integration, and water/energy efficiency measures.
- c. **Low-Maintenance and Long-Life Design:** Selection of materials and systems with high durability, minimal maintenance, and lifecycle cost optimization, especially suited to local climatic conditions.
- d. **Technology-Enabled Co-ordination:** Use of BIM for Co-ordination across disciplines, enabling real-time model-based design validation, clash detection, construction sequencing, and facility management integration.
- e. **Timely and Quality-Assured Deliverables:** Preparation of high-quality, code-compliant design documentation including drawings, BoQs, specifications, and tender packages, delivered on time in a phased manner.
- f. **Regulatory and Code Compliance:** All designs shall comply with the National Building Code (NBC), CPWD norms, fire safety guidelines, local development authority regulations, and universal accessibility standards.

ii. Upstream contract based on which this NIT is generated and/ or downstream work that would be required if any

- a. **Upstream Contract / Context:** This Notice Inviting Tender (NIT) is being issued as part of the internal project execution strategy adopted by Indian Institute of Technology

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Dharwad (IIT Dharwad) for the development of its Phase-B infrastructure. The upstream context includes the following:

- b. **Master Plan Development:** IIT Dharwad has already prepared a comprehensive Campus Master Plan, under which Phase-B is the next major development stage. This NIT is a direct continuation of that vision. It is to be noted that Tender is limited to Phase -B, but the master plan needs to be integrated with Phase IA and necessary approvals for the entire master Plan needs to be obtained
- c. **Completion of Phase-1A:** The physical and functional requirements identified through the implementation of Phase-1A-including academic, residential, utility, and infrastructure components have informed the programmatic brief for Phase-B such as Academic Blocks, Hostels, Housing including bulk services like water supply, sewage network, HVAC, Networking, Firefighting, The planning and design of Phase-B shall integrate the design of existing design and services for Holistic control and Monitoring.
- d. **Budgetary Approval:** The Phase-B development is part of the capital works plan approved under the Ministry of Education’s sanctioned infrastructure budget. This NIT aligns with the procurement norms and technical standards applicable to centrally funded institutes.
- e. **Internal Administrative Sanction:** The scope of consultancy work under this NIT is based on administrative and financial approval granted by the Competent Authority at IIT Dharwad, in line with CPWD Manual and GFR guidelines.

iii. Downstream Work:

The downstream work that may arise from this consultancy includes, but is not limited to, the following:

- i. **Construction Packages / Execution Contracts:** Based on the design deliverables produced under this consultancy, CPWD on behalf of IIT Dharwad will float downstream construction tenders (civil, MEP, landscaping, etc.). The quality and completeness of design outputs will directly influence the accuracy and efficiency of downstream procurement.
- ii. **Construction Supervision and Support:** While this NIT focuses on design services, the selected consultant shall be required to provide construction-stage design support, including:
 - a. Clarification of design intent
 - b. Review and approval of shop drawings
 - c. Participation in technical meetings
 - d. Issuance of addenda or construction revisions as needed.
- iii. **As-Built Drawings and Handover Packages:** The consultant shall prepare the Architectural As Built Drawings and Provide Editable Auto Cad/Revit Files for the designed services for Preparation of as-built drawings by Contractor and shall verify for their accuracy and approve the same for acceptance of the IIT Dharwad, The Consultant

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shall prepare GRIHA / IGBC / LEED compliance documentation, and project closure reports, which are essential for post-construction facility management and audits.

iv. **Optional Future Phases / Expansion Work (if deemed appropriate by Indian Institute of Technology Dharwad):**

Subject to performance, mutual Contract, and administrative approval, the consultant may be considered for limited-scope design continuity or advisory roles in subsequent campus development phases.

7. Form of BOQ/ Contract – Lumpsum and Percentage based should not exceed beyond a specified limit of 5 % of Bid value or completion cost whichever is less.

8. Description of Services

Short Description and Broad Scope of Services:

To provide Comprehensive architectural consultancy service for the proposed Campus works of Phase-B at IIT Dharwad

i. Short Description of services:

The institute requirements, area schedule for various activities/ functions of the proposed buildings and infrastructure is summarized in page 123 to 126 and the consultant shall, there upon, render the following services and deemed to be included in their quoted price unless mentioned otherwise.

In Phase B, it is expected that at least **123,000 sqm** of plinth area shall be designed. The role of the consultant is to provide “Consultancy Services for comprehensive planning and designing of the **“Proposed Campus works of IIT Dharwad”** and shall be involved for the entire duration of the project till its final commissioning. Institute anticipates further works beyond Phase B.

Phase-B Includes Master planning, architectural design, structural Co-ordination-design, and site development , ad-measuring 250 acres and above campus including academic blocks of more than 18,163 Sq.m., hostels of 23,005 Sqm, Faculty and staff quarters of 66,818 Sq.m. as per GPRA, research park of 15000 Sq.m in combination of area not less than 1,23,000 Sq.m. (Institute may decide to go for more Built up Area for additional facilities) including external development such as roads, power, water supply, drainage works, landscaping, WTP ,STP, BIM, IT services and Sports Facilities and utility buildings of 5 star rated GRIHA / IGBC / LEED Complied buildings including obtaining Pre Construction statutory approvals.

ii. Key Activities and Dependencies:

The Scope of Services to be rendered by the selected consultant shall be (planning. Architecture and Engineering)/Consultancy contract shall comprise of the following:

General Services.

- a. Updation of existing MASTER PLAN for the WHOLE CAMPUS to cater to 20,000 students indicating phase wise development over a 20-year period.

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- b. Architectural design, detailed Structural and internal Engineering utilities designs, Specifications and Bill of Quantities (BOQ), for all buildings in Phase-B.
 - c. Design of External Engineering Services for the whole campus (including all the areas/zones).
- iii. The stages and scope of works for Consultancy shall be as follows:**
- a. **Concept Stage:** Conceptual Architectural drawings for civil works, including Landscaping and Interior Architecture, Preliminary Architectural & Structure, services and Landscape Design Basis Report and preliminary cost estimate on area basis.
 - b. **Preliminary Design and drawings stage:** Modify and finalize the conceptual drawings incorporating the changes after discussions with IIT Dharwad, detailed Site survey including tree demarcation, contours, existing features etc. complete as required for Design & execution, Geo Technical soil investigation as required for Structural Design, submission of Design basis report for Structure, Services & landscape and revised preliminary cost estimate on area basis.
 - c. **Statutory Approval Stage:** Design development Preparation of Drawings for Statutory approval of State/Central/Local Municipal Body, Chief Fire Officer, MoEF or equivalent body/agency as/if required for commencement, submission of Proof checking drawings & documents of Structural and HVAC/VRF design to Proof checking Consultants.
 - d. **Working drawings & Good for Construction Documents stage:** Submission of revised Proof checking documents and drawings incorporating all the revisions as per Proof checking Consultants for Structure and HVAC, detailed coordinated design & detailed item wise estimates of cost for civil & all services of each facility. Good for Construction Drawings, Technical specifications & schedule of quantities and rates.
 - e. **Construction stage:**
 - I. Issue good for construction drawings for Civil works and other associated services such as public health, Electrical, HVAC, site development, etc. and issue revised drawings with minor revisions, if any.
 - II. Periodic Inspection of work during execution on Monthly basis.
 - III. Approve samples of various elements, components and materials.
 - IV. Check and approve shop drawings submitted by the contractor/ vendors.
 - V. Monitor the estimated quantities for variation and justification for additional expenditure if any.
 - f. Verification of submitted 'As built drawings for completion, and Providing document support to Contractor for obtaining the final statutory clearance for occupation from State/Central/Local Municipal body, Chief Fire Officer, Tree Authority, KPSCB etc.

Note:

- i. **Proof checking of structural design and Mechanical, Electrical, Plumbing and Networking design's to be carried out by directly contacting the reputed Institutes such as IISC/ IIT Delhi/IIT Kanpur/ IIT Kharagpur/ IIT Roorkee /IIT Bombay/ IIT Madras as decided by the Institute. Fees paid for proof checking shall be reimbursed**

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by IIT Dharwad on submission of original documents and fees paid.

9. Broad scope of services.

It is to be noted that all services covered under this Contract have to match integrate and supplement the existing system and fit to the master plan.

9.1. Architectural:

- i. Architectural design detailed Structural and internal Engineering utilities designs, Specifications and Bill of Quantities (BOQ), for all Buildings in to cater to 2500 students, 250 Faculty and 275 staff **including the Phase-1A development area** for 1200 Students, 120 Faculty and 132 staff. [Phase-1A Development is completed, data provided is for reference. Under the scope of the current assignment, the Consultant is required to furnish all the details, drawings and designs that are necessary to fulfil transitional requirements to integrate the areas and services of Phase 1A and Phase-B].
- ii. This shall include but not be limited to Architectural design, structural design, sanitary, plumbing, drainage, water supply, and sewage design, electrical, heating, ventilation and air conditioning design (HVAC) and other mechanical systems, elevators, firefighting, besides allied fields (such as landscape design including circulation and parking, interior design, graphic design, and signage).
- iii. Preparation and Submission of Schedule of finishes, preliminary and detailed Cost Estimates, Bill of Quantities and Tender documents: These shall conform to CPWD norms Reference of Market Rate for non-schedule items shall be furnished with detailed specifications as per CPWD norms, for the scope defined of this document.

9.2. Structural Systems

- i. Preparation of DBRS (Design Basis Reports), identification of location at site to conduct soil investigation, detailed structural analyses and structural design of individual building; and submitting the same to IIT Dharwad for review and approval.
- ii. Detailed structural designs shall be performed by the Consultant as per the latest revisions of the National Building Code and relevant IS codal provisions and other applicable standards including the local statutory authorities' requirements.
- iii. Detailed structural design calculations shall be submitted for all buildings/structures, to be vetted by reputed Institutes such as **IISC/ IIT Delhi/IIT Kanpur/ IIT Kharagpur/ IIT Roorkee /IIT Bombay/ IIT Madras as decided by the Institute. The fee charged on such vetting shall be borne by the Institute.**
- iv. On approval of the above, design details and Good for Construction (GFC) drawings shall be prepared by the Consultant and submitted for final review.
- v. Subsequent to the incorporation of all comments as received from IIT Dharwad after final review, the design details and detailed construction drawings shall be submitted by the Consultant for final approval.

9.3. Design of External Engineering Services for the whole campus (all zones).

- i. Roads major & minor roads, cycle tracks, footpaths, jogging tracks, cable ducts etc., along with storm water drains network (with rainwater harvesting initiatives).

9.4. Acoustic Design

- i. **Acoustic Planning and Design:** Preparation of comprehensive acoustic design for buildings and functional spaces proposed under Phase-B development, ensuring seamless integration with the completed Phase-1A facilities of Indian Institute of Technology Dharwad. The consultant shall review the architectural layouts and functional requirements of academic buildings, lecture halls, seminar rooms, auditoriums, conference rooms, classrooms, laboratories, faculty spaces, and other noise-sensitive areas, and develop acoustic design strategies to achieve optimum speech intelligibility, sound clarity, and noise control.
- ii. **Acoustic Performance Criteria and Design Integration:** Establishment of acoustic performance standards such as reverberation time, background noise levels, sound insulation, and speech transmission index for different functional spaces. The consultant shall provide detailed acoustic design including room acoustics analysis, sound insulation requirements, and recommendations for acoustic treatments such as wall panels, ceilings, diffusers, baffles, and floor finishes. The acoustic design shall be coordinated with architectural, structural, electrical, and HVAC designs to minimize noise transmission from mechanical equipment, building services, and adjacent spaces. The design shall comply with relevant standards and guidelines issued by the Bureau of Indian Standards and other applicable international best practices.
- iii. **Technical Documentation, Specifications, and Tender Support:** Preparation and submission of detailed acoustic design reports, drawings, material specifications, acoustic performance parameters, and layouts for acoustic treatments for various facilities. The consultant shall also prepare preliminary and detailed cost estimates, Bill of Quantities (BOQ), and technical specifications for acoustic works. The BOQ and specifications shall conform to Central Public Works Department norms wherever applicable, and for non-schedule items, appropriate market rate analysis along with detailed technical specifications shall be furnished for inclusion in the tender documents. The consultant shall also assist in technical evaluation of acoustic materials and systems proposed during the tendering and execution stages.

9.5. Clean Room Design

- i. **Clean Room Planning and Design:** Preparation of comprehensive clean room design for specialized laboratories and research facilities proposed under Phase-B development, ensuring compatibility and integration with the completed Phase-1A facilities of Indian Institute of Technology Dharwad. The consultant shall study the functional requirements of the laboratories and research spaces and develop clean room layouts and zoning concepts including controlled access areas, airlocks, gowning areas, service corridors, and support

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spaces to achieve the required levels of cleanliness, contamination control, and operational efficiency.

- ii. **Clean Room Performance Criteria and System Integration:** Establishment of clean room performance parameters such as cleanliness classification, air change rates, temperature and humidity control, pressure differentials, airflow patterns, filtration requirements (HEPA/ULPA), and contamination control measures. The consultant shall design clean room envelope systems including specialized wall panels, ceilings, flooring systems, doors, glazing, and service penetrations to maintain required environmental conditions. The design shall be fully coordinated with architectural, structural, electrical, plumbing, and HVAC systems including specialized mechanical systems required for maintaining clean room environments. The design shall comply with relevant standards and guidelines issued by the Bureau of Indian Standards and other applicable international clean room standards.
- iii. **Technical Documentation, Specifications, and Tender Support:** Preparation and submission of detailed clean room design drawings, technical specifications, and performance criteria for all clean room components and systems. The consultant shall prepare preliminary and detailed cost estimates, Bill of Quantities (BOQ), and tender documentation for clean room works including specialized materials, equipment, and installation requirements. The BOQ and specifications shall conform to the norms and practices of the Central Public Works Department wherever applicable, and for non-schedule items, detailed technical specifications and market rate analysis shall be furnished. The consultant shall also assist in technical evaluation of clean room systems, materials, and equipment during tendering and provide support during installation, testing, and commissioning stages.

9.6. Plumbing, Drainage, Sewage and Solid Waste Management Systems

- i. Water supply scheme including sourcing, filtering and treatment pumping, storage (to include static water storage for firefighting also), network of piping with hydrants up to end User buildings with roof top storage tanks (Institute has decided that all domestic water must be of drinking/potable quality).
- ii. Solar water heating/ Heat pumps / Hybrid systems shall be provided for the buildings wherever required with appropriate capacities Creation of large open reservoir to store Rainwater.
- iii. Standby source of water: Under Ground bore wells and stored rainwater through Rainwater Harvesting (RWH) wherever possible and parts of the ponds/lakes in the campus to be made as underground water reservoirs, if possible
- iv. Design of Sewerage network (from the first manhole outside buildings) and Sewage Treatment Plant or plants (modularized for capacity addition to suit load build-up). Treated effluent storage for reuse for flushing, Air-conditioning system and landscaping, distribution network design, drip irrigation for roadside trees, tapping points for hose / sprinklers, including their Specifications & BOQ.
- v. Preparation of DBRs (Design Basis Reports) for providing: Water supply, water collection,

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water harvesting, water reuse, Sewerage network, and treatment.

- vi. These DBRs shall be prepared and submitted to IIT Dharwad for review and approval.
- vii. On approval of the above, the design details and detailed construction drawings shall be prepared and submitted for final review.
- viii. Subsequent to the incorporation of all comments as received from IIT Dharwad after final review, the design details and GFC drawings shall be submitted for final approval.
- ix. Detailed plumbing, drainage, sewage, and solid waste management systems design shall be as per the latest revisions of relevant National Building Code and IS code provisions and other applicable standards including the local statutory authorities' requirements. In case of conflicting requirements in these documents, IIT Dharwad shall provide guidance.

9.7. Electrical Distribution:

- i. The scheme shall include preparation of DBRs (Design Basis Reports) for
- ii. High voltage ring main distribution for the whole campus along with locating the receiving substation.
- iii. The Main Receiving Station (MRS) shall be modular to accept future extension as per the increase in load in various phases of development of the campus.
- iv. SCADA (Supervisory Control and Data Acquisition)
- v. Medium voltage electrical distribution systems with underground cable network.
- vi. Grid interactive Solar PV power generating system including identifying the best possible location for the panels.
- vii. Standby power supply system using DG sets.
- viii. Street lighting scheme for the campus and electric vehicle charging stations.
- ix. Telephone and Data Network (Data networking cable network including Wi-Fi only routing and method of carrying the cables for a campus wide network starting from the data centre to all the buildings and facilities-location and interlinking of a backup Data centre) with 1+1 redundancy.
- x. Separate DBR for each of the services shall be prepared and submit to IIT Dharwad for review and approval. All designs shall confirm to relevant standards applicable to each service.
- xi. On approval of the above, the design details and detailed construction drawings shall be prepared and submitted for final review.
- xii. Subsequent to the incorporation of all comments as received from IIT Dharwad after final review, the design details and GFC drawings shall be submitted for final approval.

9.8. HVAC, VRF and other mechanical ventilation works:

- i. The buildings must be designed with in-built passive features characterized by excellent lighting and ventilation, so as to minimize the dependence on air conditioning. Air conditioning shall be with a District cooling system with centralized chilled water

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- generation preferably with water cooled chillers utilizing treated water from the sewage treatment plant for cooling towers. The chiller room and the number of chillers shall be modular in size and capacity respectively to cater to increase in load as the campus grows.
- ii. Design of air-conditioning for various buildings in the academic zone and some other smaller loads in other zones.
 - iii. DBR for the district cooling system, VRF and for air conditioning of each individual building shall be prepared and submitted to IIT Dharwad for approval.
 - iv. On approval of the above, the design details and detailed construction drawings shall be prepared and submitted for final review.
 - v. Subsequent to the incorporation of all comments as received from IIT Dharwad after final review, the design details and detailed construction drawings shall be submitted for final approval.
 - vi. Detailed HVAC, VRF and other ventilation mechanical systems designs shall be as per the latest revisions of the NBC, ECBC and of relevant IS code provisions and other applicable standards including the local statutory authorities' requirements. In case of conflicting requirements in these documents, IIT Dharwad shall provide guidance.

9.9. Fire Fighting System

- i. Scheme for fire-fighting system as per the intentions of the IIT Dharwad's requirement. DBRS (Design Basis Reports) and the scheme shall be submitted to IIT Dharwad for review and approval.
- ii. On approval of the above, the design details and GFC drawings shall be prepared and submitted for final review.
- iii. Detailed fire-fighting system design shall be as per the latest revisions of the National Building Code and relevant IS code provisions and other applicable standards including the local statutory authorities' requirements. In case of conflicting requirements in these documents, Karnataka state fire department norms shall be final and binding

9.10. Unified Service Ducting for external Engineering utilities in the campus:

- i. Unified service ducting shall be designed to carry the Trunking portion of all external Engineering utilities (except sewerage and storm water drains) appropriate routing and arrangement is required for ease of maintenance, to meet the future requirements/expansion without digging/road cuttings etc. Various alternatives may be explored to build service ducting like walkthrough tunnel, walkthrough corridors, built-in trenches, underground service ducts etc. may be considered. A design philosophy report should first be submitted including probable cost implications for approval before detailing.

9.11. Landscape Architecture

- i. Landscape with associated Hardscape work (for hardscape an austere design approach should be adopted in terms of quantity and materials specified). Areas adjacent to

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buildings could have a little intensive landscaping, reducing towards outlying areas, merging with tree planting and ground cover. The consultant is required to provide services in respect of the following (for sub site(s) or zone(s) designated in their scope for the respective buildings in the Campus Master Plan)

- a. Landform and grading
 - b. Surface drainage design and water management
 - c. Irrigation design
 - d. Open space design hard and soft areas including plot level roads and pathways, plain or geometric
 - e. Planting design
 - f. Landscape structures and features
 - g. Street and garden furniture proposal
- ii. Schemes including detailed analysis and design for each of the above services shall be prepared by the Consultant as per the intentions of the IIT Dharwad's requirement. Detailed DBRs (wherever applicable or sought) and schemes for each shall be submitted to IIT Dharwad for review and approval.
 - iii. On approval of the above, design details and detailed construction drawings shall be prepared by the consultant and submitted to IIT Dharwad for final review
 - iv. Subsequent to incorporation of all comments received from IIT Dharwad after final review, the design details and GFC drawings shall be submitted by the CONSULTANT for final approval of IIT Dharwad.
 - v. Detailed schemes and designs shall be as per the latest revisions of relevant IS code provisions and other applicable standards including the local statutory authorities' requirements.

[Note: Tree planting should be avoided in the areas earmarked for future construction.]

9.12. BUILDING INFORMATION MODELING (BIM)

9.12.1. To engage a qualified and experienced BIM (Building Information Modelling) Consultant/ Sub Consultant 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.

9.12.2. The required BIM Uses are as follows but not limited to:

- i. Design Authoring
- ii. End User Visualization
- iii. Existing Conditions Modelling
- iv. Construction & Spatial 3D Coordination

9.12.3. Definitions (for understanding purpose)

- i. 3D-three dimensional objects that include width, depth, and height.
- ii. 3D Coordination-analysis to check for interferences between one or many models.
- iii. 4D-the addition of Time to a three-dimensional object
- iv. 5D-the addition of Cost to a three-dimensional object
- v. 6D the addition of Life-Cycle Facilities Management to a three-dimensional object
- vi. SD-Schematic Design
- vii. DD-Detailed Design
- viii. CD-Construction Documents

9.12.4. Building Information Modelling (BIM) is an integrated process aimed at providing coordinated, reliable information about a building project throughout different project phase.

BIM Implementation Plan a framework that will let the project team deploy building information modelling (BIM) technology and best practices on a project faster and more cost- effectively.

9.12.5. Design Intent 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

9.12.6. 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 modelled element.

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.

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

- i. LOD information matching what is specified in the BIM Implementation Plan
- ii. Cleanliness of model
- iii. Accuracy of modelled elements
- iv. Model Warnings

9.12.8. All Design Intent models are to be handed over to IIT Dharwad and the owners BIM Facilitator as per the agreed schedule. All information up to date including

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any addenda content is to be incorporated in the models by the design team before model handover.

9.13. 3D Coordination Meetings

- 9.13.1.** Owners BIM Facilitator will provide oversight and compliance assistance with the 3D Coordination process outlined in BIM Implementation Plan
The Design Team will prepare models for the 3D Coordination meetings.
The consultant will be responsible for 3D coordination meeting management.

The Scope include but are not limited to.

- i. CM
 - ii. Contractors
 - a. MEP
 - iii. Design Team
 - a. Architect
 - b. Engineers
 - iv. Owners BIM Facilitator
- 9.13.2.** 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.
- 9.13.3.** 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 limited to LOD 300:
- i. Fabrication Models
 - ii. Coordination Models
 - a. Mechanical
 - b. Electrical
 - c. Plumbing
 - d. Fire Protection

9.14. Responsibility

9.14.1. Models throughout the design process

The design team is responsible for maintaining their respective design intent models throughout the design phases.

- i. Including but not limited to:
 - a. Design assist information incorporation
 - b. Owner supplied data

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9.14.2. Models throughout construction

For requirements of the upkeep of the design models throughout construction refer to the BIM Implementation Plan.

Contractors are responsible for incorporating information into the Construction,

9.14.3. Fabrication and Coordination Models

- i. Information to include but not limited to:
 - a. RFI Responses
 - b. Change Orders
 - c. Bulletins
 - d. 3D Coordination-interference detection resolutions

9.14.4. 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.

9.14.5. The consultant shall submit a draft BIM Execution Plan along with their bid, and a detailed BEP shall be finalized within 15 days of award.

BIM Execution Plan shall cover:

- i. Roles and responsibilities of BIM team
- ii. Project BIM objectives
- iii. LOD matrix
- iv. BIM uses and workflows
- v. Software platforms
- vi. File exchange formats (e.g.RVT, .IFC, .NWD, .DWG)
- vii. Coordination and review procedures
- viii. CDE management protocols.

9.15. LEVEL OF DEVELOPMENT (LOD)

Stage	LOD Requirement
Concept Design	LOD 100
Schematic Design	LOD 200
Detailed Design	LOD 300
Construction Documents	LOD 350
As Built	LOD 500

9.16. DELIVERABLES

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The consultant shall provide the following:

- i. Federated BIM model at each milestone
- ii. Clash detection reports and resolution logs
- iii. Quantities and cost estimates
- iv. Verification and vetting of As-built BIM model with asset data (LOD 500)
- v. Native model files (. RVT/.DWG), PDFs, and IFC exports

9.16.1. Deliverables

- i. Consultant may use any licensed BIM authoring and coordination software (e.g., Revit, Civil 3D, Navisworks, Tekla, ArchiCAD).
- ii. All deliverables must support interoperability and be exportable to open formats such as **IFC 4.0** and **Cobie**.
- iii. **The Scope of consultant On BIM development is restricted to LOD300, For LOD 400 and LOD 500 Consultant has to review and approve for final handover by the execution contractor.**

10. Elevator Design:

10.1. Objective:

To provide comprehensive and integrated consultancy services for the design, tendering support, and implementation supervision of elevator systems to be installed in the Phase-B buildings of IIT Dharwad campus, ensuring technical robustness, safety, statutory compliance, user convenience, and long-term maintainability.

10.2. Scope of Work

10.2.1. Preliminary Design Stage

- i. Review architectural layouts and circulation plans of all buildings proposed in Phase-B.
- ii. Assess user traffic patterns and prepare vertical transportation study and elevator traffic analysis.
- iii. Recommend optimal type, number, speed, and capacity of elevators for academic, residential, service, and accessible use cases.
- iv. Suggest suitable elevator technology (gearless traction, MRL, etc.) based on energy efficiency, lifecycle cost, and spatial integration.
- v. Coordinate with the Architect, Structural, and MEP consultants for shaft positioning, size, pit depth, and machine room provision.

10.2.2. Detailed Design and Documentation Stage

- i. Prepare detailed design drawings including General Arrangement Drawings (GAD), shaft/pit details, and interface drawings.
- ii. Develop technical specifications and Bill of Quantities (BOQ) for elevator procurement.
- iii. Ensure design provisions for firefighting lifts, stretcher lifts, and lifts for accessible use as per NBC 2016 and fire norms.
- iv. Ensure integration with backup power, UPS supply, BMS, and fire alarm system.

- v. Incorporate energy-efficient and low-noise design principles.

10.3. Tendering and Procurement Support

- i. Assist in preparation of tender documents for supply, installation, testing, and commissioning of elevators.
- ii. Provide responses to technical queries from bidders during pre-bid meetings.

10.4. Construction and Execution Support

- i. Review and approve elevator vendor's shop drawings and layout submissions.
- ii. Carry out periodic site visits and issue technical observations/recommendations during installation.
- iii. Ensure compliance with technical specifications and approved drawings.

10.5. Deliverables

- i. Elevator Concept Report and Traffic Analysis
- ii. Technical Specifications and BOQ
- iii. General Arrangement and Shaft Drawings
- iv. Tender Document Inputs
- v. Approved Shop Drawings
- vi. Site Inspection Reports

10.6. Relevant Standards and Codes

- i. National Building Code (NBC) 2016
- ii. IS 14665 series and other relevant IS Codes
- iii. EN 81 / ISO 25745 (Energy Efficient Lifts)
- iv. Fire Safety Norms for Lifts
- v. Local regulations and Electrical Inspectorate guidelines
- vi. IS 17900 unified Indian Standard code for Elevator safety and design.

10.7. Coordination

The Consultant shall regularly coordinate with:

- i. Master Architect and Design Consultants of Phase-B
- ii. Project Management Consultant (PMC)
- iii. IIT Dharwad Engineering Section
- iv. Elevator Vendor(s)
- v. Statutory Authorities

11. GRIHA / IGBC / LEED Certification

11.1. Objective

To engage a qualified and experienced GRIHA / IGBC / LEED (Green Rating for Integrated Habitat Assessment) Consultant/ Sub Consultant to facilitate sustainable design integration, documentation, and certification of Phase-B buildings at IIT

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Dharwad, ensuring that all applicable buildings achieve the desired GRIHA / IGBC / LEED rating minimum 5-star rating, as per the latest version of GRIHA / IGBC / LEED applicable at the time of project registration.

11.2. Scope of Work

11.2.1. General Responsibilities

- i. Guide the design and project teams in incorporating GRIHA / IGBC / LEED criteria into the planning, design, construction, and operation of all identified buildings under Phase-B.
- ii. Ensure registration of the project(s) with GRIHA / IGBC / LEED Council.
- iii. Facilitate documentation, submission, audit preparation, and final certification processes as per GRIHA / IGBC / LEED norms.
- iv. Coordinate with IIT Dharwad, the Master Architect, Design Consultants, and the Project Management Consultant (PMC) to embed sustainability goals within timelines.

11.2.2. GRIHA / IGBC / LEED Registration and Planning

- i. Register the Phase-B buildings (as individual or group projects as appropriate) with GRIHA / IGBC / LEED Council in consultation with IIT Dharwad.
- ii. Define and finalize the applicable version and rating level to be pursued.
- iii. Develop a GRIHA / IGBC / LEED compliance roadmap identifying all criteria to be targeted.
- iv. Prepare a Master GRIHA / IGBC / LEED Checklist and timeline aligning with the project execution schedule.

11.2.3. Design Stage Services

- i. Review and guide the architectural, structural, MEP, and landscaping designs to ensure integration of sustainability measures.
- ii. Conduct design workshops and charrettes with stakeholders for awareness and goal alignment.
- iii. Assist in the preparation and validation of all required documentation, drawings, calculations, and reports. Prepare ECBC compliance and energy simulation reports.

11.2.4. Construction Stage Services

- i. Conduct site visits and inspections to verify on-site implementation of GRIHA / IGBC / LEED measures.
- ii. Maintain compliance checklists for criteria related to construction management, material sourcing, and safety.
- iii. Coordinate with PMC and contractors for preparation and submission of construction-phase documentation.

11.2.5. Post-Construction and Certification Facilitation

- i. Coordinate the final submission of all required documents for GRIHA / IGBC / LEED audit and certification.

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- ii. Facilitate and participate in pre-audit and final audit meetings with GRIHA / IGBC / LEED evaluators.
- iii. Provide clarifications, revisions, and additional submissions required during the audit process.
- iv. Follow up with GRIHA / IGBC / LEED Council until final rating and certification are awarded.

11.2.6. Training and Capacity Building

Conduct at Three trainings workshop for IIT Dharwad staff, consultants, and contractors on GRIHA / IGBC / LEED compliance awareness and documentation best practices.

11.3. Deliverables

- i. Project GRIHA / IGBC / LEED Registration and Application
- ii. Design Phase Compliance Reports and Documentation
- iii. Energy Simulation and ECBC Compliance Reports
- iv. Construction Phase Compliance Reports
- v. Final Submission for Certification
- vi. Audit Coordination Reports
- vii. GRIHA / IGBC / LEED Rating Certificate and Audit Feedback Closure
- viii. GRIHA / IGBC / LEED Training and Workshop Materials

11.4. Applicable Standards and Guidelines

- i. GRIHA / IGBC / LEED Manual and Rating Framework (Version applicable at the time of registration)
- ii. NBC 2016 – Energy Efficiency and Sustainability Provisions
- iii. ECBC 2017 / latest applicable version
- iv. CPWD Sustainable Building Guidelines
- v. MoEF&CC and State Environmental Clearance conditions (if applicable)

11.5. Duration of Services

The services shall be rendered from the date of award of consultancy until the award of final GRIHA / IGBC / LEED certificate(s) for the identified Phase-B buildings, including post-submission clarifications and audit responses.

11.6. Coordination

The Consultant shall closely coordinate with:

- i. Master Architect and Sub-consultants (Structural, MEP, Landscape, etc.)
- ii. Project Management Consultant (PMC)
- iii. IIT Dharwad Engineering Section and Sustainability Cell
- iv. GRIHA / IGBC / LEED Council and its auditors
- v. Contractors and construction agencies

11.7. Buildings Proposed for GRIHA / IGBC / LEED Rating under Phase-B

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(To be finalized based on building list and other identified infrastructure as part of Phase-B development)

11.8. Exclusions

- i.** Cost of GRIHA / IGBC / LEED registration and certification fees (to be borne by the client).
- ii.** Execution of physical works (construction/installation).

12. External Sports Facilities

The Consultant/ sub consultant shall provide comprehensive architectural, engineering, and planning services for the development of external sports infrastructure for IIT Dharwad Phase-B in accordance with the Sports Authority of India (SAI) Guidelines and relevant national/international standards. The scope of work includes but is not limited to the following:

12.1. Site Assessment and Master Planning

Conduct detailed site surveys, topographical mapping, and feasibility analysis to finalize the location, orientation, and layout of sports facilities. Prepare a master plan integrating playing surfaces, circulation areas, spectator amenities, and utilities.

12.2. Playing Surfaces & Drainage Design

Design outdoor sports fields/courts including athletics tracks, football grounds, basketball/volleyball courts, or other designated play areas as per SAI specifications. Develop a comprehensive surface and sub-surface drainage system to ensure all-weather usability.

12.3. Seating Arrangements & Spectator Gallery

Design permanent or modular spectator seating stands ensuring comfort, safety, and compliance with viewing angle requirements. Include covered galleries where necessary, ensuring compliance with structural safety norms.

12.4. Change Rooms & Washrooms

Design gender-segregated change rooms with adequate lockers, benches, showers, ventilation, and privacy. Provide accessible washrooms in accordance with the National Building Code and accessibility guidelines.

12.5. Water Supply & Utilities

Plan water supply systems for players, spectators, and maintenance, including drinking water points and handwashing facilities. Integrate with the campus water network and ensure sustainability measures.

12.6. Lighting Arrangements

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Design high-mast and area lighting systems meeting SAI-recommended lux levels for both training and competition events during nights. Provide energy-efficient solutions with zonal controls.

12.7. Crowd Management & Safety Provisions

Plan entry/exit gates, security checkpoints, queuing areas, and circulation pathways for smooth crowd movement. Provide emergency evacuation plans, signage, and safety barriers.

12.8. Miscellaneous Facilities

Design storage rooms for sports equipment, waste disposal systems, landscaping, and paved walkways around sports areas.

12.9. Detailed Drawings & Approvals

Prepare all necessary architectural, structural, electrical, and plumbing drawings for approval from the Client and statutory bodies. Coordinate with relevant authorities for clearances.

13. Site Grading and levelling

The Consultant/ Sub Consultant shall provide comprehensive engineering, planning, for the site grading and levelling works for IIT Dharwad Phase-B. The objective is to ensure optimal landform preparation for subsequent infrastructure development, ensuring compliance with approved master plans, environmental considerations, and engineering standards. The scope of work includes but is not limited to the following:

13.1. Site Survey and Data Collection

Conduct detailed topographical surveys and geotechnical investigations to understand the existing ground conditions, soil strata, drainage patterns, and natural features. Prepare base maps for design purposes.

13.2. Grading Design

Develop a site grading plan in line with the master plan and proposed building/infrastructure footprints. Ensure optimal slope gradients to facilitate surface runoff and prevent erosion, while minimizing cut-and-fill volumes.

13.3. Levelling Plan

Design the levelling works to achieve the required platform elevations for various facilities, including roads, buildings, sports areas, and landscaping zones. Incorporate tolerance levels for construction accuracy.

13.4. Drainage Integration

Integrate surface drainage provisions into the grading plan to manage stormwater effectively. Include catch basins, swales, and channels as needed to prevent waterlogging.

13.5. Earthwork Calculation & Optimization

Prepare detailed earthwork volume calculations, ensuring balanced cut-and-fill where possible to optimize costs and reduce environmental impact.

13.6. Erosion and Sediment Control Measures

Plan temporary and permanent erosion control measures such as silt fencing, turfing, or retaining structures to maintain slope stability during and after construction.

13.7. Environmental Considerations

Ensure grading activities adhere to environmental regulations, minimizing disruption to natural habitats and avoiding unnecessary tree removal.

13.8. Tender Documentation

Prepare detailed Bill of Quantities (BOQ), technical specifications, and drawings for the grading and levelling works. Assist the Client during the tendering process, including clarifications and bid evaluations.

14. DG sets

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of Diesel Generator (DG) sets for the project. The work shall include but not be limited to the following:

14.1. Preliminary Assessment and Planning

- i. Carry out a detailed assessment of the existing and proposed electrical load, including essential, non-essential, and standby loads.
- ii. Determine the required DG set capacities, number of units, and configuration (synchronized/stand-alone) to ensure reliability and future scalability.

14.2. Technical Design and Documentation

- i. Prepare detailed designs, layout drawings, and schematic diagrams covering foundation, fuel storage, acoustic enclosures, control panels, exhaust systems, earthing, and ventilation.
- ii. Formulate detailed technical specifications, Bill of Quantities (BOQ), and tender documents in compliance with CPCB-II norms, CEA regulations, and relevant IS/IEC codes.
- iii. Incorporate requirements for AMF panels, synchronizing panels, remote monitoring, and energy efficiency.

14.3. Statutory and Regulatory Compliance

- i. Ensure all designs and specifications meet statutory requirements, including:

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- a. CPCB-IV emission norms
- b. CEA safety guidelines
- c. Local electrical inspectorate approvals
- d. Petroleum & Explosives Safety Organization (PESO) requirements for fuel storage, if applicable.

15. Uninterruptible Power Supply (UPS) Systems

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of Uninterruptible Power Supply (UPS) systems for the project. The work shall include, but not be limited to, the following:

15.1. Preliminary Assessment and Planning

- i. Assess present and projected power quality and backup requirements for critical loads, including IT systems, laboratory equipment, communication infrastructure, and other sensitive electronics.
- ii. Determine the optimal UPS configuration (online/double-conversion, modular, or parallel redundant) and capacity considering load segmentation, redundancy (N+1), and future expansion.

15.2. Technical Design and Documentation

- i. Prepare detailed electrical designs, layout drawings, and schematic diagrams for UPS units, input/output distribution panels, battery banks, cabling, earthing, and ventilation requirements.
- ii. Prepare detailed technical specifications, Bill of Quantities (BOQ), and tender documents in compliance with relevant IS/IEC standards and energy efficiency guidelines.
- iii. Specify battery technology (e.g., VRLA/SMF/Li-ion), autonomy time, monitoring systems, and end-of-life/replacement protocols.

15.3. Power Quality and Protection Measures

- i. Recommend solutions for harmonic filtering, surge protection, and voltage regulation to ensure power quality and compliance with IEEE and IEC standards.
- ii. Integrate bypass arrangements (manual and static) for maintenance and fault conditions.

16. Heat Pumps

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of Heat Pump systems for the project. The work shall include, but not be limited to, the following:

16.1. Preliminary Assessment and Planning

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- i. Assess hot water demand profiles for domestic, hostel, canteen, laboratory, and other institutional facilities, considering seasonal variations and peak loads.
- ii. Recommend optimal heat pump technology (air source, water source, or hybrid) and capacity based on energy efficiency, operational costs, and environmental factors.
- iii. Evaluate integration with existing or proposed hot water distribution systems and renewable energy sources (e.g., solar thermal, PV).

16.2. Technical Design and Documentation

- i. Prepare detailed mechanical and electrical designs, including layout drawings, piping diagrams, hot water storage arrangements, circulation pumps, control systems, and integration with auxiliary heating if required.
- ii. Formulate detailed technical specifications, Bill of Quantities (BOQ), and tender documents in compliance with relevant IS/IEC/ASHRAE standards and GRIHA / IGBC / LEED/ECBC guidelines.
- iii. Incorporate provisions for system redundancy, ease of maintenance, and space optimisation.

16.3. Energy Efficiency and Environmental Compliance

- i. Recommend high COP (Coefficient of Performance) systems and specify performance benchmarks under varying ambient conditions.
- ii. Ensure refrigerants comply with latest environmental regulations and have low Global Warming Potential (GWP).
- iii. Incorporate insulation, heat recovery, and control strategies to minimise heat loss and energy consumption.

17. Hydro Pneumatic system

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of Hydro pneumatic Water Supply Systems for the project. The work shall include, but not be limited to, the following:

17.1. Preliminary Assessment and Planning

- i. Assess current and projected water demand for domestic, firefighting, flushing, HVAC make-up, and other institutional uses.
- ii. Analyse pressure requirements and flow rates to ensure adequate supply to all floors and remote points under peak demand conditions.
- iii. Recommend optimal hydropneumatics system configuration (single/dual pumping sets, variable frequency drive [VFD] control, and pressure tank sizing) considering redundancy and energy efficiency.

17.2. Technical Design and Documentation

- i. Prepare detailed hydraulic calculations, pump selection, and sizing of pressure vessels, piping, valves, and accessories.
- ii. Develop detailed layout drawings, P&ID (Piping & Instrumentation Diagrams), electrical single-line diagrams, and control logic.
- iii. Prepare detailed technical specifications, Bill of Quantities (BOQ), and tender documents in compliance with relevant IS/IEC standards, CPHEEO guidelines, and energy efficiency norms.
- iv. Include provisions for automatic control panels, pressure switches, instrumentation, and remote monitoring if required.

17.3. Energy Efficiency and Operational Reliability

- i. Recommend pumps and motors with high efficiency (IE3 or better) and incorporate VFDs for load-based operation.
- ii. Specify corrosion-resistant materials for wetted components and protective coatings to ensure long service life.
- iii. Provide adequate redundancy (standby pumps) to ensure uninterrupted water supply in case of breakdown or maintenance.

18. Building Management System (BMS)

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of an integrated Building Management System for the project. The work shall include, but not be limited to, the following:

18.1. Preliminary Assessment and Planning

- i. Assess project requirements for monitoring and controlling various building services, including HVAC, lighting, electrical, water supply, fire alarm, security, lifts, and other utilities.
- ii. Determine the scope of integration, architecture type (centralised/distributed), communication protocols (BACnet, Modbus, Lan Works, etc.), and redundancy requirements.
- iii. Evaluate the number of control points, system response requirements, and scalability for future expansions.

18.2. Technical Design and Documentation

- i. Prepare a detailed BMS architecture design, network topology diagrams, device location layouts, and interface requirements with connected systems.

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- ii. Prepare technical specifications, Bill of Quantities (BOQ), and tender documents as per relevant IS/IEC standards and industry best practices.
- iii. Define functional requirements for subsystems including HVAC controls, energy metering, lighting control, fire detection integration, security/access control, and data logging.
- iv. Ensure cybersecurity provisions for BMS networks.

18.3. Energy Efficiency and Operational Optimization

- i. Specify advanced energy management features such as demand-based HVAC control, occupancy-based lighting, and predictive maintenance alerts.
- ii. Integrate with smart metering systems for real-time monitoring of energy, water, and other utilities.
- iii. Recommend user-friendly graphical interfaces and mobile-based access for operations staff.

19. Supervisory Control and Data Acquisition (SCADA) System

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of the SCADA system for the project. The work shall include, but not be limited to, the following:

19.1. Preliminary Assessment and Planning

- i. Assess operational and monitoring requirements for electrical distribution, water supply, HVAC plants, solar power generation, and other critical infrastructure.
- ii. Define the scope of automation and control functions, including remote monitoring, data logging, alarms, event reporting, and historical trend analysis.
- iii. Evaluate existing and proposed equipment for integration capability with SCADA through industry-standard communication protocols (Modbus, IEC 60870, DNP3, OPC, BACnet, IEEE C37.118 etc.).
- iv. Identify redundancy and failover strategies to ensure uninterrupted operations.

19.2. Technical Design and Documentation

- i. Prepare detailed system architecture, network topology, communication flow diagrams, and interface requirements with existing systems such as BMS, PLCs, and energy meters.
- ii. Specify hardware components including servers, operator workstations, Remote Terminal Units (RTUs), Programmable Logic Controllers (PLCs), communication equipment, and field instrumentation.
- iii. Develop functional design specifications, Bill of Quantities (BOQ), and tender documents in compliance with relevant IS/IEC/IEEE standards.

- iv. Ensure cybersecurity provisions including firewalls, encryption, access control, and regular patch management.

19.3. Energy Efficiency and Operational Optimization

- i. Integrate energy monitoring tools to track performance of electrical, mechanical, and renewable energy systems.
- ii. Provide customised dashboards for real-time KPIs (Key Performance Indicators) such as energy usage, system efficiency, and downtime analysis.
- iii. Recommend automation strategies for demand-side management and preventive maintenance.

20. LAN, Wi-Fi, Networking, and IP-based Systems

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of campus-wide Local Area Network (LAN), Wireless LAN (Wi-Fi), structured cabling, and IP-based systems including IP telephony, IP surveillance, and other network-enabled services. The work shall include, but not be limited to, the following:

20.1. Preliminary Assessment and Planning

- i. Assess current and projected requirements for wired and wireless connectivity across academic blocks, hostels, administration, research facilities, and outdoor areas.
- ii. Define bandwidth, redundancy, and uptime requirements in line with institutional needs and future scalability.
- iii. Map the existing infrastructure and identify integration points with data centres, server rooms, and backbone distribution.
- iv. Recommend optimal network architecture (core–distribution–access) with redundancy loops and failover capabilities.

20.2. Technical Design and Documentation

- i. Prepare detailed network architecture diagrams, fibre backbone routes, wireless access point layouts, and rack room designs.
- ii. Specify structured cabling system (Cat6A or higher), fibre optic cables, patch panels, racks, switches, routers, and wireless controllers as per IEEE/ISO/IEC standards.
- iii. Design VLAN segmentation, QoS policies, and security architecture including firewalls, intrusion prevention systems, and network monitoring tools.
- iv. Prepare detailed technical specifications, Bill of Quantities (BOQ), and tender documents.

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- v. Include provision for integration with IP-based services such as IP-PBX, IP-CCTV, and IP-based public address systems.

20.3. Energy Efficiency and Performance Optimization

- i. Recommend network devices with low power consumption and Energy Star certification.
- ii. Provide centralized management for monitoring, firmware updates, and performance optimization.
- iii. Ensure Wi-Fi coverage with minimal interference and maximum throughput using heat-map-based planning tools.

21. Solar

The Consultant/ Sub Consultant shall provide complete professional services for the planning, design, procurement assistance, and supervision of the Solar Power Plant for the project. The work shall include, but not be limited to, the following:

21.1. Preliminary Assessment and Planning

- i. Assess the available rooftop, ground-mounted, or carport structures for solar installation, considering orientation, tilt, and shading analysis.
- ii. Determine the optimal plant capacity based on load profile, available space, budget, and net-metering provisions.
- iii. Evaluate integration of the solar plant with the existing electrical distribution network, including DG sets, UPS systems, and BMS/SCADA platforms.
- iv. Assess future expansion feasibility and battery energy storage system (BESS) integration if required.

21.2. Technical Design and Documentation

- i. Prepare detailed plant layout drawings, single-line diagrams (SLD), string configurations, and cable routing plans.
- ii. Specify solar PV modules (with minimum performance warranty), inverters (central/string type), mounting structures, cables, protection devices, and monitoring systems as per MNRE/IEC/IS standards.
- iii. Ensure structural adequacy for wind and seismic loads, and compliance with GRIHA / IGBC / LEED/ECBC green building norms.
- iv. Develop technical specifications, Bill of Quantities (BOQ), and tender documents with performance benchmarks such as Performance Ratio (PR) and Capacity Utilization Factor (CUF).

21.3. Energy Efficiency and Performance Optimization

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- i. Recommend high-efficiency PV modules (mono PERC, bifacial, or equivalent) with low degradation rates.
- ii. Incorporate remote monitoring via SCADA/BMS integration for real-time performance tracking and fault diagnostics.
- iii. Include design features to minimize transmission losses, optimize tilt angle, and maximize annual energy yield.

22. BUILDINGS / FACILITIES TO BE CONSTRUCTED IN PHASE-B (2025-26 to 2028-29) (Tentative list)

The Buildings and Services proposed to be completed in PHASE-B (by 2029) Following is the wish list. The Consultant needs to work out to accommodate the requirements against the area requirements of each zone/item provided under the Built-up Area for 2500 students by suitably matching with that for Phase-IA.

Mode of Work and Emerging Technology adaptation for the Proposed works under Phase-B.					
Sl.no.	Description	Area in Sq.m.	Proposed Mode of Execution	Scope of New/ Emerging technologies	Remarks
A	Academic Zone Buildings				
1.00	Academic Block-III	18,163	EPC Mode-III	RCC framed structure system using steel formwork	Adaptation of Existing Academic Block Theme and Elevations
B	Hostel Zone Buildings				
2.00	Hostel Blocks and Mess	23,005	EPC Mode-III	Industrialized 3-S system using RCC precast with or without shear All zones Any number walls, columns, beams, Cellular Light Weight Concrete Slabs.	
C	Housing Zone Buildings				

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3.00	Housing Facilities	66,818	EPC Mode-III	Industrialized 3-S system using RCC precast with or without shear All zones Any number walls, columns, beams, Cellular Light Weight Concrete Slabs.	
4.00	K. V. School		EPC Mode-III	RCC framed structure system using steel formwork	
5.00	Crèche		EPC Mode-III	RCC framed structure system using steel formwork	
D	Research Park				
6.00	Research Park	15,000	EPC Mode-III	RCC framed structure system using steel formwork	
Total Built up Area		1,22,986			
E	External Development				
7.00	Roads, Drains Foot path and Covered and Uncovered parking		EPC Mode-III	Phase-1A Specifications with corrections	
8.00	Electrical back Bone Infrastructure		EPC Mode-III	Phase-1A Specifications	
9.00	LAN, WIFI, Networking, IP based PBAX, CCTV and		EPC Mode-III	Phase-1A Specifications	

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	Access Control, AV Systems.				
10.00	External Lighting		EPC Mode-III	Phase-1A Specifications	
11.00	UG Sumps		EPC Mode-III	Phase-1A Specifications with corrections	
12.00	Water Supply and Distribution including Water Treatment Plant.		EPC Mode-III	Phase-1A Specifications	
13.00	Sewage Treatment Plant		EPC Mode-III	MBBR technology	
14.00	Sewer Lines		EPC Mode-III	Phase-1A Specifications	
15.00	Solar Power		EPC Mode-III		
16.00	External Sports Development		EPC Mode-III	Based on detailed details and specifications finalised by IIT Dharwad.	
17.00	HVAC		EPC Mode-III	Phase-1A Specifications	
18.00	VRF based Air Conditioning		EPC Mode-III	Phase-1A Specifications	
19.00	Landscaping, Horticulture and Drip Irrigation		EPC Mode-III	Phase-1A Specifications with corrections	
20.00	DG Sets		EPC Mode-III	Phase-1A Specifications with corrections	

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21.00	UPS		EPC Mode-III	Phase-1A Specifications with corrections	
22.00	Heat Pumps		EPC Mode-III	Phase-1A Specifications with corrections	
23.00	Hydro Pneumatic system		EPC Mode-III	Phase-1A Specifications	
24.00	BMS System		EPC Mode-III	Phase-1A Specifications	
25.00	Scada System		EPC Mode-III	As Per Specifications finalised by IIT Dharwad.	
26.00	Rainwater harvesting system		EPC Mode-III	Phase-1A Specifications	

The above list is tentative, however if any other as required by the institute for completion of Phase-B and support infrastructures such as trenches, internal and external signages, beautification works, façade lightings and others shall be inclusive of the quoted cost, no additional claims in this regard will acceptable.

- a. **Incidental Goods, Works or other Services required, if any:** Provision of all necessary survey instruments, software licenses (including BIM and energy modelling tools), cloud storage fees, plotting/printing of drawings and reports, 3D visualizations, physical models- 3 Nos with SS-304 stands, coordination meetings, stakeholder workshops, travel and accommodation for site visits, site-level investigations (such as soil testing, topographical and geotechnical surveys, preparation of GRIHA / IGBC / LEED documentation and support for compliance audits, obtaining Pre Construction statutory approvals, and deployment of personnel or site office setup (as needed) for project coordination during various stages of design and execution.
- b. **Key Experts Required:** [As per Section VI-A: ‘List of Key Experts and Required Qualifications’ the Team Composition & Experience/ Qualification Requirements for the Key Experts.
- c. **Deliverables/ Outcomes and Timelines (frequency) thereof:** For all disciplines of engineering the Consultant shall submit design basis report and preliminary drawings for review by the IIT Dharwad, incorporate the comments, provide drawings/ details, provide drawings, BOQ, cost

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estimates, Rate Analysis, specification etc. Detailed construction drawings shall be issued for all the disciplines.

- d. The following table indicates the number of drawings and tracings/ diallers reports/design calculations required at each stage for Comprehensive Design Consultancy.

DELIVERABLES	No. of Prints/hard copies	soft copy Requirement	Timelines
STAGE 1-Concept stage Master Plan, Conceptual Architectural drawings, preliminary Architectural design basis report, Preliminary cost estimate on area basis	3	Auto Cad and PDF	90 days from the date of signing the work order.
STAGE 2-Preliminary Design drawings & Soft copy. Revised drawings incorporating revisions, Detailed site survey, Geo technical soil investigation, Preliminary design basis report for Structure, services & landscape, Revised Preliminary cost estimate on area basis.	3	Auto Cad and PDF	
STAGE 3-Statutory approval/design development Submission of drawings for Statutory Approval, submission of revised design basis report for Structure, Services & landscape, Submission of Proof checking Drawings & documents to Proof Checking Consultant for Structure & HVAC.	4 or as necessary for approval	Auto Cad and PDF	
STAGE4- Good for Construction Drawings & Tender documents stage. i) Submission of revised Proof checking drawings & documents incorporating revisions as per Proof Checking Consultant and Pre	10	Auto Cad, Revit, Navis works and PDF	90 days from the Date of approval of Stage-3 (excluding vetting time)

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Construction statutory approvals comments and suggestions ii) Detailed coordinated design drawings. iii) Detailed Cost Estimate with Rate Analysis iv) GFC drawings v) Tender documents vi) BIM Models of LOD 300. Actual tendering work will be done by C.P.W.D.			
STAGE5-Working drawings based on Good for Construction drawings released package to be submitted before publishing of tender by CPWD.	10	Auto Cad, Revit, Navis works and PDF	
Construction drawings with minor revisions, if any.	10	Auto Cad, Revit, Navis works and PDF	During the execution, any revisions are mutually agreed upon within 7 days.
STAGE-6-Completion stage As-built drawings,	8	Auto Cad, Revit, Navis works and PDF	Within one month after completion of Construction.

Note: The mentioned timelines are Indicative will be finalised during Technical negotiation.

Note:

- i. Persons to receive them & review requirements: **Director and Dean IPS.**
- ii. All drawings/documents specified are included in the cost of Fees payable and actual cost of extra copies shall be promptly reimbursed to the Design Consultant.
- iii. Technical Sanction: The detailed estimate for Technical Sanction shall be based on the detailed drawings.
- iv. The item descriptions shall be in line with the provisions of the CPWD schedule of Rates enhancing w.r.t Cost Index and its latest specifications.
- v. In the case of non-scheduled/special works the item description shall be framed as per good engineering practice supported with specifications and rate analysis as per reasonable market rates. Financial implications of quantity of variations/deviations of individual items shall not be considered for working out Design Consultant's fees.

23. DELIVERABLES AT THE TENDER STAGE:

TP 1	07 sets of all the Drawings in relevant size in bound format. If more copies are requisitioned in writing by the Institute they should be made available, at an extra charge of Rs. 100/-each for A0/A1 sheets and Rs.50/- each for A3/A2 sheets.
TP 2	07 sets of specifications and BOQ's.
TP 3	07 sets of DBR for Structural Design incorporating the corrections and suggestions of the Proof checking Agency and or the Institute.
TP 4	07 sets of DBR for all internal services in all Phase-B of all Buildings. Note: For all the above, soft copies [Auto Cad, BIM, and PDF] should also be submitted.
TP 5	3D model of all the buildings with walk through presentations, and also that of the Master Plan, showing full Phases. with Phase-1A and Phase-1B buildings highlighted.
TP 6	Building Information Model (BIM): 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 colours as far as possible till representative footprint balance 2D documentation with 3D views shall be acceptable. 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 & Schedule of construction, issues of GFC drawings, identify possible bottlenecks for timely resolution, as well as to generate as- built drawings as per BIM Specification.

23.1. Reporting Requirements and Time Schedule for Deliverables (including Know-how transfer/ training, reports/ reporting, and Milestones)

i. format, frequency, and contents of reports.

Format:

- a. Reports shall be submitted in Hard copy [Hard Bound with Proper title document number- 3 sets as per Log] and both **PDF and editable formats** (e.g., DOCX/Excel, as applicable).
- b. **Drawings** shall be submitted in **PDF and native CAD/BIM formats** (DWG, RVT) through shared cloud drive specifically purchased for the project **by the consultant part of quoted price** with Auto desk / Google / I cloud space.

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- c. Visual presentations (if required) are to be submitted in **PowerPoint or equivalent** format.
- d. All reports and drawings to follow the **standard IIT Dharwad title block, revision history, and document control protocol.**
- e.

23.2. Frequency:

Report Type	Frequency
Inception Report	One-time, within 2 weeks of contract award
Concept Design Report	One-time, at concept stage
Preliminary Design Report	One-time, upon preliminary submission
Detailed Design Report	One-time, with final design submission
Monthly Progress Reports	Monthly, until project completion
BIM Coordination Reports	Bi-monthly or as per BIM Execution Plan (BEP)
Statutory Compliance Reports	As required during approval stages
GRIHA / IGBC / LEED Compliance Reports	At each GRIHA / IGBC / LEED milestone (Design, Pre-Construction, Post-Construction)
Meeting Minutes & Presentations	After each key meeting/presentation

23.3. Contents:

i. Inception Report:

- a. Understanding of scope
- b. Methodology and timelines
- c. Team structure and deliverables schedule

ii. Design Reports (Concept, Preliminary, Detailed):

- a. Design philosophy and principles.
- b. Functional layouts and zoning
- c. Structural design basis
- d. MEP systems design rationale
- e. HVAC and VRF sizing and layout.
- f. Elevator traffic analysis and system proposal
- g. IT and networking design
- h. Sports infrastructure design strategy
- i. Landscaping concepts and sustainability integration
- j. BIM model status and coordination notes

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- k. GRIHA / IGBC / LEED compliance strategy and checkpoints

iii. Monthly Progress Reports:

- a. Work completed in reporting period.
- b. Upcoming tasks and deliverables
- c. Coordination and communication log
- d. Risk/issues log and resolution actions.
- e. Updated Gantt chart/schedule.

iv. BIM Coordination Reports:

- a. Model progress status.
- b. Clash detection results.
- c. Model update logs and issue resolution.
- d. Coordination meeting summaries

v. GRIHA / IGBC / LEED Compliance Reports:

- a. Design-stage compliance documentation.
- b. Supporting calculations and material specifications
- c. Consultant coordination notes for GRIHA / IGBC / LEED requirements
- d. Progress on pre-requisites and point-earning measures

vi. Statutory/Approval Reports:

- e. Drawings and documentation for statutory approvals as required.
- f. Application status and authority feedback

vii. number of hard copies and requirements for electronic submission.

For each major stage of submission (Concept, Preliminary, Detailed Design, Good for Construction, and Final Reports), the Consultant shall submit the required number of **hard-bound hard copies as per the deliverables table** of each of the following discipline-wise reports and drawings:

- a. Architectural Design
- b. Structural Design
- c. Mechanical, Electrical & Plumbing (MEP) Design
- d. HVAC/VRF System Design
- e. Elevator Design
- f. IT Infrastructure Design
- g. Sports Facilities Design
- h. Landscaping & Horticulture Design
- i. BIM Coordination Reports and Model Snapshots
- j. GRIHA / IGBC / LEED Compliance Documentation
- k. All drawings shall be A0/A1/A2/A3 size, folded appropriately, and indexed.
- l. Each set shall include a covering summary, list of contents, drawing list, and revision history.

viii. Electronic Submissions:

All reports and drawings shall be submitted in both:

- a. **Editable formats** (e.g., DOCX, XLSX, DWG, RVT, XLSM)

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- b. **Non-editable formats** (PDF, MP4 for walkthroughs, etc.)
- c. **BIM Models** to be shared in. RVT and **.IFC formats** (as per BEP).
- d. **3D visualizations and walkthroughs**, if applicable, to be shared in high-resolution video formats (MP4/AVI).
- e. **GIS and Survey Data** to be provided in co-consultant enable formats (e.g., SHP, DXF, CSV).

ix. Submissions to be made through:

- a. Pen drive/hard disk with appropriate labelling and directory structure, or
- b. Secure cloud storage link (e.g., Google Drive, OneDrive, BIM 360), with full access rights for download and review.
- c. All files should follow a consistent naming convention and should be organized by discipline and submission stage.

x. Past Studies, Reports, documents, data,

The Following data shall be provided to the successful bidder through a shared google drive

- i. Existing Master Plan of campus
- ii. Contour map of campus
- iii. Ecology Report.
- iv. Phase-1A soil Investigation report.
- v. Statutory clearances obtained till date.

xi. Utilities, facilities, and property to be made available to the Consultant by the Procuring Entity:

The following utilities, facilities, and property shall be made available to the Consultant by IIT Dharwad to facilitate the effective execution of consultancy services for Phase-B development:

- i. Site Access:**
 - a. Unrestricted access to the project site(s) for all necessary surveys, assessments, and inspections.
- ii. Existing Drawings and Data:**
 - a. All relevant architectural, structural, services, and infrastructure drawings and documentation from Phase-1A.
 - b. Topographical and geotechnical survey data (if available).
 - c. Master Plan and development guidelines for the IIT Dharwad campus.
 - d. The above data is shared for indicative and reference purposes only.
- iii. Office Space (if required):**
 - a. A shared working space or temporary site office within the campus may be provided for coordination and review meetings, subject to availability.
- iv. Utilities:**

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- a. Temporary access to electricity and water supply for conducting tests, equipment usage, and office setup at the site, if required at nearest location at one point.
- v. **Internet Access:**
 - a. Limited access to internet services at the designated coordination office within campus (if provided).
- vi. **Support for Approvals:**
 - a. Assistance in obtaining permissions, clearances, and approvals by issuing letters of authorization and institutional support as needed for external liaising (e.g., Fire, GRIHA / IGBC / LEED, Environment, etc.).
- vii. **Security Clearance:**
 - a. Gate passes and security clearance for consultant personnel visiting the campus during project duration.

Statutory, Sustainability, and contractual obligations to be complied with by Consultant:

The Consultant shall be responsible for ensuring compliance with all applicable statutory regulations, sustainability guidelines, and contractual requirements throughout the duration of the consultancy for Phase-B development works at IIT Dharwad. The obligations include, but are not limited to, the following:

24. Statutory Obligations:

The Consultant shall:

- i. The Consultant shall, at all times during the term of this Contract, comply with all applicable laws, rules, regulations, notifications, and orders of Central, State, and local authorities having jurisdiction over the performance of services under this Contract.
- ii. The Consultant shall ensure compliance with all applicable Labour laws, including but not limited to:
 - a. The Building and Other Construction Workers (Regulation of Employment and Conditions of Service) Act, 1996.
 - b. The Contract Labour (Regulation and Abolition) Act, 1970.
 - c. The Minimum Wages Act, 1948.
 - d. The Employees' Provident Fund and Miscellaneous Provisions Act, 1952.
 - e. The Employees' State Insurance Act, 1948.
 - f. Any other law relating to employment, welfare, safety, and health of workers and professionals deployed under this Contract.
- iii. The Consultant shall ensure timely compliance with applicable taxation laws including the Income Tax Act, 1961 and Goods and Services Tax Act, 2017. The Consultant shall furnish evidence of PAN, GST registration, and other applicable tax registrations and shall be solely responsible for all tax liabilities arising out of the payments received under this Contract.
- iv. The Consultant shall obtain and maintain valid licenses, permits, and registrations with professional regulatory bodies (e.g., Council of Architecture, Institution of Engineers, or

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other relevant statutory authorities) as required for lawful execution of the consultancy services.

- v. The Consultant shall adhere to applicable provisions of the National Building Code (NBC), relevant Indian Standards (IS codes), environmental and fire safety regulations, and local development authority or municipal by-laws while preparing the design and deliverables.
- vi. Ensure that all designs comply with the latest versions of applicable codes, standards, and regulations including:

- a. National Building Code (NBC)
- b. CPWD Specifications
- c. BIS Codes (IS standards)
- d. MoHUA Guidelines, where applicable.

vii. Prepare and submit drawings/documents required for statutory approvals and consult with:

- a. Local Municipal Authorities
- b. Fire Services Department (Fire NOC)
- c. State/Central Environmental Authorities (as applicable)
- d. Civil Aviation Authority (if applicable for height clearance)
- e. Electrical Inspectorate
- f. Pollution Control Board

viii. Ensure integration of safety and accessibility standards such as:

- a. Fire and Life Safety norms.
- b. Barrier-Free Access norms (for people with disabilities)

25. Contractual Obligations:

The Consultant shall:

- i. The Consultant shall perform the services with due diligence, efficiency, and economy, in accordance with sound professional engineering and architectural practices, and shall observe the highest standards of ethics and professional conduct.
- ii. The Consultant shall deliver all drawings, designs, reports, estimates, specifications, and other outputs as per the timelines and formats specified in the Contract. All such deliverables shall conform to the quality standards and statutory requirements mentioned herein.
- iii. All drawings, designs, documents, reports, and other outputs prepared by the Consultant shall become the sole and absolute property of the IIT Dharwad. The Consultant shall not use or reproduce such materials for any purpose unrelated to the project without the prior written approval of the IIT Dharwad.
- iv. The Consultant shall maintain strict confidentiality of all information, data, and documents received or generated in connection with the services. Disclosure of such information to any third party without written consent from the IIT Dharwad shall constitute a material breach of this Contract.

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- v. The Consultant shall coordinate with the IIT Dharwad, its representatives, contractors, and statutory authorities as required for execution of services and shall attend all meetings and site visits as directed by the IIT Dharwad.
- vi. The Consultant shall be fully responsible for the correctness and completeness of the design, drawings, specifications, and estimates provided by them. Any deficiency, error, or omission attributable to the Consultant shall be rectified at their own cost, and the Consultant shall be liable for any loss or damage arising therefrom.
- vii. The Consultant shall not assign, transfer, or Sub-contract any portion of the services without the prior written consent of the IIT Dharwad. Any such unauthorized action shall constitute a breach of contract.
- viii. The Consultant shall maintain complete and accurate records of all activities under this Contract and shall make such records available for inspection or audit by the IIT Dharwad or its authorized representatives at any time during the term of the Contract and up to two years thereafter.
- ix. The Consultant shall be liable to indemnify and hold harmless the IIT Dharwad from and against all claims, damages, losses, or expenses (including legal fees) arising out of or resulting from acts, omissions, or negligence of the Consultant or its personnel in the performance of the services.
- x. In the event of non-compliance with the provisions of this Clause, the IIT Dharwad shall have the right to terminate this Contract in accordance with the termination clause and recover any loss or damage caused by such non-compliance.

Section VI:
**STAGE-II-TECHNICAL EVALUATION
AND PRESENTATION**

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Section VI: Stage-II Technical Evaluation and presentation

NIT Document No. IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001

Tender Title: Notice Inviting Tender [NIT] Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.
(Ref ITC-clause 1.4)

Consultants must fill up the following Forms pertaining to this Section:

- a. Form T-2: Consultant's Organisation and Experience
- b. Form T-3: Description of Approach, Methodology and Work Plan in Responding to the Terms of Reference
- c. Form T-4: Work Schedule and Planning for Deliverables
- d. Form T-5: Terms & Conditions Compliance
- e. Form T-13: Key Experts' Curriculum Vitae (CV).

1. Criteria for evaluation of Technical Proposal Stage-II Technical Evaluation and Presentation of the Proposal .

1	Whether the intents of the Institute have been addressed in full: for 2500 students (250 faculty + 275 supporting staff) in Phase-B, although the present task of consultant is restricted to Phase-B, allowing for the expected growth up to 20,000 students (with proportionate increase in faculty and staff).
2	Whether the initial construction will result in a co-construction campus for convenience and also to allow for future construction without interfering with the areas of earlier construction
3	Whether the planning demonstrates sensitivity and a responsive approach to site features and character.
4	Whether the plan takes into consideration the existing topology and features of the site with minimal cuts and fills and maximizes available natural resources
5	Whether the plan is in harmony with the existing ecology (flora, fauna, water bodies) of the site and surrounding areas.
6	Whether the campus is pedestrian friendly avoiding the use of vehicles by students and residents. Try providing solar panels covering inter-connecting buildings/facilities corridors.
7	Clarity and ease of circulation avoiding clashes between motorists, cyclists & pedestrians, and joggers-with in each zone and also inter zone movement.

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8	Whether there is adequate privacy in each Residential zone-with strategically placed tree planting; location of games/sports areas and open spaces for passive use-like parks and children's play areas.
9	Proper location of Engineering Utilities Buildings -Initially and also for future modular/flexible expansion for convenience and economy.
10	Heat mitigation initiatives by appropriate shade creation, location of waterbodies.
11	What are the energy efficient features built into the campus? Can this lead to net zero in energy to the campus.
12	What are the water, wastewater, solid waste management features envisaged in the campus?
13	Can this lead to near "net-zero waste" state in the campus?
14	Overall layout of Energy Management Plan showing how the services will be conducted Phase wise. This plan will include provisions for future development and expansion in separate phases and provide details and clear guidelines to ensure that expansion takes place without disruptions to the existing road networks and other infrastructure.
15	Are the building typologies assumed and grouping in the two residential zones conducive to a pleasant ambience to the occupants and easy to add to in future?
16	Whether the overall Design will qualify for 5 Star (LD) GRIHA / IGBC / LEED rating including pre- certification?
17	Layout of furniture and design of furniture in all rooms including classrooms, laboratories and offices, incorporate equipment layout in consultation with the client and provide services (Power, Communication, Water, gases, compressed air, etc. for laboratories, workshop, etc.) Whether all departments and all other facilities are shown as per the scope of work?
18	Whether the Design approach is based on BIM platform?
19	Whether building is designed to reduce heat gain?
20	Whether the building typology (for several types of buildings) adopted is functionally suitable, aesthetic, safe and convenient to use?
21	Whether the Design features and materials specified will result in a pleasing ambience to work in, without being ostentatious?
22	Whether Barrier free planning parameters are complied with Gol norms?
23	Distribution network of external water and external power supply.
24	Clarity of routing of External Engineering Utilities-ease of Construction, Maintenance and Future Expansion.

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2. Criteria, sub-criteria, and point system for scoring the points for Technical Proposal (St):

No.	Parameters	Max. Marks
A	STAGE-II- TECHNICAL PRESENTATION BASED ON BELOW ASPECTS.	
a)	Understanding of IIT Dharwad Brief scope, detailed approach, and methodology	50 Marks
b)	Proposed Concept Design and Interventions including integration with existing Phase-1A infrastructure.	
c)	Innovative aspects of proposal presented by Bidder	
d)	Lab Concepts proposed for IIT Dharwad	
e)	BIM Execution Plan	
f)	Griha/ IGBC / LEED self-assessment score for above concepts	
g)	Proposed Concept for Sports Infrastructure	
h)	Proposed concepts for [MEP] services with redundancy and optimum network planning	
i)	Detailed Implementation Plan based on past experience, detailed program, Quality assurance and design review protocol	
J)	Statutory approvals Strategy and Mep integration strategy	
K)	Presentation of the technical Proposal covering the above aspects including different views, floor plans, 3D visualization, typical timeline of events, sustainability design, and other important technical parameters as necessary.	
Total		50 Marks

Note :

1) The bidders securing up to top 5 positions based on the marks in the STAGE-I + STAGE-II Technical Evaluation and Presentation will qualify for opening of Financial Bid.

2) The proposals submitted to Institute shall remain with the institute. The presentation shall be handed over in pen drive on the day of presentation only.

Financial Evaluation:

The financial bid of the qualified bidders shall be opened after the evaluation of Technical Bid and presentation.

The selection will be based on **quality-cum-cost based selection (QCBS)**. The technical bid will have a weightage of 80% and commercial bid will have a weightage of 20% [F] to arrive at composite scores. The bidder with the highest composite score shall be declared as successful bidder.

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The overall grading of the bidder shall be calculated as under:

For Technical Scores (Ts) =

$$0.80 \times \frac{\text{(Marks obtained in Technical Evaluation+ Presentation evaluation)}}{\text{Highest Mark obtained in (Technical Evaluation+ Presentation evaluation)}} \times 100$$

Financial Scores (Fs) =

$$0.20 \times \frac{\text{%age quoted by the Lowest Bidder}}{\text{%age quoted by the Bidder}} \times 100$$

$$\text{Composite Score} = \text{Technical Scores (Ts)} + \text{Financial Scores (Fs)}$$

3. Worked Example [Illustration]

In this worked example, Bidder 'A' with highest Composite Score stands **Successful Bidder** and gets the project.

Bidder	Technical + Presentation marks	Technical score	Weighted Technical score (80% of technical score)	Financial quote of the bidder (in %age)	Financial score	Weighted Financial score. (20% of financial score)	Composite score
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8) = (4)+(7)
A	90	$\frac{90}{90} \times 100 = 100$	$0.80 \times 100 = 80$	3.75	$\frac{3}{3.75} \times 100 = 80$	16	96.00
B	80	$\frac{80}{90} \times 100 = 88.88$	$0.80 \times 88.88 = 71.10$	3.5	$\frac{3}{3.5} \times 100 = 85.71$	17.14	86.24
C	60	$\frac{60}{90} \times 100 = 66.66$	$0.80 \times 66.66 = 53.32$	3.0	$\frac{3}{3} \times 100 = 100$	20	73.32

Section VII- Technical Proposal

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Form T-1: Proposal Form (Covering Letter)

(Ref ITC-clause 9.2)

(To be submitted as part of Technical Proposal, along with supporting documents, if any)

(on Consultant's Letterhead)

Strike out alternative phrases not relevant to you
Consultant's Name [Address and Contact Details]

Consultant's Reference No.

Date.....

To

The Director,
Indian Institute of Technology Dharwad,
Chikkamalligawad,
Dharwad-580 011.

Ref: Your NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Sir/ Madam

1. We, the undersigned, offer to provide consulting services in accordance with your above-referenced Notice Inviting Tender (NIT). We are hereby submitting our Proposal, which includes this Technical Proposal and a separately uploaded Financial Proposal. Commercial information about our organisation is enclosed in Form T-1A.

- We are submitting our proposal without any Sub-consultants.

Or

- We are submitting our proposal with the following firms as Sub-consultants:

{Insert a list with each Sub-consultant's full name and address.}

2) Our Eligibility and Qualifications to participate

a) We confirm that we continue to comply with all the eligibility (including the absence of conflict of interest and debarment) and qualification criteria stipulated in the preceding shortlisting process (EOI Document mentioned in TIS), based on which we were shortlisted for participation in this NIT process. We shall be dutybound to proactively inform you of any change in our compliance with these criteria as soon as it occurs.

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b) We confirm that we don't have any Conflict of Interest as stipulated in this NIT. We shall be dutybound to proactively inform you of any change in our compliance with Conflict-of-Interest stipulations as soon as it occurs.

3) Our Proposal to deliver Services:

We offer to deliver the subject Services of requisite Performance Standards and within Delivery Schedules in conformity with the NIT Document. The relevant details are submitted in 'Form T-4: Description of Approach, Methodology and Work Plan in responding to Terms of Reference'; Form T-5: Work Schedule and Planning of Deliverables and Form T-6: Team Composition, Assignment and Key Experts' Inputs'.

4) Prices:

We hereby offer to perform the Services at our lowest prices and rates mentioned in the separately uploaded Financial Proposal. It is hereby confirmed that the prices quoted therein by us are:

- (a) Based on the terms of delivery and delivery schedule confirmed by us and
- (b) Cost break-up of the quoted cost, showing inter-alia costs (including taxes and duties thereon) of all the included incidental Goods/ Works considered necessary to make the proposal self-contained and complete, has been indicated therein, and
- (c) based on the terms and mode of payment as stipulated in the NIT Document. We have understood that if we quote any deviation from the terms and mode of payment, our Proposal is liable to be rejected as nonresponsive, and
- (d) have been arrived at independently, without restricting competition, any consultation, communication, or agreement with any other Consultant or competitor relating to:
 - i) those prices or
 - ii) the intention to submit an offer or
 - iii) the methods or factors used to calculate the prices offered.
- (e) Have neither been nor shall be knowingly disclosed by us, directly or indirectly, to any other Consultant or competitor before the Proposal opening unless otherwise required by law.

5) No change in the Key Experts

Except as stated in the NIT Document, we undertake to negotiate a Contract based on the proposed Key Experts. We accept that substituting Key Experts for reasons other than those stated in ITC-Clause 12.3 may lead to the termination of contract negotiations.

6) Affirmation of terms and conditions of the NIT Document:

We have understood the complete terms and conditions of the NIT Document. We accept and comply with these terms and conditions without reservations, although we are not signing and submitting some

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of the NIT document's sections. Deviations, if any, are submitted by us in Form T-5: 'Terms and Conditions - Compliance'.

7) Bid Security:

We have submitted the Bid Security as

a) Earnest Money Deposit (EMD) for the amount of Rs. (Rupees.....) valid up to..... in favour of The Registrar, IIT Dharwadin the form of Insurance Surety Bonds/ Account Payee/Demand Draft/ Fixed Deposit Receipt/ Banker's cheque/ Payment online/ Bank Guarantee in Form T-7, with reference number..... Dated, issued by..... as per the NIT Documents.

8) Abiding by the Proposal's Validity

We agree to keep our Proposal valid for acceptance for a period up to 120 days, as required in the NIT Document, or for a subsequently extended period, if any, and are aware of penalties in this regard stipulated in the NIT Document in case we fail to do so.

9) Non-tampering of Downloaded NIT Documents and Uploaded Scanned Copies We confirm that we have not changed/ edited the contents of the downloaded NIT Document. We realise that any change noticed at any stage, including after the contract award, shall be liable to punitive action in this regard stipulated in the NIT Document. We also confirm that scanned copies of documents/ affidavits/undertakings uploaded during the shortlisting process and this NIT are valid, true, and correct to the best of our knowledge and belief. We shall be responsible if any dispute arises regarding the validity and truthfulness of such documents/ affidavits/ undertakings. We undertake to submit for scrutiny, on-demand by the Procuring Entity, originals and self-certified copies of all such certificates, documents, affidavits/ undertakings.

10) A Binding Contract:

We further confirm that if our proposal is accepted, all such terms and conditions shall continue to be acceptable and applicable to the resultant contract, even though some of these documents may not be included in the contract Documents submitted by us. We do hereby undertake that until a formal contract is signed or issued, this Proposal and your written Letter of Award shall constitute a binding contract between us.

11) Performance Guarantee and Signing the contract

We further confirm that if our proposal is accepted, we shall provide you with performance security of the required amount stipulated in the NIT Document for the due performance of the contract. We are fully aware that in the event of our failure to deposit the required security amount and/ or execute the agreement, the Procuring Entity has the right to avail of any or all punitive actions stipulated in the NIT Document including rejection of our bid.

12) Penalties for misinterpretation or misrepresentation:

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We hereby confirm that the particulars given above are factually correct and nothing is concealed and undertake to advise any future changes to the above details. We understand that any misinterpretation or misrepresentation would violate the Code of Integrity and attract penalties, as this NIT Document mentions.

13) Consultant's Authorized Signatory:

a) Full Name:

b) Designation:

c) Signing as:

A sole proprietorship firm. The person signing the Proposal is the sole proprietor/ constituted attorney of the sole proprietor,

A partnership firm. The person signing the Proposal is duly authorised being a partner to do so under the partnership agreement or the general power of attorney,

A company. The person signing the Proposal is the constituted attorney by a resolution passed by the Board of Directors or in pursuance of the Authority conferred by the Memorandum of Association.

A Society. The person signing the Proposal is the constituted attorney.

We confirm that we are duly authorized to submit this Proposal and make commitments on behalf of the Consultant. We acknowledge that our digital/digitized signature is valid and legally binding. Supporting documents are submitted herewith.

Documents to be submitted: Registration Certificate/ Memorandum of Association/ Partnership Agreement/ Power of Attorney/ Board Resolution

14) Rights of the Procuring Entity to Reject Proposal(s):

We further understand that you are not bound to accept the lowest or any Proposal you receive against your above-referred NIT Document.

.....

(Signature with date)

.....

(Name and designation)

Duly authorized to sign Proposal for and on behalf of [name, address, and seal of Consultant].

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Form T-1A: Consultant’s Commercial Information

Note: Consultant shall fill in the following information and enclose certified copies of the documentary proof/ evidence to substantiate the corresponding statement wherever necessary and applicable.

(Please tick appropriate boxes or strike out sentences/ phrases not applicable to you)

Consultant particulars:

- a) Name of the Consultant:
- b) Corporate Identity No. (CIN):
- c) Registration, if any, with The Procuring Entity:
- d) Place of Registration/ Principal place of business”
- e) Complete Postal Address:
- f) Pin code/ ZIP code:
- g) Telephone nos. (with country/ area codes):
- h) Mobile Nos.: (with country/ area codes):
- i) Contact persons/ Designation:
- j) Email IDs:

Submit a self-certified copy of the registration certificate – in case of a partnership firm – Deed of Partnership, in case of a consultant – Notarized and certified copy of its Registration and in case of Society – its Byelaws and registration certificate of the firm. All these documents should be Notarized.

Taxation:

PAN number:

Type of GST Registration as per the Act (Normal Taxpayer, Composition, Casual

Taxable Person, SEZ, etc.):

GSTIN number:in Consultant and Service Site States Registered/ Certified Offices from where the Services would be supported and Place of Service Site for GST Purpose:

Contact Names, Nos. & email IDs for GST matters (Please mention primary and secondary contacts):

Comments on Tax liability and the breakup of CGST, SGST, IGST and Cess in this assignment:

Documents to be submitted: Self-attested Copies of PAN card and GSTIN Registration.

Trade Registrations and Licences

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

We have the following registrations/ licences required for the performance of this Service (tick as applicable). Authenticated copies of these are enclosed herewith:

- EPF
- ESI
- Labour Licence
- Any other required

Consultant’s Authorized Representative Information

Name:

Address:

Telephone/ Mobile numbers: Email Address:

(Signature with date)

.....

(Name and designation)

Duly authorized to sign Proposal for and on behalf of [name, address and seal of Consultant]

DA: As above

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T-2: Consultant's Organisation and Experience

(Ref ITC-clause 9.2)

(To be submitted as part of Technical Proposal) (on Consultant's Letterhead)

(Along with supporting documents, if any) Consultant's Name [Address and Contact Details]

Consultant's Reference No.

Date.....

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Form-2: Please fill out this form to briefly describe the Consultant's organization and outline the recent consultant experience most relevant to the assignment. For each assignment, the outline should indicate the names of the Consultant's Key Experts and Sub-consultants who participated, the duration of the assignment, the contract amount (total and, if it was done in the form of a Sub-consultant, the amount paid to the Consultant), and the Consultant's role/involvement.

A - Consultant's Organization

1. Provide a brief description of the background and organization of your organisation and – in case of a joint venture – of each member for this assignment.
2. Include an organisational chart, a list of the Board of Directors (if applicable), and beneficial ownership. [If required as per NIT, the successful Consultant shall provide additional information on beneficial ownership.]

B - Consultant's Experience

1. List only previous similar assignments completed in the last [20] years.
2. List only those assignments for which the Consultant was legally contracted by the client directly or was one of the joint venture members. Assignments completed by the Consultant's individual experts working privately or through other consulting firms cannot be claimed as the relevant experience of the Consultant or that of the Consultant's partners or Sub-consultants - but can be claimed in their CVs. The Consultant should be prepared to substantiate the claimed experience by presenting copies of relevant documents and references, as requested by the Procuring Entity.
3. You can devise your own format, but the suggested information is as follows

Assignment name, Client Name, Sector(s) Involved, Level: National/ State/ Local Government Institutions Place (Village/ City/ State/ Country), Start date (month/year), Completion date (month/year), Designations/ roles of professional staff provided by you, Approx. Value of the contract (in Rs Crore), Approx. Value of the services provided by your firm under the Contract (in Rs crore),

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Total no. of staff-months of the assignment, No. Staff-months of professionals provided by you, Narrative description of the project:

(Signature with date)

.....

(Name and designation)

Duly authorized to sign Proposal for and on behalf of [name, address, and seal of Consultant]

DA: As above

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T-3: Description of Approach, Methodology and Work Plan with reference to the Terms of Reference. (Ref ITC-clause 9.2)

(To be submitted as part of Technical Proposal) (on Consultant’s Letterhead)

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] to Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant’s Name [Address and Contact Details]

Consultant’s Reference No.

Date.....

Form T-4: a description of the approach, methodology and work plan for performing the assignment, including a detailed description of the proposed methodology and staffing for training if the Terms of Reference specify training as a specific component of the assignment.

{Suggested structure of your Response:

- a) Technical Approach and Methodology*
- b) Work Plan*
- c) Organization and Staffing}*

A) Technical Approach and Methodology

{Please explain your understanding of the objectives of the assignment as outlined in the ‘Terms of Reference’ (TORs), the technical approach, and the methodology you would adopt for implementing the tasks to deliver the expected output(s), and the degree of detail of such output .sample plans , 3d drawings and elevation shall be attached Please do not repeat/copy the TORs here.}

B) Work Plan.

{Please outline the plan for implementing the main activities/tasks of the assignment, their content and duration, phasing and interrelations, milestones (including interim approvals by the Procuring Entity), and tentative delivery dates of the reports. The proposed work plan should be consistent with the technical approach and methodology, showing your understanding of the TOR and ability to translate them into a feasible working plan. A list of the final documents (including reports) to be delivered as final output(s) should be included here. The work plan should be consistent with Form T-4: ‘Work Schedule and Planning of Deliverables’ .}

C) Organization and Staffing.

{Please describe the structure and composition of your team, including the list of the Key Experts, Non-Key Experts, and relevant technical and administrative support staff. The Organization and staffing should be consistent with Form T-13: ‘Team Composition, Assignment, and Key Experts’ Inputs.}

.....

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

(Signature with date)

.....

(Name and designation)

Duly authorized to sign Proposal for and on behalf of

.....

[name, address, and seal of Consultant]

DA: Relevant documents like technical data, literature, drawings, and other documents.

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T-4: Work Schedule and Planning for Deliverables

(Ref ITC-clause 9.2)

(To be submitted as part of Technical Proposal) (on Consultant's Letterhead)

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from Shortlisted Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name [Address and Contact Details]

Consultant's Reference No.

Date.....

{Please outline the Plan for implementing the main activities/ tasks of the assignment, their content and duration, phasing and interrelations, milestones (including interim approvals by the Procuring Entity), and tentative delivery dates of the deliverables. The proposed work plan should be consistent with the technical approach and methodology, showing your understanding of the ToR, any challenges likely to be encountered during the programmatic implementation, the mitigations proposed and the ability to translate them into a feasible working plan. A list of the final documents (including reports) to be delivered as final output(s) should be included here. The work plan should be consistent with the Work Schedule Form.}

NOTE: The final deliverables and work plan shall be worked out in consultation with the selected consultant based on programmatic requirements.

List the deliverables with the breakdown for activities required to produce them and other milestones such as the Procuring Entity's approvals. For phased assignments, indicate the activities, delivery of reports, and benchmarks separately for each phase.

Duration of activities shall be indicated in a form of a bar chart. Include a legend, if necessary, to help read the chart.

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T-5: Terms and Conditions - Compliance

(To be submitted as part of Technical Proposal) (on Consultant’s Letterhead)

Consultant’s Name [Address and Contact Details]

Consultant’s Reference No. Date.....

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from shortlisted Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Note to Consultants: Fill up this Form regarding Terms and Conditions in the NIT Document, maintaining the same numbering and structure.

We shall comply with, abide by, and accept without variation, deviation, or reservation all terms and conditions of the NIT Document from page number (1[One] to 208 [Two zero Eight]). If mentioned elsewhere in our Proposal, contrary terms and conditions shall not be recognised and shall be null and void.

.....

(Signature with date)

.....

(Name and designation)

Duly authorized to sign Proposal for and on behalf of

.....

..... [name, address, and seal of Consultant] DA: If any, at the option of the Consultant.

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T-6: Checklist for Consultants

(To be submitted as part of Technical Proposal) (on Consultant's Letterhead)

Consultant's Name [Address and Contact Details]

Consultant's Reference No.

Date.....

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Note to Consultants: This checklist is merely to help the Consultants prepare their Proposals; it does not override or modify the tender requirement. Consultants must do their own due diligence also.

Sr	Documents submitted, duly filled, signed	Yes/ No/ NA
1	Form T1: Proposal Form (to serve as covering letter and declarations applicable for both the Techno-commercial and Financial Proposal)	
2	Form T1A: Consultant's Commercial Information, Power of attorney, Registration Certificates, etc.	
3	Form T2: Consultants Organization & Experience	
4	Form T3: Description of Approach & Methodology workplan with ToR	
5	Form T4: Work Schedule & Planning for deliverables	
6	Form T5: Terms & Conditions Compliance	
7	Form T6: Checklist for Consultants	
8	Form T7: Bid Securing Declaration	
9	Form T8: Integrity Pact	
10	Form T9: Format for Bank Guarantee for Performance Guarantee	
11	Form T10: Performance Capability Statement	
12	Form T11: Financial capability Statement	
13	Form T12: Average Annual Turnover	
14	Form T 13: Format for Submission of CVs & other members of Organization	
15	Form T14: Non-Blacklisting Certificate	
16	Form T15: Eligibility Declarations	
17	Form T16: Qualification Criteria	
18	Duly signed and sealed NIT document by Authorized signatory	
19	Financial Proposal was separately uploaded	
20	Any other requirements, if stipulated in TIS/ AITC or if considered relevant by the Consultant	

Form T-7: Bid Securing Declaration

(To be submitted as part of Technical Proposal) (on Consultant's Letterhead)

Consultant's Name [Address and Contact Details]

Consultant's Reference No.

Date.....

To

The Registrar,
Indian Institute of Technology Dharwad,
Chikkamalligawad,
Dharwad-580 011.

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] to Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

We, the undersigned, declare that:

We understand that, according to your conditions, bids must be supported by a Bid-Securing Declaration.

We accept that we will automatically be suspended from being eligible for bidding in any contract with the Procuring Entity for the period of time of *Three (3) Years* starting on *[Tender submission last date]*, if we are in breach of our obligation(s) under the bid conditions, because we:

- (a) have withdrawn our Bid during the period of bid validity specified in the Form of Bid; or
- (b) having been notified of the acceptance of our Bid by the Procuring Entity during the period of bid validity, (i) fail or refuse to execute the Contract; or (ii) fail or refuse to furnish the Performance Security, if required, in accordance with the NIT conditions.

We understand this Bid Securing Declaration shall expire if we are not the successful Bidder, upon the earlier of (i) our receipt of your notification to us of the name of the successful Bidder; or (ii) twenty-eight days after the expiration of our Bid.

Signed: *[signature of person whose name and capacity are shown]* In the capacity of *[legal capacity of person signing the Bid Securing Declaration]*

Name: *[complete name of person signing the Bid Securing Declaration]*

Duly authorized to sign the bid for and on behalf of: *[complete name of Bidder]*

Dated on _____ day of _____, _____ *[date of signing]*

Corporate Seal (where appropriate)

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T-8: Integrity Pact

INSTRUCTIONS FOR EXECUTION OF THIS INTEGRITY PACT

1	Bidder shall submit the Integrity Pact on a non-judicial stamp paper of ₹500/- duly signed by the person(s) signing the bid. Foreign Bidder may submit the Integrity Pact on its company's Letter Head, duly signed by the person(s) signing the bid.
2	<p>The non-judicial stamp papers are to be purchased in the name of the Bidder or EMPLOYER, and the date of purchase should not be earlier than six months of date of execution. The same is to be attached with this bound volume mentioning the following on the stamp paper:</p> <p><i>"This stamp paper is an integral part of the Integrity Pact executed by us for</i></p> <p>Tender Title: Notice Inviting Tender [NIT] to interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.</p> <p>NIT Document No. NIT No. IIT DHARWAD/IPS/EE/PHASE-B /2026-27/39</p>
3	In case of a foreign bidder, the Company Letter Head is to be used instead of Stamp Paper.
4	Bidders are required to clearly indicate the name of the package and its specification number on the stamp paper/covering letter and first page of the Integrity Pact.
5	All the pages of the integrity pact are to be signed by the Bidder.
6	If the Bidder is a partnership or a consortium, the Integrity Pact shall be signed by all the partners or consortium members.
7	Bidders are required to clearly indicate the name and designation of the signatory(ies) as well as the name and address of the witnesses.
8	The Bidder shall not change the contents of the Integrity Pact.
9	Bidder may note that Bidder's failure to submit the Integrity Pact duly signed along with the Bid shall lead to outright rejection of the Bid.
10	Integrity pact will not be accepted after closing of the bid submission deadline.

Note: The word EMPLOYER has been used in place of PIA short name. The same may be changed accordingly. (These are instructions for execution and does not form part of the Integrity Pact)

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

(₹ 500/- non-judicial stamp paper)

INTEGRITY PACT

Between

**INDIAN INSTITUTE OF TECHNOLOGY (IIT) DHARWAD,
REGISTERED ADDRESS: CHIKKAMALLIGAWAD, DHARWAD -580011, KARNATAKA**

hereinafter referred to as

"EMPLOYER",

and

M/s _____

—

Registered address:

hereinafter referred to as

"The Bidder/Consultant"

PREAMBLE

The EMPLOYER intends to award, under laid-down organisational procedures, contract(s) for **Notice**

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Inviting Tender [NIT] to Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad. The EMPLOYER values full compliance with all relevant laws of the land, rules, regulations, economical use of resources, and fairness / transparency in its relations with its Bidder(s) and / or Contractor(s).

To achieve these goals, the EMPLOYER shall appoint Independent External Monitors (IEM) who shall monitor the tender process and the execution of the contract for compliance with the abovementioned principles. The EMPLOYER and the above-named Bidder/Contractor enter into this agreement called '**INTEGRITY PACT**' which will form a part of the bid. It is hereby agreed by and between the parties as under:

Section 1 — Commitments of the EMPLOYER

- 1) The EMPLOYER commits itself to take all measures necessary to prevent corruption and to observe the following principles: -
 - a. No employee of the EMPLOYER, personally or through family members, shall in connection with the tender for, or the execution of a 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 EMPLOYER shall treat all Bidder(s) with equity and reason during the tender process. The EMPLOYER shall, in particular, before and during the tender process, provide to all Bidder(s) the same information and shall not provide to any Bidder(s) confidential / additional information through which the Bidder(s) could obtain an advantage in the tender process or the contract execution.
 - c. The EMPLOYER shall exclude from the process all known persons having conflict of interest.
- 2) If the EMPLOYER obtains information on the conduct of any of its employees which is a criminal offence under the IPC/PC Act, or if there be a substantive suspicion in this regard, the EMPLOYER shall inform the Chief Vigilance Officer and in addition shall initiate disciplinary proceedings.

Section 2 — Commitments of the Bidder(s)/ Contractor(s)

- 1) The Bidder(s)/ Contractor(s) commits themselves to take all measures necessary to prevent corruption. The Bidder(s)/ Contractor(s) commits themselves to observe the following principles during participation in the tender process and the contract execution.
 - a. The Bidder(s)/ Contractor(s) shall not, directly or through any other person or firm, offer, promise, or give to any of the EMPLOYER's employees involved in the tender process or the execution of the contract or to any third person any material or other benefit which they are not legally entitled to, in order to obtain in exchange any advantage of any kind whatsoever during the tender process or the execution of the contract.

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

- b. The Bidder(s)/ Contractor(s) shall not enter with other Bidders into any undisclosed agreement or understanding, whether formal or informal, in violation of the Competition Act, 2002 (as amended from time to time). 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 introduce cartelisation in the tender process.
 - c. The Bidder(s)/ Contractor(s) shall not commit any offence under the relevant IPC/PC/BNS Act; further, the Bidder(s)/ Contractor(s) shall not use improperly, for purposes of competition or personal gain, or pass on to others, any information or document provided by the EMPLOYER as part of the business relationship, regarding plans, technical proposals, and business details, including information contained or transmitted electronically.
 - d. The Bidder(s)/Contractors(s) of foreign origin shall disclose the name and address of the Agents/representatives in India, if any. Similarly, the Bidder(s)/Contractors(s) of Indian Nationality shall furnish the name and address of the foreign EMPLOYERS, if any. Further details, as mentioned in the "Guidelines on Indian Agents of Foreign Suppliers," shall be disclosed by the Bidder(s)/Contractor(s). Further, as mentioned in the Guidelines, all the payments made to the Indian agent/representative must be in Indian Rupees only. Copy of the "Guidelines on Indian Agents of Foreign Suppliers" is placed on Annex hereto.
 - e. The Bidder(s)/ Contractor(s) shall, when presenting their bid, disclose any and all payments made, is committed to, or intends to make to agents, brokers, or any other intermediaries in connection with the award of the contract and/or with the execution of the contract.
 - f. The Bidder/Contractor shall not misrepresent facts or furnish false/forged documents/information in order to influence the bidding process or the execution of the contract to the detriment of EMPLOYER.
 - g. Bidder(s) /Contractor(s) who have signed the Integrity Pact shall not approach the Courts while representing the matter to IEM and shall wait for their decision.
- 2) The Bidder(s)/ Contractor(s) shall not instigate third persons to commit offences outlined above or be an accessory to such offences.

Section 3 - Disqualification from the tender process and exclusion from future contracts

If the Bidder(s)/Contractor(s), before award or during execution, has committed a transgression through a violation of Section 2, above or in any other form such as to put their reliability or credibility in question, the EMPLOYER is entitled to disqualify the Bidder(s)/Contractor(s) from the tender process or take action as per laid down procedure to debar the Bidder(s)/Contractor(s) from participating in the future procurement processes of the Government of India for a duration as may be considered appropriate by the EMPLOYER.

Section 4 — Compensation for Damages

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

1) If the EMPLOYER has disqualified the Bidder(s) from the tender process before the award according to Section 3, the EMPLOYER is entitled to demand and recover the damages equivalent to Earnest Money Deposit/ Bid Security.

2) If the EMPLOYER has terminated the contract according to Section 3, or if the EMPLOYER is entitled to terminate the contract according to Section 3, the EMPLOYER shall be entitled to demand and recover from the Contractor liquidated damages of the Contract value or the amount equivalent to Performance Bank Guarantee.

Section 5 — Previous transgression

1) The Bidder declares that no previous transgressions occurred in the last three years with any other Company in any country conforming to the anti-corruption approach or with any Public Sector Enterprise in India that could justify his exclusion from the tender process.

2) If the Bidder makes an incorrect statement on this subject, the EMPLOYER shall act like para 2) of Section 4 above.

Section 6 — Equal treatment of all Bidders / Contractors / Subcontractors

In the case of Sub-contracting, the EMPLOYER Contractor shall take responsibility for adopting the Integrity Pact by the Sub-contractor.

a. The EMPLOYER shall enter into agreements with identical conditions as this one with all Bidders and Contractors.

b. The EMPLOYER shall disqualify from the tender process all bidders who do not sign this Pact or violate its provisions.

Section 7 — Criminal charges against violating Bidder(s) / Contractor(s) / Subcontractor(s)

If the EMPLOYER obtains knowledge of the conduct of a Bidder, Contractor, or Subcontractor, or of an employee or a representative or an allied firm of a Bidder, Contractor or Subcontractor which constitutes corruption, or if the EMPLOYER has substantive suspicion in this regard, the EMPLOYER shall inform the same to the Chief Vigilance Officer.

Section 8 — Independent External Monitor

- 1) The EMPLOYER shall appoint competent and credible Independent External Monitor(s) for this Pact after approval by the Central Vigilance Commission. The task of the Monitor is to review, independently and objectively, whether and to what extent the parties comply with the obligations under this agreement. The details of both IEM are as below:

Shri Jagadish Rai Garg e-mail: jr.garg@yahoo.com	Shri Anil Kumar Ganeriwala e-mail: anilganeriwala86@gmail.com
---	--

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

- 2) The Monitor is not subject to instructions by the parties' representatives and performs their functions neutrally and independently. The Monitor would have access to all Contract documents whenever required. It shall be obligatory for them to treat the information and documents of the Bidders/Contractors as confidential. They report to the Management of the EMPLOYER.
- 3) The Bidder(s)/Contractor(s) accepts that the Monitor has the right to access without restriction, all Project documentation of the EMPLOYER, including that provided by the Contractor. Upon their request and demonstration of a valid interest, the Contractor shall also grant the Monitor unrestricted and unconditional access to their project documentation. The same applies to Subcontractors.
- 4) The Monitor is under contractual obligation to treat the information and documents of the Bidder(s)/ Contractor(s)/ Sub-contractor(s) with confidentiality. The Monitor has also signed declarations on 'Non-Disclosure of Confidential Information' and 'Absence of Conflict of Interest.' In case of any conflict of interest arising later, the IEM shall inform the Management of the EMPLOYER and recuse themselves from that case.
- 5) The EMPLOYER shall provide the Monitor with sufficient information about all meetings among the parties related to the Project, provided such meetings could impact the contractual relations between the EMPLOYER and the Contractor. The parties offer the Monitor the option to participate in such meetings.
- 6) As soon as the Monitor notices, or believes to notice, a violation of this agreement, they shall inform the Management of the EMPLOYER and request the Management to discontinue or take corrective action or other relevant action. The Monitor can, in this regard, submit non-binding recommendations. Beyond this, the Monitor has no right to demand from the parties that they act in a specific manner, refrain from action, or tolerate action.
- 7) The Monitor shall submit a written report to the Management of the EMPLOYER, within 8 to 10 weeks from the date of reference or intimation to him by the EMPLOYER and, should the occasion arise, submit proposals for correcting problematic situations.
- 8) If the Monitor has reported to the Management of the EMPLOYER a substantiated suspicion of an offence under the relevant IPC/ PC/BNS Act, and the Management of the EMPLOYER has not, within the reasonable time, taken visible action to proceed against such offence or reported it to the Chief Vigilance Officer, the Monitor may also transmit this information directly to the Central Vigilance Commissioner.
- 9) The word '**Monitor**' would include both singular and plural.

Section 9 — Pact Duration

This Pact begins when both parties have legally signed it. It expires for the Contractor 12 months after the last payment under the contract, and for all other Bidders, 6 months after the contract has been awarded. Any violation of the same would entail disqualifying the bidders and exclusion from future business dealings.

If any claim is made / lodged during this time, the same shall be binding and continue to be valid despite the lapse of this Pact as specified above, unless it is discharged / determined by the Management of the EMPLOYER.

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Section 10 — Other provisions

- 1) This agreement is subject to Indian Law. The place of performance and jurisdiction is the place from where the Tender/ Contract is issued.
- 2) Changes, supplements, and termination notices must be submitted in writing. Side agreements have not been made.
- 3) If the Contractor is a partnership or a consortium, this agreement must be signed by all partners or consortium members.
- 4) Should one or several provisions of this agreement turn out to be invalid, the remainder of this agreement remains valid. In this case, the parties shall strive to come to an agreement according to their original intentions.
- 5) Issues like Warranty / Guarantee, etc., shall be outside the purview of IEM.
- 6) In the event of any contradiction between the Integrity Pact and its Annex, the Clause in the Integrity Pact shall prevail.

(For & On behalf of EMPLOYER)
(Office Seal)

(For & On behalf of Bidder/Contractor)
(Office Seal)

Place: _____

Witness 1 : _____

(Name & Address) _____

Date: _____

Witness 2 : _____

(Name & Address) _____

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T9: Bank Guarantee Format for Performance Security

(The Bank Guarantee shall be on a Stamp Paper of appropriate value in accordance with Stamp Act and shall be purchased in the name of the guarantee issuing Bank or the Party on whose behalf the BG is being issued.)

(Ref ITC-clause 13.1.2 and GCC-clause 5.8)

Ref Bank Guarantee No.....

Date.....

To

The Registrar,
Indian Institute of Technology Dharwad,
Chikkamalligawad,
Dharwad-580 011.

Whereas M/s.....with its Registered/ Head Office at..... (name and address of the Consultant, hereinafter called “the Consultant”, which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) has undertaken, in pursuance of contract no date..... to delivery ... (description of Services) (hereinafter called “the contract”).

And

Whereas you (unless repugnant to the context or meaning thereof, including your successors, administrators, executors and assigns) have stipulated in the said contract that the Consultant shall furnish you with a bank guarantee by a Commercial bank for the sum specified therein as security for compliance with its obligations as per the contract;

And

Whereas we with our Head Office at..... (name and address of the Bank, hereinafter referred to as the ‘Bank’, which expression shall, unless repugnant to the context or meaning thereof, include its successors, administrators, executors and assigns) have agreed to give the Consultant such a bank guarantee.

Now, Therefore, we hereby affirm that we are guarantors and responsible to you, on behalf of the Consultant, up to a total of(amount of the guarantee in words and figures), and we undertake to pay you, upon your first written demand declaring the Consultant to be in default under the contract and without cavil or argument, any sum or sums within the limits of (amount of guarantee) as aforesaid, without your needing to prove or to show grounds or reasons for your demand or the sum specified therein, notwithstanding any difference between you and the Consultant or any dispute pending before any Court, Tribunal, Arbitrator or any other authority.

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

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

The Bank undertakes not to revoke this guarantee during its currency without your previous consent and further agrees that the guarantee herein contained shall continue to be enforceable till you discharge this guarantee. This guarantee will not be discharged due to a change in the constitution of the Bank or the Consultant's.

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

This guarantee shall be valid until the day of20.....
Our..... branch at.....*(Name & Address of the ...
*(branch) is liable to pay the guaranteed amount depending on the filing of a claim and any part thereof under this Bank Guarantee only and only if you serve upon us at our * branch a written claim or demand and received by us at our * branch on or before Dt... otherwise, the bank shall be discharged of all liabilities under this guarantee after that Branch

(Signature of the authorized officer of the Bank)

.....

Name and designation of the officer

.....

Seal, name & address of the Bank and address of the Branch.

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T10: Performance Capability Statement

Statement of Performance of Consultancy Services
(Ref NIT Clause 9.2.3, Section III: Qualification Criteria)
(On Consultant's Letter-head)

NIT document No: NIT IITDH/IPS/EE/PHASE-B/2026-27/001.

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name____

[Address and Contact Details]

Consultant's Reference No.____

Date.....

Note to Consultant:

Consultant must fill in this Form to prove conformance to Criteria 1 –General and Similar Experience. Mention contracts in which a Consultant is or has been a party, whether as a Consultant, affiliate, associate, subsidiary, Sub-consultant, or any other role. The list below is indicative only. You may attach more documents as required to highlight your past performance. Add additional details not covered elsewhere in your NIT in this regard. Statements and Documents may be mentioned/ attached here.

List only those assignments for which the Consultant was legally contracted as a company. Assignments completed by the Consultant's individual experts working privately or through other consulting firms cannot be claimed as the relevant experience of the Consultant or that of the Consultant's partners or sub-consultants but can be claimed by the Experts themselves in their CVs. Assignments of Sub-consultant(s) can be used to meet the Experience requirements specified in Section III, Qualification Criteria. The Consultant should be prepared to substantiate the claimed experience by presenting copies of relevant documents and references if the IIT Dharwad requests.

The number of years of experience in Consultancy Services: Provide evidence for the required length of experience in Consultancy Services and cross-reference the list of assignments below.

In the specified period, list of Consultancy Services assignments completed or substantially completed in a tabular form (Period specified in Section III – Qualification Criteria Note: List only the most important and relevant ones. List the largest value and most relevant projects to this assignment first). country, IIT Dharwad, (source of funding), project title, project reference number, project value, project period, brief description of the consultant's role in the project # of international staff months, # of national staff months deployed by you on the project

Is it a Similar Experience as per Section III: Qualification Criteria (Yes or No)

Is it in General Sector as per Section III: Qualification Criteria (Yes or No)

Is it in Specific Sector as per Section III: Qualification Criteria (Yes or No)

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign NIT for and on behalf of
Name, address, and seal of the Consultant] DA: Performance records/ contracts

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Form T11 Financial Capability Statements

(Ref: NIT Clause 9.2.3, Section III: Qualification Criteria)

(On Chartered Accountant Letterhead with verifiable UDIN number)

NIT document No: NIT IITDH/IPS/EE/PHASE-B/2026-27/001.

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name _____

[Address and Contact Details]

Consultant's Reference No. _____

Date.....

Note to Consultants: Fill out this Form for the consultant or other association that is a party to the consultant to highlight conformance to Criteria 2: Financial Capability. The list below is indicative only. You may attach more documents as required. Add additional details not covered elsewhere in your NIT in this regard.

Form T11 : Financial Statements

Note: Each Consultant making up a Consultant must fill in this Form.

Financial Data for Previous 5 [FIVE] Years				
	Year 1: [2020-21]	Year 2: [2021-22]	Year 3: [2022-23]	Year 4: [2023-24]
Information from the Balance Sheet				
Total Assets				
Total Liabilities				
Net Worth				
Current Assets				
Current Liabilities				
Working Capital				
Information from Income Statement				
Total Revenues				
Profits Before Taxes				
Profits After Taxes				
	Year 5: [2024-25]			
Information from the Balance Sheet				
Total Assets				

NIT FOR PHASE-B CONSULTANCY SERVICES AT IIT DHARWAD

Total Liabilities			
Net Worth			
Current Assets			
Current Liabilities			
Working Capital			
Information from Income Statement			
Total Revenues			
Profits Before Taxes			
Profits After Taxes			

Attached are copies of financial statements (either audited financial statements supported by audit report or certified financial statements supported by Income tax returns), complying with the following conditions.

All such documents reflect the financial situation of the Consultant.

A Chartered accountant must audit historical financial statements.

Historical financial statements must be complete, including all notes to the financial statements.

Historical financial statements must correspond to accounting periods already completed and audited (no statements for partial periods shall be requested or accepted).

.....
(Signature with date)

..... (Name and designation)

Duly authorized by Chartered accountant with UDIN number for and on behalf of

.....
... Name, address, and seal of the Consultant]

Form T12: Average Annual Turnover:

(Ref NIT Clause 9.2.3, Section III: Qualification Criteria)
(On Chartered Accountant Letter-head with verifiable UDIN Number)

NIT document No. NIT IITDH/IPS/EE/PHASE-B/2026-27/001.

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name

[Address and Contact Details]

Consultant's Reference No. _____

Date.....

Note: Each Consultant must fill in these forms.

Annual Turnover Data (Rs Crores) for the Last 7 [Seven] Financial Years			
Year	Total Turnover Amount	Turnover Enhanced by 7 % [Seven percent] per annum till F.Y. 2024-25 to take care of Inflation	Turnover from Consultancy Services (supported by a certificate from the Chartered Accountants)
2020-21			
2021-22			
2022-23			
2023-24			
2024-25			
Average Annual Turnover			

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign NIT for and on behalf of

.....

... Name, address, and seal of the Consultant

NIT FOR PHASE-B AT IIT DHARWAD

Form – T13: For submission of Cv’s of Architects and Other Members of the firm or Organisation.

(Ref NIT Clause 9.2.3 and section -III Qualification criteria Key Experts required Section)
(On Consultant’s Letterhead)

Consultant’s Name___ [Address and Contact Details]

Consultant's Reference No. ___

Date.....

NIT document No. NIT IITDH/IPS/EE/PHASE-B/2026-27/001

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP],IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

S.No.	Personnel/ Expert	Min. Experience/age	Qualification	Cv’s attached [Yes/no]
1.	Principal Architect/ Lead Architect (Act as a Team Leader)	15years, mandatory requirement	B. Arch. from recognized Universities and registered with COA	
2.	Sr. Architect	15 years	B. Arch. from recognized Universities and registered with COA	
3.	Architect	5 years	B. Arch. from recognized Universities	
4.	Landscape Architect	10 years	M.Arch. in Landscape Architecture and registered with COA	
5.	Civil Engineer	10 years	B.E./B.Tech (Civil Engg.)	
6.	Structural Engineer	12 years	M.E./ M. Tech. (Structure)	
7.	Electrical Engineer	12 years	B.E./ B. Tech. in relevant stream	
8.	Mechanical/ HVAC Engineer	12 years	B.E./ B. Tech. in relevant stream	
9.	Firm should have 5 Architects registered with CoA on full time roles kindly attach List and Cv’s	As per criteria mentioned in Sl.no 1,2 and 3	As per criteria mentioned in Sl.no 1,2 and 3	[Yes/NO]

NIT FOR PHASE-B AT IIT DHARWAD

10.	Lab Expert	10 years and should not be more than 65 years of age.	B. Arch/ B. Tech from recognized Universities	
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..... (Signature with date)
 (Name and designation)
 Duly authorised to sign BID for and on behalf of

 ... Name, address, and seal of the Consultant]

NIT FOR PHASE-B AT IIT DHARWAD

Form -T14: Non-Blacklisting declaration
(Ref NIT Clause 9.2.3 and section -III Qualification criteria)

(On Consultant’s Letterhead)

Consultant’s Name___ [Address and Contact Details]

Consultant's Reference No.____

Date.....

NIT document No. IITDH/IPS/EE/PHASE-B/2026-27/001.

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

To,

Sub: Declaration for non-blacklisting

Bid Reference No: _____

Name of Work: -

I,S/o Sh. aged years,
working as Proprietor/Managing Partner /Director of M/s
having its registered office at do hereby solemnly affirm and
declare on oath as under :

1. That I am competent to swear this affidavit being proprietor /one of the partners /Director of M/s
2. That my firm M/s is a proprietorship /partnership firm /company is participating in tender for supply of items at
3. That I hereby confirm and declare that my/our firm /company M/s And my/our firm/ /company have not been blacklisted /delisted or banned /debarred by any Institutional agencies /Govt. Dept. /Public Sector Undertaking, in the last THREE years.
4. That I further undertake that in case any of the facts contained above and in our application is found otherwise or incorrect or false at any stage, my/our firm/company, companies shall stand debarred from the present and future tenders of the IIT DHARWAD for THREE years.

(Signature of Proprietor /Managing Partner /Director with official Seal.

Form T15: Eligibility Declarations.

(Ref EoI Clause 3.1)

(On Consultant's Letterhead)

(Along with supporting document)

EoI document No.: **EoI IITDH/IPS/EE/PHASE-B/2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name

[Address and Contact Details]

Consultant's Reference No.

Date.....

[Note: The list below is indicative only. You may attach more documents as required to confirm your eligibility criteria.]

Eligibility Declarations:

(Please tick appropriate boxes or cross out any declaration not applicable to the consultant)

We hereby confirm that we comply with all the stipulations of EoI Clause 3.1 of the EOI document and declare as under and shall provide evidence of our continued eligibility to the Procuring Entity as and when it may be requested:

1. Legal Entity of Consultant: We are:

- a) relevant documents enclosed)
- b) We are a Consultancy Services provider with valid registration regarding GSTIN, PAN, EPF, ESI, Labour, or equivalent registration certificate as applicable to the subject Services.

2. Eligibility: We solemnly declare that we (including our affiliates or subsidiaries, or constituents):

- i. are not insolvent, in receivership, bankrupt or being wound up, not have our affairs administered by a court or a judicial officer, not have our business activities suspended and are not the subject of legal proceedings for any of these reasons,
- ii. (including our affiliates or subsidiaries, or constituents for any part of the assignment):
 - a. Do not stand declared ineligible/ blacklisted/ banned/ debarred by the Procuring Organisation or its Ministry/ Department from participation in its procurement processes; and/ or

NIT FOR PHASE-B AT IIT DHARWAD

- b. Are not convicted (within three years preceding the last date of EOI submission) or stand declared ineligible/ suspended/ blacklisted/ banned/ debarred by appropriate agencies of the Government of India from participation in procurement processes of all its entities for offences mentioned in EOI document in this regard.
- c. We have neither changed our name nor created a new "Allied Entity", consequent to the above disqualifications.
- iii. Do not have any association (as consultant/ partner/ Director/ employee in any capacity) with such retired public official or near relations of such officials of Procuring Entity, as counter-indicated, in the EOI document.
- iv. We have no conflict of interest, which substantially affects fair competition. The quoted prices are competitive without adopting unfair/ unethical/ anti-competitive means. No attempt has been made or shall be made by us to induce any other consultant to submit or not to submit an EOI to restrict competition.
- v. We certify that we fulfil other additional eligibility conditions if prescribed in the EOI document.

Penalties for false or misleading declarations:

We hereby confirm that the particulars given above are factually correct and nothing is concealed and undertake to advise any future changes to the above details. We understand that any wrong or misleading self-declaration would violate the Code of Integrity and attract penalties.

.....
(Signature with date) (Name and designation)
Duly authorised to sign EOI for and on behalf of
.....
Name, address, and seal of the Consultant]

DA: As in Sr 1 to 5 above, as applicable

NIT FOR PHASE-B AT IIT DHARWAD

Form T16: Qualification Criteria – Compliance

(Ref EOI Clause 9.2.3, Section III: Qualification Criteria)
(Along with supporting documents, if any)
(On Consultant's Letterhead)

EoI document No. EoI IITDH/IPS/EE/PHASE-B/2026-27/001.

Tender Title: Notice Inviting Tender [EoI] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Consultant's Name _____

[Address and Contact Details]

Consultant's Reference No. _____

Date.....

Note to Consultant: The Procuring Entity reserves its right to call for verification originals of all self-certified copies of stipulated documents supporting the fulfilment of qualifying criteria during the following NIT Process. If the shortlisted consultant fails at that stage to provide such originals or, in case of substantive discrepancies in such documents, it shall be construed as a breach of the Code of Integrity (see clause 12 below). Such NIT proposals shall be liable to be rejected as nonresponsive in addition to other punitive actions for such a breach.

Summary of Response to Qualification Criteria

Marking Matrix for Eligibility Criteria			
Sl.no.	Parameters	Minimum Marks	
	YEARS OF EXPERIENCE		MAX SCORE 10
1	1A	Firm having Experience of 10 Years and above	
	Note	The Company Establishment/ Registration Certificate [Notarized] shall be submitted for claim of marks.	
	SIMILAR PAST EXPERIENCE		MAX SCORE 10
2	2A	One similar project \geq 98,000 sqm Built up area or Project cost > Rs. 610 Cr,	
		Two similar projects each \geq 73,000 sqm Built up Area or Project cost > Rs. 458 Cr,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost > Rs. 305 Cr,	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	

NIT FOR PHASE-B AT IIT DHARWAD

		SIMILAR MASTERPLANNING EXPERIENCE	MAX SCORE 5
3	3A	One Educational or Residential Campus Master Plan of more than 150 acres	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		SIMILAR GRIHA /LEED/IGBC EXPERIENCE	MAX SCORE 2
4	4A	One similar project \geq 98,000 sqm Built up area or Project cost > Rs.610 Cr with Griha/LEED/IGBC 3- star rating and above,	
		Two similar projects each \geq 73,000 sqm Built up area or Project cost >Rs.458 Cr with Griha/LEED/IGBC 3 - star rating and above,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost > Rs. 305 Cr with Griha/LEED/IGBC 3- Star Rating and above,	
	Note	Griha/LEED/IGBC Certificate issued by Griha /LEED /IGBC Council.	
		SIMILAR EXPERIENCE	MAX SCORE 3
5	5A	One similar project \geq 98,000 sqm built up area or Project cost >Rs. 610 Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 300,	
		Two similar projects each \geq 73,000 sqm Built up area or Project cost >Rs.458 Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 300,	
		Three similar projects each \geq 49,000 sqm Built up area or Project cost > Rs. 305 Cr with BIM [Building information Modelling] carried out for Comprehensive Architectural and Engineering services have been provided up to LOD 300,	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		SIMILAR MEP SERVICES	MAX SCORE 5
6	6A	One similar project \geq 98,000 sqm Built up area or Project cost >Rs. 610 Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services.	

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		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs. } 458$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC / VRF, BMS, Scada, IT Services including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,	
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs. } 305$ Cr with Design and Detailing of all services such as Electrical, Water Supply Network, Plumbing, Sanitary, Air conditioning with HVAC /VRF, BMS, Scada, IT Services Including LAN, Wi-fi, Epbax, Service Trenches, Sub Stations and other allied services,	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
		SIMILAR EXTERNAL DEVELOPMENT & LANDSCAPE EXPERIENCE	MAX SCORE 5
7	7A	One similar project $\geq 98,000$ sqm Built up area or Project cost $> \text{Rs. } 610$ Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.	
		Two similar projects each $\geq 73,000$ sqm Built up area or Project cost $> \text{Rs. } 458$ Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces.	
		Three similar projects each $\geq 49,000$ sqm Built up area or Project cost $> \text{Rs. } 305$ Cr with External Development such as Roads, Landscaping, Cross drainage Works, Parking's, External Lighting, Façade Lighting, Campus Beautification, Interactive Open spaces, Collaborative open spaces	
	Note	Completion certificate from clients by an Officer not below the rank of Executive Engineer for Government Organization. General Manager/Owner as per the definition specified in Criteria -1- General and Similar Experience	
8		LAB EXPERIENCE	MAX SCORE 5
	8A	One Similar project having laboratory complex $\geq 8,000$ sqm built up area	
		FINANCIAL TURNOVER	MAX SCORE 5

NIT FOR PHASE-B AT IIT DHARWAD

9	9A	Financial Turnover for meeting minimum criteria of Rs.10 Cr.	
	Note	Chartered Accountant certificate along with ITR'S	
		Total	50

Note: Consultants shall provide evidence of their continued qualification to perform the Services satisfactorily to the Procuring Entity, as the Procuring Entity may request at any stage during the NIT process that would follow this EOI.

..... (Signature with date)

..... (Name and designation)

Duly authorised to sign EOI for and on behalf of

... Name, address, and seal of the Consultant]

DA: As above, if any

Section VIII: Financial Bid

Section VIII: Financial Bid

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-27/001**

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad. (Ref ITC-clause 1.4)

The Fees/consultancy charges shall be in three parts

1. For the finalization of Master Plan for Phase-B exclusively, Integration of Phase-B Master Plan with Phase-1A development and Complete Master Plan, 3D Layouts for each mentioned above and physical models [3 Nos], walk throughs for each mentioned above, Geo technical Survey at identified locations, Topography survey, if any for the holistic completion of the works [F1] on Lumpsum basis.
2. For Planning, Design and detailing of all buildings as per the details mentioned in the wish list table at **Page no 101** onwards and detailed scope at **Page 71 to 113** of NIT Document [F2] on Percentage basis.
3. For external development works for of the requirements summarised in the NIT and wish list table at **Page no 101 onwards** and detailed scope at **Page 71 to 113** of NIT Document under Section-IV Terms of reference [F3] on Lumpsum basis.
4. For Sports infrastructure development works for of the requirements summarised in the NIT and wish list table at **Page no 101 onwards** and detailed scope at **Page no 71 to 113** of NIT Document under section -IV Terms of reference [F4] on Lumpsum basis.
5. The mentioned amounts of each zone buildings under [F2] are based on DPR rates and are considered for arriving consultancy charges based on preliminary estimate values. It is to be noted that these values are considered only for payments till **STAGE-3**.
6. On Completion of **STAGE -4&5**, cost put to tender will be arrived by CPWD and the consultancy charges will be paid based on the quoted percentage x cost put to tender, based on the arrived value of cost put to tender balance payment if any will be released for [F2] section only.
7. Further, the final cost of consultancy will be re-assessed on completion of the project and balance will be paid (if any) based on bid value or completion cost whichever is less for [F2] Only.
8. The cost arrived based on cost put to tender shall be the bid value
9. Irrespective of the above-mentioned categorization all works shall be part of GRIHA / IGBC / LEED 5-star rating compliance and BIM [Building information modelling].
10. To Calculate the percentage price for consideration in QCBS formula the total percentage shall be calculated as per the **Table-E** in price schedule.

METHOD OF COMPUTING THE DESIGN FEES FOR VARIOUS CATEGORIES OF BUILDINGS: THUMB RULE COST FOR COMPUTING CONSULTANT'S FEE [F2].

Thumb rule cost for computation of Fees for Buildings [F2]		
1	Plinth Area Rates as per CPWD	
1.1	Academic zone buildings	Rs. 47,050/- per m²
1.2	Student Hostel Zone Buildings	Rs. 37,860/- per m²
1.3	Residential Zone Buildings	Rs. 37,250/- per m²
Note:	The above thumb rule costs per sq. m. multiplied by the plinth area of the approved design of each will give the total thumb rule cost (TC) for that building	
2 REPEAT CONSTRUCTION		
For original Design, full fees will be paid as computed above		
2.1	For Repeat construction based on the same design beyond the scope covered under Phase-B (including those with some minor variations like one or two bays/floors less or more, without doing additional structural design), 1/8th of the Full fees will be paid (to account for variation in foundation details and connectivity details for the utilities) The Repeat Construction indicates any repetition beyond Phase-B for reuse of design with minor variations for upcoming phases, It does not imply for Phase-B scope under this NIT [Notice Inviting Tender].	
2.2	Payment of fees under this category will be made only for such repeated buildings that are taken up for construction.	
2.3	For the purpose of computing the CONSULTANTs fees, the plinth area of the buildings are calculated as per IS 3861-2002 will be the basis	
3 Revisions		
3.1	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	
4. Stoppage of design work		
4.1	If, after the CONSULTANT has taken up the design of a particular building (on the instruction of the Institute) the Institute decides to stop the design work and not to go ahead with the building, fees will be paid up to the stage corresponding to the stage of design work submitted.	

1. Consultancy Fees:

The fee includes complete scope of works defined in the Appendix-A Terms of reference planning, designing, GRIHA / IGBC / LEED certification, BIM [Building information modelling], External Development and periodical supervision during construction of the project, travel expenses (**120 visits minimum 3 experts**) towards periodical supervision, for attending meetings with Institute / local authorities etc. by the Consultant and or by their technical personnel beyond the specified visits the travel expenses will be reimbursed. [Beyond (120Visitsx3 members = 360 visits), reimbursement shall be on Economy class Air Ticket or

NIT FOR PHASE-B AT IIT DHARWAD

2-tier AC with 3-star accommodation charges as per rate contract with IIT Dharwad/.

The fees should also include the cost of deploying 01 [one] no. of Architect/ Engineer (having min. 03 [three] years' experience and one number electrical engineer with 3 [three] years of experience in design) from start of contract till completion of construction stage on site for day-to-day coordination/ liasioning with all the stakeholders till the completion of the project.

In case of non-deployment, recovery @ ₹ 50,000/- per month per head shall be made from the running bills of the Consultant.

2. Reimbursable Expenses

The expenditure based on receipt / challan in the name of IIT Dharwad shall be paid to the consultant as reimbursable expenses on submission of original receipts of the items mentioned below, If in case the Consultant raises the request for payment of the below mentioned expenses to be directly paid the same shall be taken up by the institute, The reimbursable expenses shall be over and above the quoted consultancy fee.

Items for which Reimbursement/ direct fee can be initiated:

- A) Vetting fees**
- B) Statutory fees/ Registration fees for applications / others as required**

The actual completion cost of the project shall not include the following:

- i. Cost of land
- ii. Payment to statutory bodies/ local authorities/ vetting agency / State or Central Government.
- iii. Vetting charges
- iv. GRIHA / IGBC / LEED registration & visit charges
- v. Executing agency/ PMC charges.
- vi. Contingencies
- vii. Price Escalation amount paid to Contractor.

3. Payment schedule

The Consultant shall be paid a consultancy fee as per the quoted price with break up and as a percentage of as defined above at point numbers 1 to 8 in the following manner as per the definition in NIT [Notice Inviting Tender], However on Project completion, final amount shall be arrived as per quoted price or project completion cost, whichever is less if excess paid recovery shall be done. **The Payment schedule as per below table will be applicable for all the components included under F1, F2, F3 and F4 on compliance to Terms of reference.**

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No	Activity/ Deliverable	Elapsed time	Fees Payable
Payment schedule applicable for Architectural and Allied services of subheads [F2, F3, F4]			
1	Stage -1 Concept stage: After ascertaining / taking note of Client requirements, preparation, and submission of conceptual scheme of all the buildings, master Plan, and approval of drawings from Competent Authority in both hard and soft copies.	90 Days from date of signing of the Agreement	20% of the Fee
2	Stage -2 Preliminary Design drawings & Soft copy : on submitting the final preliminary drawings/ designs in both hard and soft copies such as Auto CAD/Revit/STAAD Pro/BIM Model including all external and internal services drawings and model along with preliminary cost estimates of the project and submission to the Institute and approval of drawings from Competent Authority.		30% of the Fee (Less payment already made)
3	Stage -3 Statutory approval /Design development: On approval of drawings from Local Bodies. [such as not limited to HDMC/ Fire/ PCB/ KIADB/ Forest/ AAI/GRIHA / IGBC / LEED Consultant/Council etc....]		40% of the Fee (Less payment already made)
4	Stage -4 and 5 Good for Construction drawings & tender document stage and working drawings stage: Preparation & Submission of Detailed Design, calculations, proof checking report, GFC drawings, specification, detailed estimates, B.O.Q, draft Tender Document etc. for approval by Competent Authority of the Institute. Including GFC working drawings for the building, internal and external services with all the details required for execution of the works including BIM Models at LOD 300 and their approval by the Institute	90 days from the Date of approval of Stage-2 (excluding vetting time)	85% of the Fee (Less payment already made)

B	Time schedule for Construction & Execution		
5	Time Schedule for Periodic Supervision and issue of working drawings as per site requirements. Deputing 1 [one] no. Architect/ Engineer at site and 1 [one] no. of Electrical Engineer for day-to-day clarifications, coordinating checking and approval of shop drawings submitted by contractors for specialized works, providing clarifications on drawings during execution of works:		
	(a) On execution of work worth 20% of the project cost as per Form 65		87.5 % of the Fee (Less payment already made)
	(b) On execution of work worth 40% of its project cost as per Form 65		90 % of the Fee (Less payment already made)

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	(c) On execution of work worth 60% of the project cost as per Form 65	During the execution of work	92.5 % of the Fee (Less payment already made)
	(d) On execution of work worth 80% of the project cost as per Form 65		95% of the Fee (Less payment already made)
	(e) On virtual completion of Construction Work		97.5% of the Fee (Less payment already made)
6	Stage -6 Completion stage [As Built drawings] On checking and forwarding Completion reports& as built drawings (submitted by Contractor), assisting in obtaining of commissioning N.O.C.s by Contractor and receipt of completion certificate by CPWD/ occupancy certificate from Statutory authorities like KPCB wherever required	After the completion of construction	100% of the Fee (Less payment already made)
			Total 100 %

WEIGHTAGE OF FEE FOR EACH UTILITY-EXTERNAL SERVICES [F3]:

The following is the list of External engineering services.

Weightage for each utility of the lump sum quote [F3]		
1.	Roads, drains, foot path, covered and uncovered parking.	10% of F3
2.	UG Sumps, Water Treatment Plant and Water supply	15% of F3
3.	Fire fighting	5% of F3
4.	Sewerage network and sewage treatment Plant	10% of F3
5.	Electrical back bone infrastructure, Electrical external lighting, DG sets and UPS including substations civil and electrical and Networking back bone infrastructure distribution, LAN, Wi-Fi, CCTV, Access control, Av Systems	10% of F3
6.	HVAC Air Condition, integration and VRF systems	5% of F3
7.	Horticulture, Landscaping, Tree planting including Drip irrigation.	10% of F3
8.	Integrated layout and design of all services	10% of F3
9.	Grading and site development	10% of F3
10.	Parks, Open Gym, Cable Ducts, External Lighting, Façade Lighting, Rainwater harvesting, BMS, SCADA, Networking, Solid waste management, Biogas, roof Top Solar, and wind power by micro turbines, external signages. etc.	15% of F3

For the design of all the services listed (as a whole) fee offers should be given as a single Lump-sum

(F3).

WEIGHTAGE OF FEE FOR EACH UTILITY-SPORTS INFRASTRUCTURE DEVELOPMENT [F4]:

The following is the list of External engineering services.

Weightage for each utility of the lump sum quote [F4]		
1.	Turf/ Synthetic Foot Ball Ground and synthetic Athletic track with Lighting and Drainage	10% of F4
2.	Grass Truffe Hockey Ground with Lighting and Drainage	15% of F4
3.	Grass Truffe Cricket Ground with drainage	10% of F4
4.	Volleyball Courts	5 % of F4
5.	Electrical Distribution	10% of F4
6.	Lawn Tennies	5% of F4
7.	Landscaping	10% of F4
8	Master layout and design of services for Outdoor Sports	10% of F4
9	Grading and site development	10% of F4
10	Utilities, seating arrangements, change rooms, washrooms. etc.	15% of F4

For the design of all the services listed (as a whole), fee offers should be given as a single Lump-sum (F4).

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FINANCIAL BID

NIT Document No. **IIT DHARWAD/IPS/EE/PHASE-B /2026-76/001**

Tender Title: Notice Inviting Tender [NIT] from Interested Domestic Architectural Consultants for Comprehensive Architectural, Structural, Mechanical, Elevator design, HVAC, VRF Systems, Electrical, Plumbing [MEP], IT Services, Sports Facilities, Landscaping, BIM, GRIHA / IGBC / LEED, Design consultants for the Development works under Phase-B of IIT Dharwad.

Our fee for the Scope of Services described in the Notice Inviting Tender [NIT] amount to

Sl.No.	Description	Unit	Quantity	Rate	Amount
Table- A-Master Plan Updation [F1]					
1	Updation of Existing Master Plan with as built features of Phase 1A and planned features of Phase B as per the requirements of the Institute and submission of 05 [Five] copies in A0 and soft copy in AutoCAD and PDF format.	Lumpsum	1		
2	Preparation of exclusive masterplan for Phase B in integration with Phase 1 A including Geo technical survey and topography survey and submission of 05 [Five] copies in A0 and soft copy in AutoCAD and PDF format	Lumpsum	1		
3	Preparation of 3D Walkthrough of Phase B including all the components of Phase 1A and proposed for Phase B approved components in Physical Model in 3 Nos of suitable scale. This includes conceptual progressive and final walkthrough in .mov format.	Lumpsum	1		
	Total of Sub Head A [F1]				
The Sub head-[F1] shall be excluded from the payment schedule, full payment or intermediate pro rata payment based on progress will be released for [F1] commensurate the progress of activities of the subhead .					

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Table -B-Planning and design of Buildings [F2]					
Sl. No.	Description	Unit	Quantity	PAR Rate as per DPR.	Amount
1	Towards charges for Design of Buildings (for all categories of buildings) as a percentage X of the thumb rule cost of buildings. Single quote for all the buildings as per the thumb rule indicated in the Page 145 of Section VIII of NIT Document.	Percentage			
1.1	Academic Buildings	Sqm	18,163	₹47,050/-	₹ 87,57,41,650/-
Consultancy Charges inclusive of all based on the DPR Rate [A]		₹87,57,41,650/-		<i>(Percentage to be quoted by bidder)</i>	<i>(Percentage quoted by bidder X Amount)</i>
1.2	Hostel Buildings	Sqm	23,005	₹37,860/-	₹87,09,69,300/-
Consultancy Charges inclusive of all based on the DPR Rate [B]		₹ 87,09,69,300/-		<i>(Percentage to be quoted by bidder)</i>	<i>(Percentage quoted by bidder X Amount)</i>
1.3	Residential Buildings	Sqm	66,818	₹37,250/-	₹248,89,70,500/-
Consultancy Charges inclusive of all based on DPR Rate [C]		₹ 248,89,70,500 /-		<i>(Percentage to be quoted by bidder)</i>	<i>(Percentage quoted by bidder X Amount)</i>
1.4	Research Park	Sqm	15,000	₹47,050/-	₹70,57,50,000/-
Consultancy Charges inclusive of all based on DPR Rate [D]		₹70,57,50,000/-		<i>(Percentage to be quoted by bidder)</i>	<i>(Percentage quoted by bidder X Amount)</i>
Total of Sub head B [A+B+C+D] = [F2]					

Table -C-Lumpsum Charges for External Engineering Services [F3]					
Sl.No.	Description	Unit	Quantity	Rate	Amount
1	Towards charges for Design of External	Lump-sum (F3)	1		

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	Engineering Services for the whole campus.				
	Total of Sub Head [F3]				

Table D- Lumpsum Charges for External Sports Facilities [F4]					
Sl.No.	Description	Unit	Quantity	Rate	Amount
1	Towards charges for Design of Sports Infrastructure facilities for the whole campus.	Lump-sum (F4)	1		
	Total of Sub Head [F4]				

Grand Total [F1 + F2 + F3 + F4] in ₹. [A]	
GST @ 18% [B]	
Total incl. of GST [A+B]=[F]	
Total in Words: _____	
Only	

Note: The above quoted rate shall be inclusive of all taxes and GST, and levies and no extra payment will be claimed other than the above quoted rate, we agree to all the terms and conditions relating to the fee as laid down in this NIT Document.

Table E-Format for calculation of Percentage for inclusion to QCBS Formula to arrive H1	
Total Value of the Bid inclusive of GST [F]	
Total basic value of the Project cost [B]	₹ 763,68,00,000/-
Percentage value of the Bid [P] = [F÷B] x 100	%

NOTE: The Percentage value of P arrived shall be entered in the excel sheet and uploaded to portal along with Table [A to E] printed on letter head signed and sealed in PDF for Financial bid submission.

Section IX: Minimum broad Specification for Design

[Indicative and Reference Purpose only]

Academic Block:

Sl. No.	Items of Work	Specifications
1.	Building structure	
1.1	Foundation & Super structure	<p>Earth work excavation in foundation trenches for desired level (minimum 3.0 m) shall be as per structural drawing. However, care shall be taken to ensure to support the footings on firm strata as per minimum SBC specified in structural drawings. Any deviation in earth work will be ignored and nothing extra shall be paid. Filling available excavated earth shall be used in sides of foundation & under floor, if found suitable, otherwise filling to be done by bringing earth suitable for filling from outside and disposal of surplus unusable earth / malba out of the campus, if required, and nothing extra shall be paid towards the same.</p> <p>Top soil of thickness 30 to 40 cm will be preserved for horticulture purpose with in the campus at the designated place and filling the same wherever required and nothing extra shall be paid towards the same.</p> <p>Foundation shall be with RCC isolated/combined, strip, raft type footing as per structural drawing using specified grade of concrete. RCC retaining/breast wall shall be provided as per site condition.</p> <p>All structural members like footings, Columns, Beams, slabs etc. shall be provided with specified grade of concrete as per structural drawing. The self-compacting concrete of specified grade shall be used for RCC members up to 150mm thickness and all shear walls. All opening on masonry walls shall be provided with RCC lintels, RCC bands / lintel over top of parapet wall at corridors, balconies etc. with specified grade of concrete as shown in the drawing or approve by Engineer-in-Charge. The shuttering shall be used as per CPWD specifications and as approved by Engineer-in-Charge.</p>
1.2	Plinth Filling : Sand filling under floor Concrete under footings RCC under floors	<p>With river sand 150mm thick 75 mm thick lean concrete below footing / raft in M15. 100 mm thick RCC of grade M20 shall be laid under flooring work in ground floors with reinforcement of 8 mm dia TMT bars of Grade Fe500D @ 300 mm c/c both ways.</p>
1.3	Railing in staircase/ Balcony / Corridor	<p>1.20 m high railing with SS 304 grade stainless steel of 50 mm dia. of 18 gauge handrail with adequate rods parallel to handrail, balusters, flanges, end caps, newel posts with caps etc. complete as per approved drawings and direction of Engineer in charge.</p> <p align="center">- -</p>

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1.4	Filler Walls	Block work with AAC blocks shall be executed with 200 mm (external walls) / 150 mm (internal walls) using AAC block joint adhesive of 3 to 5 mm thickness. RCC band of minimum 100 mm thick at window sill level & lintel level shall be provided.
2.	WOOD WORK	
2.1	Frameless Glass Doors	For main Lobby, Student lounge, Library: To be made in 10 / 12 mm toughened glass with necessary fittings and fixtures (SS 304) complete as per directions of Engineer-in-charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
2.2	GI Door frames and shutters, GI Door frames and louvered shutters etc.	For other internal doors, Mumty doors, Toilet main door: GI door frame and shutters as per specifications mentioned at 'Particular Specifications' under Part 'B' (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
2.3	Aluminium Door frame, Shutters and glazing	For Lift lobby: Aluminium door frames, shutters of suitable section, with powder coating in required shade and colour not less than 50 microns, with necessary fittings and fixtures complete as per directions of Engineer-in-charge. Glazing for doors shall be with 6mm / 8mm thick toughened glass (depending on size of opening). (Necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
2.4	Fire rated doors (min. 2 hr rating)	2 hr fire rated GI door frame and shutters as per specifications mentioned at 'Particular Specifications' under Part 'B' (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
2.6	Toilet Cubicles	As per approved drawings and as per specifications mentioned at 'Particular Specifications' under Part 'B'.
2.7	Frames and shutters for conventional toilets	Frames: Bath and WC frames shall be factory made precast RCC M40 door frames of as per CPWD Specification of size 100mm X 60mm. Shutters: Bath and WC door shutters shall be 30mm thick Fiber reinforced Plastic (FRP) flush door shutters in wood finish.
2.8	Door fittings	All fittings and fixtures are of Aluminium (for Aluminium shutters) and SS 304 grade (for all others) as per CPWD specifications, standard Engineering practice complete as per directions of Engineer-in-charge.
3	STEEL WORK	
3.1	MS Grill in windows & Ventilators	Should be fitted with ornamental MS grill (minimum weight 10 kg per sqm) as per approved shop drawings.

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3.3	Windows & Ventilators	<p>Windows - Three track UPVC frame with double shutters with glazed panels & other with wire mesh (of SS grade 304 powder coated) shutter as per approved drawing and matching UPVC Extruded frames sections with minimum wall thickness 2.2 mm with necessary fittings and fixtures complete as per directions of Engineer-in-charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).</p> <p>Ventilators UPVC Extruded frames sections with minimum wall thickness 2.2 mm with necessary fittings and fixtures complete as per directions of Engineer-in-charge (Necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).</p>
3.4	Glazing of doors, windows, Ventilators and openings	<p>Glazing for doors shall be with 6mm / 8mm thick toughened glass (depending on size of opening)(necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer- in-charge).</p> <p>Plain frosted glass may be provided for ventilator louvers.</p> <p>The properties of glass should meet the ECBC & NBC 2016 requirement.</p>
3.5	Windows Sill	16 mm thick Pre moulded and Pre polished granite slab of colour & shade as approved by the Engineer in charge.
3.6	Curtain rod for all windows	Powder coated SS 304 Curtain rods of 25 mm dia of 22 gauge with designer finials as approved by the Engineer in charge including required supports.
4.	FLOORING	
4.1	Flooring	<p>The work shall be executed as per GFC drawings, CPWD specifications complete as per directions of Engineer in charge.</p> <p>Double charged vitrified floor tiles of size 600 x 600 mm laid with adhesive and with spacers, groove filled with epoxy grout.</p> <p>Endura chemical resistant tiles of size 600 x 600 mm (15 mm thick) laid with adhesive and with spacers, groove filled with epoxy grout.</p> <p>Tactile tiles of size 300 x 300 mm (10 mm thick) laid with adhesive and with spacers, groove filled with epoxy grout.</p> <p>Pre Polished Granite stone slab 16 mm thick flooring as per the approved colour, design & pattern.</p> <p>Anti-skid rectified ceramic floor tile of minimum size 300x300 mm laid with adhesive and with spacers, groove filled with epoxy grout.</p> <p>Cement concrete (ordinary / hardonite) flooring as per CPWD specifications.</p>

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4.2	Skirting and dado	<p>All rooms:- Specifications for materials of skirting will be same as for flooring with matching joint pattern up to 150 mm height laid with adhesive.</p> <p>Corridors /Entrance Lobby /Lift Lobby/ Staircase: Dado with 16 mm thick granite of approved shade and colour 1200 mm height.</p> <p>Lift Façade: Cladding of 16 mm granite of approved shade and colour up to false ceiling level complete as per directions of Engineer-in-charge.</p> <p>Toilets:-Digital / coloured rectified ceramic tiles of minimum size 300 mm x 600 mm upto ceiling laid with adhesive.</p>
5.	ROOFING	
5.1	False Ceiling	<p>Entrance Lobby, Lift Lobby, Corridors, All Airconditioned Rooms:- Combination of Gypsum board with Mineral Fibre tiles Dune series of M/s Armstrong with Silhouti grid or equivalent.</p> <p>Toilet Portion:- Calcium silicate board of size 600x600mm (painted to required shade and colour) with suitable frame work complete as per manufacturer's specifications.</p> <p>Note:- (i) Gypsum Board false ceiling area shall be treated with cement based putty in two coats, primer and 2 or more coats of premium plastic emulsion paints (ii) In all false ceiling areas, slab bottom shall be treated with one coat of cement primer (iii) In false ceiling areas of top floor, slab bottom shall be treated with underdeck insulation as per CPWD specifications.</p>
5.2	Seismic Joint	The vertical & horizontal expansion joints shall be treated as per the relevant IS code and CPWD Specifications. It should be covered by extruded Aluminium strip of suitable size, pattern and gauge. In Floor joint, tongue and groove plate system for seismic joint should be provided. At roof, seismic joint treatment should be as per CPWD specification.
5.3	Water proofing treatment	Water Proofing Treatment on Terrace and in Toilets to be done as per specifications mentioned at 'Particular Specifications' under Part 'B'.
5.4	Rain Water Pipes	All the RWP pipes including fittings shall be PVC Pipes exposed on walls / in the shafts to be executed as per CPWD specification 2009.
6.	FINISHING	
6.1	Plastering on walls (Internal & External), Ceiling	<p>On internal wall faces, 12 / 18 mm Gypsum plaster (with chicken mesh on entire area, plaster mesh aperture of 15mm x 15mm made of 1.3mm x 0.35mm GI strips of 'ARPITHA' brand or equivalent at junctions of RCC & masonry, fibre mesh at corners) in one or more coats to attain smooth and even surface.</p> <p>On External Wall faces, 12 / 18 mm cement plaster in 1:6 (with chicken mesh on entire area, plaster mesh aperture of 15mm x 15mm made of 1.3mm x 0.35mm GI strips of 'ARPITHA' brand or equivalent at junctions of RCC & masonry, fibre mesh at corners) in or more coats to attain smooth and even surface.</p>

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		On exposed ceiling, 8 / 12 mm thick Gypsum plaster in one or more coats to attain smooth and even surface. Necessary drip course shall be provided in Chajja, Balcony, Projecting Roof, Beams etc.
6.2	Internal finishing	All the internal surfaces including exposed ceiling (non false ceiling areas) shall be finished with two or more coats of cement based wall putty (in case the Gypsum plaster surface is not smooth and even), one coat of cement primer, two or more coats of premium plastic emulsion paint with low VOC.
6.3	External finishing	As per approved architectural drawing – Fair finish concrete surface as per specifications mentioned at ‘Particular Specifications’ under Part ‘B’. Texture / smooth finish (Smooth finish areas are to be treated with cement based wall putty in two coats). The finish shall be two or more coats of premium acrylic smooth weather proof exterior paint over a coat of cement primer.
6.4	Primer	As per CPWD Specification for wood work and steel work.
6.5	Painting	Wood work –Melamine Polish (in 3 or more coats to achieve superior finish) over and under coat of flattening varnish on teak wood & decorative veneered surfaces. Steel work – Two or more coats of synthetic enamel paint over a coat of suitable primer.
6.6	Covering of Shafts	All the internal shafts are to be covered with GRC jali and / or Powder coated GI / Aluminium jali and External Shafts with Terracotta louvers (as per specifications mentioned at ‘Particular Specifications under Part B) suitable framework complete as and directions of Engineer-in-charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
6.7	Tensile Structure Roofing in the front portion at 5 th floor level	Tensile structure of approved shade, design and pattern shall be provided at 5 th floor level in the front portion (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
7.0	MISCELLANEOUS	
7.1	Anti termite treatment	Providing and injecting chemical emulsion for post constructional anti termite treatment along the external wall up to depth of 300mm as per CPWD specifications.

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7.2	Plinth Protection and toe wall around	100 mm thick RMC M-15 grade with nominal reinforcement of 8mm dia, TMT bar @ 300mm spacing in both ways over 75mm thick bed of sand, half brick masonry edging laid lengthwise to 150 mm depth and finishing with floating coat of neat cement punning and false squares on top and finishing the exposed brick work and concrete edge with cement plaster etc., complete as per approved drawings. In addition, toe wall in RR masonry / RCC may required to be provided, wherever required to support the earth around, at designated locations as approved by Engineer-in-charge.
7.3	Damp Proof Course	Damp proof course shall be with 40 mm thick cement concrete 1:2:4 (1cement :2 coarse sand :4 graded stone aggregate 12.5mm nominal size) mixed with water proofing compound painted at top with a coat of residual petroleum bitumen of grade VG-10 of approved quality at 1.7 kg/sqm wherever required complete as per CPWD specifications and directions of Engineer-in-charge.
7.4	CC in sunken portion	Since the toilets are proposed with core cutting arrangement, 100mm depression is proposed and the same to be filled with brickbat coba after water proofing treatment.

7.5	Miscellaneous civil and beautification works	Miscellaneous works like pathways, pergolas, Flower beds, open staircases, grass paver pathways, approach ramps, sitting places covered with tensile structure / gazebo areas etc.
8.	Internal Sanitary, Water Supply Installations	
8.1	W.C. Pan with flushing cistern	Wall mounted EWC (Model no. SLS-WHT- 6953BIUFM of M/s Jaquar or equivalent model of preferred make) with dual flushing cistern of 6 / 3 liters (Model no. JCS-WHT-2400WS of M/s Jaquar or equivalent model of preferred make)
8.2	Urinals	In-built sensor operated water saving half stall urinals (Model no URS-WHT-132530 of M/s Jaquar or equivalent model of preferred make) with 16mm thick black granite partition of approved shape and pattern.
8.3	Wash basin	Counter sunk wash basin (Model no. FNS-WHT-40701 of M/s Jaquar or equivalent model of preferred make) to be provided in counter /platform of 16 mm thick machine moulded granite slab over RCC slab with sensor tap (Model no. SNR-CHR-51027 of M/s Jaquar or equivalent model of preferred make), Stainless steel Bottle trap must be provided in each wash basin
8.4	Mirror	Full size /length float mirror over wash basin slab to be provided over wooden backdrop of approved design.
8.5	SS Drinking Water Fountain	Wall mounted SS 304 grade drinking water fountain of size not less than 370 x 420 x 200 mm (minimum 2 should be provided near each toilet block) all complete with necessary plumbing and disposal arrangements.
8.6	Soil & waste pipes fittings	All the sanitary pipes including fittings shall be SWR (concealed behind walls, suspended from ceiling with suitable suspenders).

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	Provision for draining out waste from Research and Teaching Labs	All the sanitary pipes including fittings shall be SWR (concealed behind walls, suspended from ceiling with suitable suspenders).
8.7	First Manhole	Brick masonry with Flyash cement brick of class designation 75 of size 90x80x45cm with cover and frame (SFRC).
8.8	Water supply line	
8.8.1	External pipe line upto 50mm	CPVC Pipes as per IS 15778 class1 of SDR 11.00 as per approved plumbing drawing.
8.8.2	Internal piping & fittings Concealed work	CPVC Pipes of SDR 11.00 as per approved plumbing drawing
	Provision for water supply in all research and teaching Labs	CPVC Pipes of SDR 11.00 as per approved plumbing drawing
8.8.3	Painting of Pipes : a) Exposed on buildings	Synthetic enamel paint
8.9	Fittings	Pillar cocks, angle cocks, 2way bib cocks with health faucet, long body bib cocks, wall mixture, overhead shower, towel rod of 600mm, corner glass shelf along with other miscellaneous fittings like bottle trap, floor trap, waste couplings, liquid soap dispenser, toilet paper holder, etc; as per approved make and model and as per the direction of Engineer in Charge.– (The above are indicative only. However, the contractor has to provide all fixtures and fittings for functional suitability. Note: The fixtures and fittings shall be of standard equivalent to Jaguar make florentine series or more only.
8.10	Terrace Tank	RCC water storage tank (Service tank) of adequate capacity with suitable water proofing treatment with float valve, scour valve, CI cover with locking arrangement etc, complete. In addition to this, RCC water storage tank (fire fighting) of suitable capacity as per NBC 2016 guidelines shall be provided exclusively for fire fighting and the inlet of service tank shall be connected from this fire fighting tank in such a way that the over flow fire fighting shall flow to the service tank (this means fire fighting storage tank remains always full). RCC storage tank (treated water tank) of adequate capacity with suitable water proofing treatment with float valve, scour valve, CI cover with locking arrangement etc, complete. Note: The system should be conducive to Hydro Pneumatic system to be provided for all buildings.
9.0	External Sanitary, Water Supply Installations	
9.1	External Service Lines towards Water Supply, and Sewerage	Water Supply:- CPVC pipe lines of suitable diameter from nearest line to Service tank of each building with control valves complete as per directions of Engineer-in-charge (the system should be conducive to Hydro Pneumatic system to be provided for all buildings).

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		Sewerage:- NP2 pipes of suitable diameter to be laid from each building to the nearest sewerage line complete as per directions of Engineer-in-charge. (Note:- The External Service Lines towards Water Supply, Sewerage shall be executed as per relevant CPWD specifications and specification attached.)
10.0	Accessibility of Buildings	Shall be accessible by differently abled persons as per GRIHA / IGBC / LEED norms.
11.0	Name Boards, Numbering of rooms, Signages etc.	
11.1	Name Boards for buildings	Of approved design and make (like suitable gauge, 2 feet height SS 304 lettering) with LED backlit.
11.2	Numbering of Rooms	On SS plate(grade304) itching on 150 x 75mm
11.3	Signages	Signages inside building as per NBC 2016 guidelines of approved design and make with LED backlit

NOTE: The above list is only indicative and not exhaustive. The Consultants can improvise for maintenance free design.

Hostel Block:

Sl. No.	Items of Work	Specifications
1.	Building structure	
1.1	Foundation & Super structure	<p>Earth work excavation in foundation trenches for desired level (minimum 3.0 m) shall be as per structural drawing. However, care shall be taken to ensure to support the footings on firm strata as per minimum SBC specified in structural drawings. Any deviation in earth work will be ignored and nothing extra shall be paid. Filling available excavated earth shall be used in sides of foundation & under floor, if found suitable, otherwise filling to be done by bringing earth suitable for filling from outside and disposal of surplus unusable earth / malba out of the campus, if required, and nothing extra shall be paid towards the same. Top soil of thickness 30 to 40 cm will be preserved for horticulture purpose with in the campus at the designated place and filling the same wherever required and nothing extra shall be paid towards the same. Foundation shall be with RCC isolated/combined, strip, raft type footing as per structural drawing using specified grade of concrete. RCC retaining/breast wall shall be provided as per site condition.</p> <p>As per Structural design & approved drawings, building shall be earthquake resistant, Pre cast/ Monolithic structure (using Aluminum Mivon or equivalent shuttering) with suitable foundation system as per the detailed soil investigation report & design.</p> <p>The self-compacting concrete of specified grade shall be used for RCC members up to 150mm thickness and all shear walls. All opening on masonry wall shall be provided with RCC lintels, RCC bands / lintel over top of parapet wall at corridors, balconies etc. with specified grade of concrete as shown in the drawing or as approved by Engineer-in-Charge. The shuttering shall be used as per CPWD specifications and as approved by Engineer-in-Charge.</p> <p>Note: 50 mm thick AAC block with suitable insulation layer shall be provided on inner face of all external RCC walls to reduce ingress of heat.</p>
1.2	Plinth Filling: Sand filling under floor Concrete under footings RCC under floors	With river sand 150mm thick 75 mm thick lean concrete below footing / raft in M15. 100 mm thick RCC of grade M20 shall be laid under flooring work in ground floors with reinforcement of 8 mm dia TMT bars of Grade Fe500D @ 300 mm c/c both ways.
1.3	Railing in staircase/ Balcony / Corridor	1.20 m high railing with SS 304 grade stainless steel of 50 mm dia. of 18-gauge handrail with adequate rods parallel to handrail, balusters, flanges, end caps, newel posts with caps etc. complete as per approved drawings and direction of Engineer in charge.
1.4	Filler Walls	Block work with AAC blocks shall be executed with 200 mm (external walls) / 150 mm (internal walls)/ 50 mm (insulation walls) using AAC block joint adhesive of 3 to 5 mm thickness. RCC band of minimum 100 mm thick at window sill level & lintel level shall be provided.
2.	WOOD WORK	

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2.1	GI Door frames and shutters, GI Door frames and louvered shutters etc.	For other internal doors, Mumty doors, Toilet main door: GI door frame and shutters as per specifications mentioned at 'Particular Specifications' under Part 'B'(necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer- in-charge).
2.2	Aluminium Door frame, Shutters and glazing	For Main lobby, Lift lobby: Aluminium door frames, shutters of suitable section, with powder coating in required shade and colour not less than 50 microns, with necessary fittings and fixtures complete as per directions of Engineer-in-charge. Glazing for doors shall be with 6mm / 8mm thick toughened glass (depending on size of opening). (Necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
2.3	Fire rated doors (min. 2 hr rating)	2 hr fire rated GI door frame and shutters as per specifications mentioned at 'Particular Specifications' under Part 'B'(necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).
2.4	Toilet Cubicles	As per approved drawings and as per specifications mentioned at 'Particular Specifications' under Part 'B'.
2.5	Frames and shutters for conventional toilets	Frames: Bath and WC frames shall be factory made precast RCC M40 door frames of as per CPWD Specification of size 100mm X 60mm. Shutters: Bath and WC door shutters shall be 30mm thick Fiber reinforced Plastic (FRP) flush door shutters in wood finish.
2.6	Door / Cupboard/ Wardrobe/ Showcase fittings:	All fittings and fixtures are of Aluminium (for Aluminium shutters) and SS 304 grade (for all others) as per CPWD specifications, standard Engineering practice complete as per directions of Engineer-in-charge.
3	STEEL WORK	
3.1	MS Grill in windows & Ventilators	Should be fitted with ornamental MS grill (minimum weight 10 kg per sqm) as per approved shop drawings.
3.3	Windows & Ventilators	Windows - Three track UPVC framewithdouble shutters with glazed panels &other with wire mesh (of SS grade 304 powder coated) shutter as per approved drawing and matching UPVC Extruded frames sections with minimum wall thickness 2.2 mm with necessary fittings and fixtures complete as per directions of Engineer-in- charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge). Ventilators UPVC Extruded frames sections with minimum wall thickness 2.2 mm with necessary fittings and fixtures complete as per directions of Engineer-in- charge (Necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).

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3.4	Glazing of doors, windows, Ventilators and openings	Glazing for doors shall be with 6mm / 8mm thick toughened glass (depending on size of opening) (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge). Plain frosted glass may be provided for ventilator louvers. The properties of glass should meet the ECBC & NBC 2016 requirement.
3.5	Windows Sill	16 mm thick Pre moulded and Pre polished granite slab of colour & shade as approved by the Engineer in charge.
3.6	Curtain rod for all windows	Powder coated SS 304 Curtain rods of 25 mm dia of 22 gauge with designer finials as approved by the Engineer in charge including required supports.
4.	FLOORING	
4.1	Flooring	The work shall be executed as per GFC drawings, CPWD specifications complete as per directions of Engineer in charge. Double charged vitrified floor tiles of size 600 x 600 mm laid with adhesive and with spacers, groove filled with epoxy grout. Tactile tiles of size 300 x 300 mm (10 mm thick) laid with adhesive and with spacers, groove filled with epoxy grout. Pre Polished Granite stone slab 16 mm thick flooring as per the approved colour, design & pattern. Anti-skid rectified ceramic floor tile of minimum size 300x300 mm laid with adhesive and with spacers, groove filled with epoxy grout. Cement concrete (ordinary / hardonite) flooring as per CPWD specifications.
4.2	Skirting and dado	All rooms:- Specifications for materials of skirting will be same as for flooring with matching joint pattern up to 100 mm height laid with adhesive. Corridors /Entrance Lobby /Lift Lobby/ Staircase:-Dado with 16 mm thick granite of approved shade and colour 1200 mm height. Lift Façade: Cladding of 16 mm granite of approved shade and colour up to false ceiling level complete as per directions of Engineer-in-charge. Toilets:-Digital / coloured rectified ceramic tiles of minimum size 300 mm x 600 mm upto ceiling laid with adhesive.
5.	ROOFING	
5.1	False Ceiling	Entrance Lobby, Lift Lobby, Corridors:- Combination of Gypsum board with Mineral Fibre tiles Dune series of M/s Armstrong with Silhouti grid or equivalent. Toilet Portion:-Calcium silicate board of size 600x600mm (painted to required shade and colour) with suitable frame work complete as per manufacturer's specifications. Note:- (i) Gypsum Board false ceiling area shall be treated with cement based putty in two coats, primer and 2 or more coats of premium plastic emulsion paints (ii) In all false ceiling areas, slab bottom shall be treated with one coat of cement primer (iii) In false ceiling areas of top floor, slab bottom shall be treated with underdeck insulation as per CPWD specifications.

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5.2	Seismic Joint	The vertical & horizontal expansion joints shall be treated as per the relevant IS code and CPWD Specifications. It should be covered by extruded Aluminium strip of suitable size, pattern and gauge. In Floor joint, tongue and groove plate system for seismic joint should be provided. At roof, seismic joint treatment should be as per CPWD specification.
5.3	Water proofing treatment	Water Proofing Treatment on Terrace and in Toilets to be done as per specifications mentioned at 'Particular Specifications' under Part 'B'.
5.4	Rain Water Pipes	All the RWP pipes including fittings shall be PVC Pipes exposed on walls / in the shafts to be executed as per CPWD specification 2009.
6.	FINISHING	
6.1	Plastering on walls (Internal & External), Ceiling	On internal wall faces, 12 / 18 mm Gypsum plaster (with chicken mesh on entire area, plaster mesh aperture of 15mm x 15mm made of 1.3mm x 0.35mm GI strips of 'ARPITHA' brand or equivalent at junctions of RCC & masonry, fibre mesh at corners) in one or more coats to attain smooth and even surface. On External Wall faces, 12 / 18 mm cement plaster in 1:6 (with chicken mesh on entire area, plaster mesh aperture of 15mm x 15mm made of 1.3mm x 0.35mm GI strips of 'ARPITHA' brand or equivalent at junctions of RCC & masonry, fibre mesh at corners) in or more coats to attain smooth and even surface. On exposed ceiling, 8 / 12 mm thick Gypsum plaster in one or more coats to attain smooth and even surface. Necessary drip course shall be provided in Chajja, Balcony, Projecting Roof, Beams etc.
6.2	Internal finishing	All the internal surfaces including exposed ceiling (non false ceiling areas) shall be finished with two or more coats of cement based wall putty (in case the Gypsum plaster surface is not smooth and even), one coat of cement primer, two or more coats of premium plastic emulsion paint with low VOC.
6.3	External finishing	Texture / smooth finish (Smooth finish areas are to be treated with cement based wall putty in two coats). The finish shall be 2 or more coats of premium acrylic smooth weather proof exterior paint over a coat of cement primer.
6.4	Primer	As per CPWD Specification for wood work and steel work.
6.5	Painting	Wood work – Melamine Polish (in 3 or more coats to achieve superior finish) over and under coat of flattening varnish on teak wood & decorative veneered surfaces. Steel work Two or more coats of synthetic enamel paint over a coat of suitable primer.

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6.6	Covering of Shafts	All the internal shafts are to be covered with GRC jali and / or Powder coated GI / Aluminiumjali and External Shafts with Terracota louvers (as per specifications mentioned at 'Particular Specifications' under Part 'B') with suitable and directions of Engineer-in-charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer- in-charge).
7.0	MISCELLANEOUS	
7.1	Anti termite treatment	Providing and injecting chemical emulsion for post constructional anti termite treatment along the external wall up to depth of 300mm as per CPWD specifications.
7.2	Plinth Protection and toe wall around	100 mm thick RMC M-15grade with nominal reinforcement of 8mm dia, TMT bar @ 300mm spacing in both ways over 75mm thick bed of sand, half brick masonry edging laid lengthwise to 150 mm depth and finishing with floating coat of neat cement punning and false squares on top and finishing the exposed brick work and concrete edge with cement plaster etc., complete as per approved drawings. In addition, toe wall in RR masonry / RCC may required to be provided, wherever required to support the earth alround, at designated locations as approved by Engineer-in-charge.
7.3	Damp Proof Course	Damp proof course shall be with 40 mm thick cement concrete 1:2:4 (1cement :2 coarse sand :4 graded stone aggregate 12.5mm nominal size) mixed with water proofing compound painted at top with a coat of residual petroleum bitumen of grade VG-10 of approved quality at 1.7 kg/sqm wherever required complete as per CPWD specifications and directions of Engineer-in-charge.
7.4	CC in sunken portion	Since the toilets are proposed with core cutting arrangement, 100mm depression is proposed and the same to be filled with brickbat coba after water proofing treatment.
7.5	Miscellaneous civil and beautification works	Miscellaneous works like pathways, pergolas, Flower beds, open staircases, grass paver pathways, approach ramps, sitting places covered with tensile structure / gazebo areas etc.
8.	Internal Sanitary, Water Supply Installations	
8.1	W.C. Pan with flushing cistern	Wall mounted EWC (Model no. SLS-WHT-6953BIUF5M of M/s Jaquar or equivalent model of preferred make) with flush valve of M/s Jaquar or equivalent model of preferred make)
8.2	Urinals	Water saving half stall urinals (Model no URS-WHT- 132530 of M/s Jaquar or equivalent model of preferred make) with flush valve, 16mm thick black granite partition of approved shape and pattern.
8.3	Wash basin	Counter sunk wash basin (Model no. FNS-WHT-40701 of M/s Jaquar or equivalent) to be provided in counter /platform of 16 mm thick machine moulded granite slab over RCC slab with Prismatic tap (Model no. PRS-CHR- 031 of M/s Jaquar or equivalent model of preferred make) Stainless steel Bottle trap must be provided in each wash basin
8.4	Mirror	Full size /length float mirror over wash basin slab to be provided over wooden backdrop of approved design.

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8.5	SS Drinking Water Fountain	Wall mounted SS 304 grade drinking water fountain of size not less than 370 x 420 x 200 mm (minimum 2 should be provided near each toilet block) all complete with necessary plumbing and disposal arrangements.
8.6	Soil & waste pipes fittings	All the sanitary pipes including fittings shall be SWR (concealed behind walls, suspended from ceiling with suitable suspenders).
8.7	First Manhole	Brick masonry with Flyash cement brick of class designation 75 of size 90x80x45cm with cover and frame (SFRC).
8.8	Water supply line	
8.8.1	External pipe line upto 50mm	CPVC Pipes as per IS 15778 class1 of SDR 11.00 as per approved plumbing drawing.
8.8.2	Internal piping & fittings Concealed work	CPVC Pipes of SDR 11.00 as per approved plumbing drawing
8.8.3	Painting of Pipes : a) Exposed on buildings	Synthetic enamel paint
8.9	Fittings	Pillar cocks, angle cocks, 2way bib cocks with health faucet, long body bib cocks, wall mixture, overhead shower, towel rod of 600mm, corner glass shelf along with other miscellaneous fittings like bottle trap, floor trap, waste couplings, liquid soap dispenser, toilet paper holder, etc; as per approved make and model and as per the direction of Engineer in Charge. (The– above are indicative only. However, the contractor has to provide all fixtures and fittings for functional suitability. Note: The fixtures and fittings shall be of standard equivalent to Jaguar make florentine series or more only.
8.10	Terrace Tank	RCC water storage tank (Service tank) of adequate capacity with suitable water proofing treatment with float valve, scour valve, CI cover with locking arrangement etc, complete. In addition to this, RCC water storage tank (fire fighting) of suitable capacity as per NBC 2016 guidelines shall be provided exclusively for fire fighting and the inlet of service tank shall be connected from this fire fighting tank in such a way that the over flow fire fighting shall flow to the service tank (this means fire fighting storage tank remains always full). RCC storage tank (treated water tank) of adequate capacity with suitable water proofing treatment with float valve, scour valve, CI cover with locking arrangement etc, complete. Note: The system should be conducive to Hydro Pneumatic system to be provided for all buildings.
9.0	External Sanitary, Water Supply Installations	

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9.1	External Service Lines towards Water Supply, and Sewerage	Water Supply:- CPVC pipe lines of suitable diameter from nearest line to Service tank of each building with control valves complete as per directions of Engineer-in-charge (the system should be conducive to Hydro Pneumatic system to be provided for all buildings). Sewerage:- NP2 pipes of suitable diameter to be laid from each building to the nearest sewerage line complete as per directions of Engineer-in-charge. (Note:- The External Service Lines towards Water Supply, Sewerage shall be executed as per relevant CPWD specifications and specification attached.)
10.0	Accessibility of Buildings	Shall be accessible by differently abled persons as per GRIHA / IGBC / LEED norms.
11.0	Name Boards, Numbering of rooms, Signages etc.	
11.1	Name Boards for buildings	Of approved design and make (like suitable gauge, 2 feet height SS 304 lettering) with LED backlit.
11.2	Numbering of Rooms	On SS plate(grade304) itching on 150 x 75mm
11.3	Signages	Signages inside building as per NBC 2016 guidelines of approved design and make with LED backlit

NOTE: The above list is only indicative and not exhaustive. The Consultants can improvise for maintenance free design.

Housing Block:

Sl. No.	Items of Work	Specifications
1.	Building structure	
1.1	Foundation & Super structure	<p>Earth work excavation in foundation trenches for desired level (minimum 3.0 m) shall be as per structural drawing. However, care shall be taken to ensure to support the footings on firm strata as per minimum SBC specified in structural drawings. Any deviation in earth work will be ignored and nothing extra shall be paid. Filling available excavated earth shall be used in sides of foundation & under floor, if found suitable, otherwise filling to be done by bringing earth suitable for filling from outside and disposal of surplus unusable earth / malba out of the campus, if required, and nothing extra shall be paid towards the same. Top soil of thickness 30 to 40 cm will be preserved for horticulture purpose with in the campus at the designated place and filling the same wherever required and nothing extra shall be paid towards the same.</p> <p>Foundation shall be with RCC isolated/combined, strip, raft type footing as per structural drawing using specified grade of concrete. RCC retaining/breast wall shall be provided as per site condition. As per Structural design & approved drawings, building shall be earthquake resistant Pre cast/ Monolithic structure (using Aluminium Mivon Or Equivalent shuttering) with suitable foundation system as per the detailed soil investigation report & design.</p> <p>The self-compacting concrete of specified grade shall be used for RCC members upto 150mm thickness and all shear walls. All opening on masonry wall shall be provided with RCC lintels, RCC bands / lintel over top of parapet wall at corridors, balconies etc. with specified grade of concrete as shown in the drawing or as approved by Engineer-in-Charge. The shuttering shall be used as per CPWD specifications and as approved by Engineer-in-Charge.</p> <p>Note: 50 mm thick AAC block with suitable insulation layer shall be provided on inner face of all external RCC walls to reduce ingress of heat.</p>
2.4	Door frame	<p>Main Door:- Main entrance door shall be 100 x 75 mm 2nd class kiln seasoned and chemically treated teakwood.</p> <p>Internal doors for Rooms:- Internal door frame shall be 100 x 65 mm 2nd class kiln seasoned and chemically treated teakwood.</p>
2.5	Door Shutters	<p>Main Door:- Main entrance door shall be with 35 mm thick Factory made flush door shutters of size 1100 x 2100 mm including veneer of 4mm thick on both faces in required shade, colour & pattern.</p> <p>Internal doors for Rooms:- 35 mm thick Factory made flush door shutters of size 1000 x 2100 mm including veneer of 4mm thick on both faces in required shade, colour& pattern.</p> <p>All external doors shall be provided with mosquito proof additional shutter in 2nd Class teak wood (kiln seasoned chemically treated) 35 mm thick mosquito proof SS wire mesh (powder coated) shutters on inner face.</p>

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2.6	Kitchen Cabinets	<p>Factory made kitchen cabinets above and below cooking platform and working platform of approved make. Shelves / racks are of Hettich or equivalent make.</p> <p>Pre Polished Granite slab of thickness 16 mm over RCC slab for cooking platform on one side.</p> <p>Designer ceramic tile dado as per approved drawings.</p> <p>Stainless steel kitchen sink (304 grade) of approved make and size.</p>
2.7	Wardrobe in Bed rooms, Crockery Unit in Dining Hall	<p>Suitable size (as per approved drawings and as per directions of Engineer-in-Charge) with shelves and shutters made of 18mm thick plywood (BWP grade) finished with 1 mm thick lamination on both faces OR glass, finished complete with stainless steel fittings of suitable size and numbers.</p>
2.8	Frames and shutters for toilets	<p>Frames: Bath and WC frames shall be factory made FRP as per CPWD Specification of size 100mm X 60mm.</p> <p>Shutters: Bath and WC door shutters shall be 30mm thick Fiber reinforced Plastic (FRP) flush door shutters in wood finish.</p>
2.9	Door / Cupboard/ Wardrobe/ Showcase fittings:	<p>All fittings and fixtures are of Aluminium (for Aluminium shutters) and SS 304 grade (for all others) as per CPWD specifications, standard Engineering practice complete as per directions of Engineer-in-charge.</p>
3	STEEL WORK	
3.1	MS Grill in windows & Ventilators	<p>Should be fitted with ornamental MS grill (minimum weight 10 kg per sqm) as per approved shop drawings.</p>
3.2	Windows & Ventilators	<p>Windows - Three track UPVC frame with double shutters with glazed panels & other with wire mesh (of SS grade 304 powder coated) shutter as per approved drawing and matching UPVC Extruded frames sections with minimum wall thickness 2.2 mm with necessary fittings and fixtures complete as per directions of Engineer-in-charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).</p> <p>Ventilators UPVC Extruded frames sections with minimum wall thickness 2.2 mm with necessary fittings and fixtures complete as per directions of Engineer-in-charge (Necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).</p>
3.3	Glazing of doors, windows, Ventilators and openings	<p>Glazing for doors shall be with 6mm / 8mm thick toughened glass (depending on size of opening) (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer-in-charge).</p> <p>Plain frosted glass may be provided for ventilator louvers.</p> <p>The properties of glass should meet the ECBC & NBC 2016 requirement.</p>
3.4	Windows Sill	<p>16 mm thick Pre moulded and Pre polished granite slab of colour & shade as approved by the Engineer in charge.</p>
3.5	Curtain rod for all windows	<p>Powder coated SS 304 Curtain rods of 25 mm dia of 22 gauge with designer finials as approved by the Engineer in charge including required supports.</p>

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3.6	Cup Boards / Showcase	Cup boards / Showcase of suitable size, shelves made of ferro cement / 18mm thick plywood (BWP grade) finished with 1mm thick lamination on both face and shutters made of 18mm thick plywood (BWP grade) finished with 1mm thick lamination on both faces OR Glass finished complete with stainless steel fittings of suitable size and numbers. Necessary shop drawing shall be submitted by the agency for approval of Engineer-in-charge before execution of work.
4.	FLOORING	
4.1	Flooring	The work shall be executed as per GFC drawings, CPWD specifications complete as per directions of Engineer in charge. Double charged vitrified floor tiles of size 600 x 600 mm laid with adhesive and with spacers, groove filled with epoxy grout. Tactile tiles of size 300 x 300 mm (10 mm thick) laid with adhesive and with spacers, groove filled with epoxy grout. Pre Polished Granite stone slab 16 mm thick flooring as per the approved colour, design & pattern. Anti-skid rectified ceramic floor tile of minimum size 300x300 mm laid with adhesive and with spacers, groove filled with epoxy grout. Cement concrete (ordinary / hardonite) flooring as per CPWD specifications.
4.2	Skirting and dado	All rooms:- Specifications for materials of skirting will be same as for flooring with matching joint pattern up to 100 mm height laid with adhesive. Corridors /Entrance Lobby /Lift Lobby/ Staircase:-Dado with 16 mm thick granite of approved shade and colour 1200 mm height. Lift Façade: Cladding of 16 mm granite of approved shade and colour up to false ceiling level complete as per directions of Engineer-in-charge. Toilets:-Digital / coloured rectified ceramic tiles of minimum size 300 mm x 600 mm upto ceiling laid with adhesive.
5.	ROOFING	
5.1	False Ceiling	Entrance Lobby, Lift Lobby, Corridors:- Combination of Gypsum board with Mineral Fibre tiles Dune series of M/s Armstrong with Silhouti grid or equivalent. Toilet Portion:-Calcium silicate board of size 600x600mm (painted to required shade and colour) with suitable frame work complete as per manufacturer's specifications. Note:- (i) Gypsum Board false ceiling area shall be treated with cement based putty in two coats, primer and 2 or more coats of premium plastic emulsion paints (ii) In all false ceiling areas, slab bottom shall be treated with one coat of cement primer (iii) In false ceiling areas of top floor, slab bottom shall be treated with underdeck insulation as per CPWD specifications.

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5.2	Seismic Joint	The vertical & horizontal expansion joints shall be treated as per the relevant IS code and CPWD Specifications. It should be covered by extruded Aluminium strip of suitable size, pattern and gauge. In Floor joint, tongue and groove plate system for seismic joint should be provided. At roof, seismic joint treatment should be as per CPWD specification.
5.3	Water proofing treatment	Water Proofing Treatment on Terrace and in Toilets to be done as per specifications mentioned at 'Particular Specifications' under Part 'B'.
5.4	Rain Water Pipes	All the RWP pipes including fittings shall be PVC Pipes exposed on walls / in the shafts to be executed as per CPWD specification 2009.
6.	FINISHING	
6.1	Plastering on walls (Internal & External), Ceiling	On internal wall faces, 12 / 18 mm Gypsum plaster (with chicken mesh on entire area, plaster mesh aperture of 15mm x 15mm made of 1.3mm x 0.35mm GI strips of 'ARPITHA' brand or equivalent at junctions of RCC & masonry, fibre mesh at corners) in one or more coats to attain smooth and even surface. On External Wall faces, 12 / 18 mm cement plaster in 1:6 (with chicken mesh on entire area, plaster mesh aperture of 15mm x 15mm made of 1.3mm x 0.35mm GI strips of 'ARPITHA' brand or equivalent at junctions of RCC & masonry, fibre mesh at corners) in or more coats to attain smooth and even surface. On exposed ceiling, 8 / 12 mm thick Gypsum plaster in one or more coats to attain smooth and even surface. Necessary drip course shall be provided in Chajja, Balcony, Projecting Roof, Beams etc.
6.2	Internal finishing	All the internal surfaces including ceiling (non false ceiling areas) shall be finished with one coat of cement primer, two or more coats of cement based wall putty, two or more coats of premium plastic emulsion paint with low VOC.
6.3	External finishing	Texture / smooth finish (Smooth finish areas are to be treated with cement based wall putty in two coats). The finish shall be 2 or more coats of premium acrylic smooth weather proof exterior paint over a coat of cement premier.
6.4	Primer	As per CPWD Specification for wood work and steel work.
6.5	Painting	Wood work Melamine Polish (in 3 or more coats to achieve superior finish) over and under coat of flattening varnish on teak wood & decorative veneered surfaces. Steel work Two or more coats of synthetic enamel paint over a coat of suitable primer.

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6.6	Covering of Shafts	All the internal shafts are to be covered with GRC jali and / or Powder coated GI / Aluminium jali and External Shafts with Terracota louvers (as per specifications mentioned at 'Particular Specifications' under Part 'B') with suitable frame work complete as per manufacturer's specifications and directions of Engineer-in-charge (necessary shop drawings should be prepared by the contractor and work shall be executed after obtaining approval from Engineer- in-charge).
7.0	MISCELLANEOUS	
7.1	Anti termite treatment	Providing and injecting chemical emulsion for post constructional anti termite treatment along the external wall up to depth of 300mm as per CPWD specifications.
7.2	Plinth Protection and toe wall around	100 mm thick RMC M-15grade with nominal reinforcement of 8mm dia, TMT bar @ 300mm spacing in both ways over 75mm thick bed of sand, half brick masonry edging laid lengthwise to 150 mm depth and finishing with floating coat of neat cement punning and false squares on top and finishing the exposed brick work and concrete edge with cement plaster etc., complete as per approved drawings. In addition, toe wall in RR masonry / RCC may required to be provided, wherever required to support the earth around, at designated locations as approved by Engineer-in-charge.
7.3	Damp Proof Course	Damp proof course shall be with 40 mm thick cement concrete 1:2:4 (1cement :2 coarse sand :4 graded stone aggregate 12.5mm nominal size) mixed with water proofing compound painted at top with a coat of residual petroleum bitumen of grade VG-10 of approved quality at 1.7 kg/sqm wherever required complete as per CPWD specifications and directions of Engineer-in-charge.
7.4	CC in sunken portion	Since the toilets are proposed with core cutting arrangement, 100mm depression is proposed and the same to be filled with brickbat coba after water proofing treatment.
7.5	Miscellaneous civil and beautification works	Miscellaneous works like pathways, pergolas, Flower beds, open staircases, grass paver pathways, approach ramps, sitting places covered with tensile structure / gazebo areas etc.
8.	Internal Sanitary, Water Supply Installations	
8.1	W.C. Pan with flushing cistern	Wall mounted EWC (Model no. SLS-WHT-6953BIUFSM of M/s Jaquar or equivalent model of preferred make) with flush valve (M/s Jaquar or equivalent model of preferred make)
8.3	Wash basin	Counter sunk wash basin (Model no. FNS-WHT-40701 of M/s Jaquar or equivalent) to be provided in counter /platform of 16 mm thick machine moulded granite slab over RCC slab Stainless steel Bottle trap must be provided in each wash basin
8.4	Mirror	Full size /length float mirror over wash basin slab to be provided over wooden backdrop of approved design.
8.6	Soil & waste pipes fittings	All the sanitary pipes including fittings shall be SWR (concealed behind walls, suspended from ceiling with suitable suspenders).

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8.7	First Manhole	Brick masonry with Flyash cement brick of class designation 75 of size 90x80x45cm with cover and frame (SFRC).
8.8	Water supply line	
8.8.1	External pipe line upto 50mm	CPVC Pipes as per IS 15778 class I of SDR 11.00 as per approved plumbing drawing.
8.8.2	Internal piping & fittings -Concealed work	CPVC Pipes of SDR 11.00 as per approved plumbing drawing
8.8.3	Painting of Pipes : a) Exposed on buildings	Synthetic enamel paint
8.9	Fittings	Pillar cocks, angle cocks, 2way bib cocks with health faucet, long body bib cocks, wall mixture, overhead shower, towel rod of 600mm, corner glass shelf along with other miscellaneous fittings like bottle trap, floor trap, waste couplings, liquid soap dispenser, toilet paper holder, etc; as per approved make and model and as per the direction of Engineer in Charge. (The above are indicative only. However, the contractor has to provide all fixtures and fittings for functional suitability. Note: The fixtures and fittings shall be of standard equivalent to Jaguar make florentine series or more only.
8.10	Terrace Tank	RCC water storage tank (Service tank) of adequate capacity with suitable water proofing treatment with float valve, scour valve, CI cover with locking arrangement etc, complete. In addition to this, RCC water storage tank (fire fighting) of suitable capacity as per NBC 2016 guidelines shall be provided exclusively for fire fighting and the inlet of service tank shall be connected from this fire fighting tank in such a way that the over flow fire fighting shall flow to the service tank (this means fire fighting storage tank remains always full). RCC storage tank (treated water tank) of adequate capacity with suitable water proofing treatment with float valve, scour valve, CI cover with locking arrangement etc, complete. Note: The system should be conducive to Hydro Pneumatic system to be provided for all buildings.
9.0	External Sanitary, Water Supply Installations	
9.1	External Service Lines towards Water Supply, and Sewerage	Water Supply:- CPVC pipe lines of suitable diameter from nearest line to Service tank of each building with control valves complete as per directions of Engineer-in-charge (the system should be conducive to Hydro Pneumatic system to be provided for all buildings). Sewerage:- NP2 pipes of suitable diameter to be laid from each building to the nearest sewerage line complete as per directions of Engineer-in-charge. (Note:- The External Service Lines towards Water Supply, Sewerage shall be executed as per relevant CPWD specifications and specification attached.)
10.0	Accessibility of Buildings	Shall be accessible by differently abled persons as per GRIHA / IGBC / LEED norms.
11.0	Name Boards, Numbering of rooms, Signages etc.	
11.1	Name Boards for buildings	Of approved design and make (like suitable gauge, 2 feet height SS 304 lettering) with LED backlit.

NIT FOR PHASE-B AT IIT DHARWAD

11.2	Numbering of Rooms	On SS plate(grade304) itching on 150 x 75mm
11.3	Signages	Signages inside building as per NBC 2016 guidelines of approved design and make with LED backlit

NOTE: The above list is only indicative and not exhaustive. The Consultants can improvise for maintenance free design