



ADMINISTRATION OF UNION TERRITORY OF LADAKH
OFFICE OF THE EXECUTIVE ENGINEER TOURISM DEVELOPMENT AUTHORITY, LEH

**NOTICE INVITING LIMITED E-TENDER FOR EMPANELLED CONSULTANT/ARCHITECTS
OF TOURISM DEVELOPMENT AUTHORITY, LEH.**

RE- Tender 02 of TDA, Leh of 2026-27 Dated:- 09-06-2026

For and on behalf of the President of India, Executive Engineer TDA, LEH, Union Territory of Ladakh, invites application through **Limited E-Tender for empaneled consultant/Architects of Tourism Development Authority, Leh for preparation of detailed project report for below mentioned work for UT Ladakh. The interested empanelled consultants/ firms may participate.**

S.No	Name of Work	Approx. Project. Cost of (Rs. In lacs)	Cost of T/Doc. (Amount in Rs).	Earnest Money (Amount in Rs.)	Time of Completion of DPR (in days)	Time & Date of Opening of tender(Tech nical Bid)	Class Contractor -
1	2	3	4	5	6	7	8
1	Construction of Vendor canopy at thang Village Nubra	50.00	1000	3000/-	07	17-06-2026 at 2.00 PM In the Office of the Executive Engineer TDA,Leh	Empanelled architect of LDA Leh
2	Development of pathway towards Turtuk fort	100.00	3000	6000/-	10		
3	Construction of community gathering cum Tourist Centre at Diger village Nubra	430.00	4000	25800/-	15		
4	Completion of Trans Himalayan cultural centre at Leh	4000.00	20000	240000/-	15		
5	Construction of culture Centre at Diskit Photang Nubra	600.00	5000	36000/-	15		
6	Construction of multipurpose court yard at Yarma Gonbo monastery	170.00	3000	10200/-	10		
7	Construction of Atitse monk sarai cum monk gathering centre at Skalzungling,Leh	450.00	4000	27000/-	15		
8	Construction of wall railing at Zangdok Pal Ri Choglamsar	150.00	3000	9000/-	10		
9	Beautification and infrastructure development of Shanti stupa,Leh	300.00	4000	18000/-	10		
10	Expansion of Lamayuru monasteries mask dance ground	450.00	4000	27000/-	15		

11	Construction of assembly hall and infrastructure development at Spituk Gompa,Leh	500.00	4000	30000/-	15
12	Construction of Traditional entry gate at Atitse Dho and Public convenience toilet at Atitse Monastery	150.00	3000	9000/-	10
13	Construction of traditional Balcony at photang Courtyard, installation of solar lights and toilet facilities(Diskit monastery)	500.00	4000	30000/-	15
14	Provision of protective sheets to saspol Gonpa	40.00	1000	2400/-	07
15	Construction of Balti Lchangra cum Amphitheater at Dortsa , Tyakshi Nubra	170.00	3000	10200/-	10
16	Upgradation of courtyard at Hanle gonpa	75.00	2000	4500/-	07
17	Construction of well-equipped parking lot at Skamphuk near Maney khang	210.00	3000	12600/-	10
18	Beautification and development of hunder heritage site Nubra,Leh	240.00	3000	14400/-	10
19	Beautification and development of Diger heritage site Nubra,Leh	140.00	3000	8400/-	10
20	Repair and renovation of monastery roof a Skuru Nubra	40.00	1000	2400/-	07
21	Repair and Renovation of monastery roof at Tublai Nubra	30.00	1000	1800/-	07
22	Restoration of Ancient fort at Turtuk (Phase-II)	250.00	3000	15000/-	10
23	Construction of boundry wall, Dining Hall, kitchen and land Development for parking at Saspochey gompa	450.00	4000	27000/-	15
24	Construction of facility centre, Public toilets and Car parking at Alchi Choskor,Leh	250.00	3000	15000/-	10
25	Preservation of Ancient wall painting at Lehdo Monastery	150.00	3000	9000/-	10
26	Completion , construction, interior finishing of matho monastery museum	300.00	4000	18000/-	10
27	Construction of Stakna gompa facility centre	300.00	4000	18000/-	10
28	Construction of hostel for old monk at Likier monastery	250.00	4000	15000/-	10

29	Development of tourism Infrastructure at Basgo village	1500.00	3000	90000/-	15		
30	Completion of cultural centre Leh	2000.00	3000	120000/-	15		
31	Signages at various place in Leh District	20.00	1000	1200/-	07		
32	Food Craft Institute Old building part I	270.00	3000	16200	10		
33	Food Craft Institute Old building part II	270.00	3000	16200	10		

CRITICAL DATES

1.	Date of Issue of Tender Notice	09-06-2026
2.	Bid Submission Start Date	10-06-2026 from 2 PM
	Bid Submission End Date	16-06-2026 upto 4:00 PM
4.	Dead Line for receiving the Hard Copy (original DD & EMD)	18-06-2026 upto 4 PM
5.	Pre-Bid meeting	13-06-2026 at 12 Pm in the office of Executive Engineer, Leh Development Authority ,Leh
6.	Date & time of opening of Technical Bids (Online) -The date should be one day after deadline for receiving of Hard Copies.	17-06-2026 at 2 00 PM In the Office of the Executive Engineer TDA,Leh
7.	Scan Copy Of:	1) EMD in Shape of CDR/FDR 2) Scan Copy of Cost of Tender document in form of Demand Draft /online payment 3) Any other documents as per NIT.
8.	Date & time of opening of Financial Bids (Online)	To be notified after Technical bid evaluation.

01. The Bidding documents Consisting of qualifying information, eligibility criteria, specifications, Drawings, bill of quantities (B.O.Q), Set of terms and conditions of contract and other details can be seen/downloaded from the departmental website www.ladakhenders.gov.in as per schedule of dates given below:-
02. **The cost of tender document shall have to be transferred directly into the official account of Leh Development Authority, Leh having A/C No: 035704050000117 IFSC Code:- JAKA0SKALZA (Branch: Skalzangling) and the proof in hard copy to be uploaded online and the original copy to be attached with the technical bid documents and bid security/EMD in shape of CDR/FDR pledged to Executive Engineer, TDA, Leh UT**
03. Bidders can resubmit / withdraw the bids as specified.
04. **The successful bidder will have to submit EMD as per NIT for further drawal of agreement/allotment.**
05. The date and time of opening of Financial-Bids shall be notified on Web Site www.ladakhenders.gov.in and conveyed to the bidders automatically through an e- mail message on their e-mail address. The Financial- bids of Responsive bidders shall be opened online in the **Office of the Executive Engineer TDA,Leh** .The bids for the work shall remain valid for a period of 90 days from the date of opening of bids.

LIMITED TENDER FOR EMPANELLED CONSULTANT/ARCHITECTS FOR PREPARATION OF DETAILED PROJECT REPORT FOR TOURISM DEVELOPMENT AUTHORITY, LEH,

Tourism Development Authority, leh has the mandate to Designing, Planning complete proposal for Construction of above work. Therefore, for bringing in more efficiency in the working and to save time, the Tourism Department intends to engage consultants/ firms already empaneled with Tourism Development Authority, Leh for design, planning and complete proposal for the work.

The consultants/ firms should already be empaneled with TDA, Leh Ladakh The Design services shall include but not be limited to Architectural, Structural, Electrical, Plumbing, Sanitary, Landscaping and design of all other relevant services required to make the building habitable & functional besides, preparation of cost estimate and all other works specified in “Scope of Work.”

06. Electrical, electronic, communication and Point Layout design and drawings with B.O.Q.
07. Heating, ventilation & Air-conditioning and other mechanical systems design and drawings with B.O.Q.
08. Design and drawings of Fire detection, fire protection and security alarms with BOQ
09. Inspection, supervision and evaluation of works as and when required.
10. Any other specific requirements of the project.
11. Preparation of Bill of Quantities (BOQ) and Schedule of Specifications.
12. Assisting Tourism Development Authority,Leh in preparation of tender document and later in the processing of the tender bids received till finalization of award.
13. The design of buildings should be winter friendly especially sanitary plumbing, drainage and water supply system.
14. Requirement for accessibility for person with disabilities should be incorporated in the design as per norms
15. Design for green building as far as possible.

1. INSTRUCTIONS TO BIDDER

- 1.1. The applicants are strictly advised to submit only the required/relevant documents and should avoid submitting irrelevant documents in order to save time.
- 1.2. The applicants are requested to furnish all information and documents as called for in this document. The details should be typed or filled in ink.
All accompanying documents must be clearly initialed by the Authorized Signatory.
- 1.3. Any bid received after the closing of due date and time shall not be considered. Tourism Development Authority, Leh shall retain all the documents submitted by the applicant.
- 1.4. All bids submitted by the applicants by due date and time shall be opened online in the Office of the Executive Engineer TDA,Leh on 13-06-2026 at 2:00 Pm in the presence of such applicants who choose to attend the opening process.
- 1.5. The bidder may properly check the documents before submission to ensure that all information as asked for is enclosed.
- 1.6. The bids shall remain valid for a period of 90 days from the date of opening.
- 1.7. Executive Engineer, TDA, Leh also reserves the right to remove recommend for removal of the consultant from the panel if he fails to provide services as per requirement of the TDA,Leh besides forfeiting the EMD.
- 1.8. The Stages for payment as mentioned in S. No. 2 shall remain same for every assignment /
- 1.9. **project The rate is to be quoted in percentage. 4-(B). Schedule of Services:**

The Architect shall after taking instructions from the client render the following services: -

- a) Ascertain client's requirements, examine site constraints & potential and prepare a design brief for client's approval.
- b) Prepare conceptual design with reference to requirements given by Tourism Development Authority,Leh Union Territory of Ladakh.
- c) Prepare detailed project report required for Accord of Administrative Approval
- d) **Preliminary Design and Drawings: -**
Modify the conceptual designs incorporating required changes and prepare the preliminary drawings, sketches for client's approval along with preliminary estimate of cost on plinth area basis.
- e) **Drawings for client's / statutory approvals: -**
Prepare drawings necessary for clients / statutory approval and ensure compliance to codes, standards and legislations as applicable and assist the client in obtaining the statutory approvals thereof,

SCOPE OF WORK

- A. The successful Architectural Firms shall be required to provide services in respect of the following fields for works listed below:
1. Taking client's instructions and preparation of design brief.
 2. Preparation of detailed Project report for accord of administrative approval and also submission of detailed estimate for technical sanction of the project.
 3. Preparation of detail Architecture Drawings.
 4. Site evaluation, analysis and impact of existing and / or proposed development on its immediate environment.
 5. Topographical contour survey of land and soil investigation required for structural designing.
 6. Structural design with design calculations.
 7. It will be a sole responsibility of the Architect /Firm to get the structural Design approved and vetted from IIT Delhi/ IIT Roorkee / NIT/ Design Directorate/ equivalent institutions as per the directions of Tourism Development Authority,Leh.
 8. Sanitary, plumbing, drainage, water supply, sewerage & landscape etc. design and drawings with B.O.Q.
 9. Electrical, electronic, communication and Point Layout design and drawings.
 10. Heating, ventilation & Air-conditioning and other mechanical systems design and drawings.
 11. Design/capacity of Elevators if required.
 12. Design and drawings of Fire detection, fire protection and security alarms with BOQ.
 13. Inspection, supervision and evaluation of works.
 14. Any other specific requirements of the project.
 15. Preparation of Bill of Quantities (BOQ) and Schedule of Specifications.
 16. Assisting TDA,Leh), Union Territory of Ladakh in preparation of tender document and later in the processing of the tender bids received till finalization of award.
 17. The design of buildings should be winter friendly especially sanitary plumbing, drainage And water supply system.
 18. Requirement for accessibility for person with disabilities should be incorporated in the design as per norms.
 19. Design for green building as far as possible.

Construction Stage:-

- 1) Design, prepare and issue working drawings and details for proper execution of works for civil works and allied services, during construction. The structural design shall have to be submitted in hard & soft copies including design calculations to TDA, Union Territory of Ladakh.
 - 2) Inspect, supervise and evaluate the construction works during execution and wherever necessary, clarify any decision, offer interpretation of the drawings / specifications.
- f) Completion Stage:-**
Prepare and submit at least 06 sets of as built drawings including services and structure in hard and soft copies
- g)** The consultant/architect/Engineer/Firm shall perform all other duties and functions as specified by the Engineer-in- charge.
 - h)** Paying periodic site visits during execution of work as per the requirement and /or on demand of TDA,Leh Union Territory of Ladakh.
 - i)** On the basis of on-site observations, the architect/Firm shall look into the architectural defects and deficiencies in the work of contractor. Such defects shall be intimated to TDA, Leh Union Territory of Ladakh for timely rectification by the contractor.
 - j)** The Architect/Firm may advise TDA,Leh to reject the work which does not conform to the

Engineering specifications.

- k) Architect/Firm shall review shop drawing and other submissions of the contractor for conformance with design concept of the project.
- l) Architect/Firm shall issue necessary clarifications, detail drawings, revisions etc. those may be required for smooth progress of work at site.

SCHEDULE OF PAYMENTS UNDER CONTRACT ADMISSIBLE UPON ALLOTMENT.

Description	Fee Payable
Stage 1: On submission of detailed project report in 4 sets accord of AA by the competent authority	30% of the total fees payable on preliminary estimate of cost
Stage 2: Preparation of working drawings schedule specifications cost estimate and schedule of rates (BOQ) sufficient to invite tenders	40% of the total fees payable on cost estimate of cost less payment already made up to stage 1
Stage 3: Upon assisting PWD (R&B) Union territory of Ladakh in evaluation of the tender bids	45% of the total fees payable on cost estimate of cost less payment already made up to stage 2
Stage 4: On submitting detailed working drawing and other details of the service required for commencement of work at site	50% of the total fees payable on accepted tender cost less payment already made up to stage 3
Stage 5 During execution of the work: a) On completion of 20% of the work b) On completion of 40% of the work c) On completion of 60% of the work d) On completion of 80% of the work e) On physical completion of the work	a) 60% of the total fees payable on accepted tender cost less payment already made up to stage 4 b) 70% of the total fees payable on accepted tender cost less payment already made up to stage 4 c) 75% of the total fees payable on accepted tender cost less payment already made up to stage 4 d) 80% of the total fees payable on accepted tender cost less payment already made upto stage 4 e) 90% of the total fees payable on accepted tender cost less payment already made up to stage 4
Stage 6: On furnishing on work completion certificate by the department.	100% of the total fees payable on accepted tender cost less payment already made up to stage 5

Note: In case any of the components of the services mentioned above are not demanded by TDA, Leh Union Territory of Ladakh this shall not have any bearing on the fee structure.

A. SPECIAL CONDITIONS:

The Tourism Development authority,Leh Union territory of Ladakh reserves the right to terminate this contract at any time by giving two months notice to the Architect without assignment any reasons. In that case, accounts will be settled in accordance with the terms and conditions and stipulations of this allotment of work for the work done upto the stage of termination, TA,Leh, Union Territory Of Ladakh may rescind the contract on failure of the Architect/Engineer/consultant/ firm to complete any stage(S) unless period for performance of such stage(s) is extended by the TDA,Leh on the written request made by the Architect, giving reasons for delay/non performance within the prescribed time. Grant of extension is sole discretion of the TDA,Leh Union Territory of Ladakh.

If any delay is caused in granting approval or making payment to the Architect/Engineer/consultant/ firm by the TDA,Leh Union Territory of Ladakh, Firm shall be entitled to extension in time for execution of the contract. No claim or compensation or damages on this account shall be admissible against the TDA,Leh Union Territory of Ladakh.

The Architect shall have full responsibility for items of work, described in the scope of work. TDA,Leh Union Territory of Ladakh will have full access to the details of the features for the purpose of scrutiny for satisfying themselves as to their correctness and soundness. The structural engineers of the building will render all possible help for the above scrutiny. Any approval/scrutiny of drawing/designs by the TDA,Leh, Union Territory of Ladakh shall not absolve the firm of their responsibility and firm will be liable to rectify the same without any extra charges.

The Firm shall not make any deviation, alteration or omission from the approved drawings, without prior consent of the TDA,Leh Union Territory of Ladakh.

The Firm shall exercise all reasonable skill, care and diligence in the discharge of their duties and shall exercise such general superintendence and the inspection in regard to such works as may be necessary to ensure that works are being executed in accordance with contract documents and shall endeavor to guard the interest of the TDA,Leh Union Territory of Ladakh against the detects and deficiencies in the work of the contract.

The TDA,Leh Union Territory of Ladakh shall have the liberty to postpone or not to execute any work and the firm shall not entitle to any compensation for non-executed part of the work except that the fees of the firm upto the stage of work then completed.The Architect/Consultant/ Engineer/ Firm shall help the contractor and the TDA,Leh Union Territory of Ladakh in the preparation of PERT chart and critical path method necessary to control and guide

THE VARIOUS OPERATIONS INVOLVED IN THE PROJECT.

- i. The Consultant/Architect/Engineer/firm should have sufficient knowledge about prevailing Indian Standards i.e National building code of building services, IS 456 for RCC, IS 875 part I &II IS13920 for earth quick structures,
- ii. The consultant / Architect/Engineer/ firm should have sufficient experience in designing of building structures of various types i.e R.C.C. framed and Load Bearing Structures and shall furnish a certificate of completion as per the respective professionals.
- iii. The consultant / Architect/Engineer/ firm should have a licensed software with respect to their professional works i.e. AutoCAD, Microsoft project, Primavera, staid, Google sketch up, Refit for 3D presentation.

OTHER TERMS & CONDITIONS:

i. Litigation History

The Applicant should provide accurate information on any litigation or arbitration resulting from contracts completed or under its execution over the last two (02) years ending 2025-26. A consistent history of litigations against the Applicant may result in disqualification of the application for empanelment, at the discretion of Tourism Development Authority,Leh, Union Territory of Ladakh.

i. Disputes Resolution

If any dispute arises between Engineer-In- charge of works and architect/Firms/Architect; initially dispute shall be resolved at the level of TDA,Leh, Union Territory Of Ladakh. If dispute still remains unresolved, then the dispute shall be referred to the Superintending Engineer, Tourism Department, Union Territory of Ladakh and his decision in this regard will be final and binding on the architect/Firm/Engineer-In-Charge.

If at any time during contract period Architectural Consultancy is to be done through some other agency or through its own engineering staff/Architect, the department is at liberty to do so and the Architect will have no claim whatsoever on this account

8. TERMINATION.

The contract will be liable to be cancelled by the Chief Executive Officer,Tourism development Authority,Leh Union Territory of Ladakh on following grounds:

- a) If Technical flaws are noticed persistently.
If the preliminary/detailed estimates are not found to be based on good engineering practices and sound technical knowledge.
- a) Non completion of assigned job within stipulated/extended time limit or performance not to the satisfaction of Engineer in charge.
- b) Deployment of inadequate/ in-experienced staff/Key personnel as observed by Engineer in charge.
- c) Willful disobedience of the instructions of Engineer in Charge.
- d) Also, any additional work, directed by the Department or higher authorities, in addition to The above assigned work but related to the project, the Architect has to provide services for the additional work on the same terms and conditions as are for the original work. The Architect will be entitled to the remunerations on the same rate as applicable to the original work.

10. SUBLETTING THE WORK

No subletting of work is allowed.

12. OTHER DUTIES AND FUNCTIONS

The Tourism Development Authority,Leh Union Territory of Ladakh shall notify its program of inspection to the Architect/Firm who will depute their respective representatives to be present during the site inspections.

PENALITY

- 13. a)** In case of delay in completion of the work beyond stipulated period of completion a penalty at the rate of 0.5% per week (on prorated basis) of the value of the contract shall be imposed on the bidder subject to a maximum of 10% of the contract value.
- b)** If the consultant does not attend office of Chief Executive Officer or Executive Engineer, Tourism Development Authority,Leh within seven days from the date of telephonic request made to him/her or from the date of issuance of letter, whichever is earlier, the consultant will be liable to pay penalty 0.5% of the allotted amount per week of delay (on prorated basis).

(Note):- The Department can cancel the contract at any time if required without assigning any reason thereof.

No:- TDA/Xen/NIT-7/156-60

Dated:-09-06-2026

-Sd/-

Er.Imran Khan
Executive Engineer,
Tourism Development Authority
Leh

Copy to the: -

- 01. Deputy Commissioner/CEO,LAHDC,Leh..*
- 02. Director, Tourism Department, UT Ladakh.*
- 03. Chief Executive Officer, Leh Development Authority,Leh.*
- 04. OSD with Secretary Tourism Department,UT Ladakh.*
- 05. Empanelled Consultants/Architect Firms-----*

